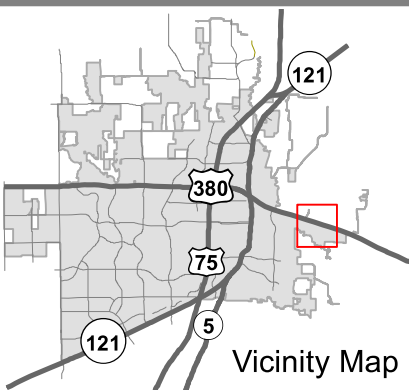
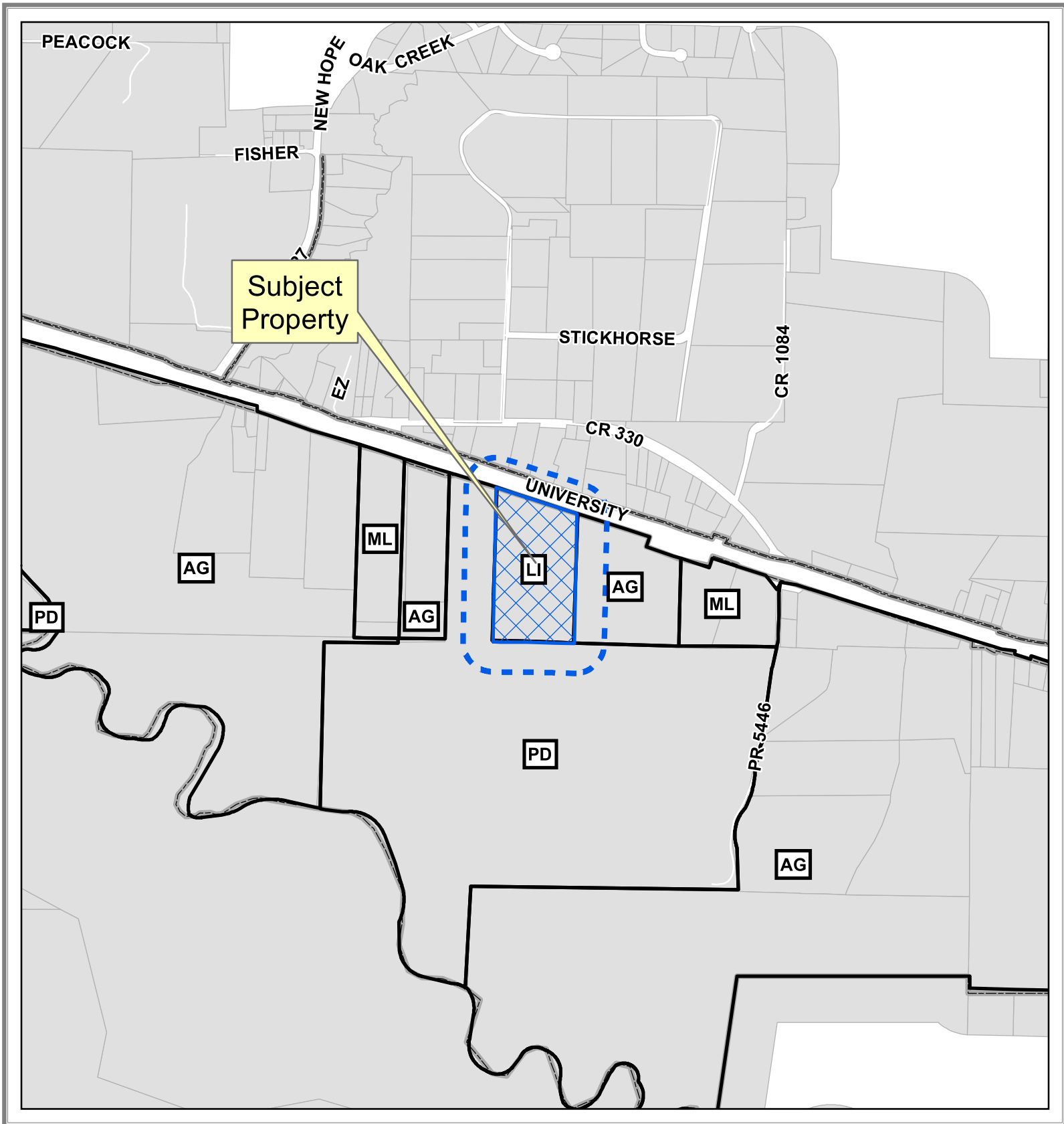


EXHIBIT A



Property Owner Notification Map

ZONE2019-0068



0 490 980 Feet

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



EXHIBIT B

METES AND BOUNDS

All that certain tract or parcel of land situated in the H.T. Chenoweth Survey, Abstract Number 157, County of Collin, State of Texas, said tract being the 15.0 acre tract as described in the deed to Phase 17 Investments, L.P., filed 19 May 2011, and recorded in County Clerks Number 2011-0519000514490 of the Deed Records of the County of Collin, State of Texas, and being more fully described as follows:

Beginning for the northwest corner of the tract being described herein at a found 1/2 steel rebar by a pipe fence corner post, said rebar being the northwest corner of said Phase 17 Investments, L.P. tract, and the northeast corner of a called 10 acre tract as described in Deed to Osttend Landfill LTD and Recorded County Clerk number 2015-0108000022540 of said Deed Records, said rebar also being on the south Right-of-Way line of U.S. Highway Number 380;

Thence: South 72 degrees 00 minutes 31 seconds East, with north line of said Phase 17 Investments, L.P. tract, and with the south right-of-way line of said Highway 380, a distance of 641.26 feet to a set 1/2 inch steel square tubing for the Northeast corner of this tract;

Thence: South 01 degrees 13 minutes 31 seconds West, a distance of 975.15 feet to a set 1/2 inch Steel Square Tubing for the Southeast corner of this tract;

Thence: With the South line of said Phase 17 Investments, L.P. tract, and with the north line of said Osttend Landfill, LTD tract, the following 5 (five) calls;

1. North 87 degrees 43 minutes 40 seconds West, a distance of 56.48 feet;
2. North 88 degrees 34 minutes 41 seconds West, a distance of 161.14 feet;
3. North 88 degrees 24 minutes 35 seconds West, a distance of 194.43 feet;
4. North 89 degrees 46 minutes 22 seconds West; a distance of 178.34 feet;
5. North 88 degrees 43 minutes 31 seconds West, a distance of 23.29 feet to a found 1/2 inch steel rebar for the southwest corner of said Phase 17 Investments, L.P. tract;

Thence; North 01 degrees 12 minutes 25 seconds East, with the west line of said Phase 17 Investments, L.P. tract, and the east line of said Osttend Landfill, LTD tract, a distance of 1160.35 feet to the POINT OF BEGINNING and containing 15.023 acres of land.

EXHIBIT D

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

The subject property shall be zoned "PD" - Planned Development District. Use and development of the subject property shall conform to the following regulations:

1. The subject property shall develop in accordance with Section 146-115 ("HI" – Heavy Industrial District) of the Zoning Ordinance and as amended, except as follows:

a. All uses allowed in the "HI" – Heavy Industrial District shall be allowed except for those specifically identified below:

- i. Dormitories
- ii. Sewage Treatment Plants
- iii. Sexually Oriented Businesses
- iv. Fat Rendering, Animal Reduction
- v. Forge Plant
- vi. Paper or pulp manufacture
- vii. Refining or storage (petroleum products, gas, butane, propane)
- viii. Smelting of ores or metals
- ix. Hatchery (poultry), egg farm, feed lot
- x. Stockyard or slaughterhouse
- xi. Junk or Salvage Yard
- xii. Industrial and Manufacturing Plants (acid, fertilizer, gypsum, paper or pulp, similar products manufacture)

b. Timing of specific land uses.

i. *Lime slurry uses and industrial uses directly related to the production and or manufacture of lime* ("Lime Related Uses") shall be permitted uses on the subject property subject to the following conditions precedent:

1. A full and complete application together with all required supporting materials accompanied by payment of all fees for a site plan, preliminary-final plat, and final civil plans for the Lime Related Uses shall be submitted for review and approval to the City no later than four months after the City Council's approval of these planned development district regulations;
2. A development permit for Lime Related Uses shall be issued no later than four months after the submittal of a site plan, preliminary-final plat, and final civil plans, subject to all development permit requirements being satisfied; and
3. A temporary certificate of occupancy or full certificate of occupancy shall be issued for Lime Related Uses no later than 18 months after the issuance of a development permit, subject to all applicable occupancy requirements being satisfied.
4. If any of these aforementioned conditions are not satisfied within the timeframes mentioned above, said Lime Related Uses shall become prohibited uses and shall not be permitted on the subject property.

c. Specific Use Permit Required.

- i. The following land uses shall be permitted subsequent to the City Council's approval of a Specific Use Permit (SUP):
 1. Concrete or Asphalt Batch Plants;
 2. Industrial uses directly related to the production and or manufacture of concrete or asphalt; and
 3. Sanitary Landfill.

d. Space Limits: The space limits identified as being applicable to the "LI" – Light Industrial zone shall apply as found in the space limit schedule of Appendix F of Section 146, and as amended, except as follows:

- i. Structures shall be a maximum of 45'.
- ii. Equipment shall be a maximum of 90'.

2. Landscaping requirements shall follow those of Section 146-135, and as amended, with the exception of the following provisions:

- a. The street frontage along University Drive (United States of America Highway 380) will be planted with canopy trees at a ratio of 1 tree per 30 feet;
- b. Canopy trees shall be planted along all side and rear property lines at a ratio of 1 tree per 40 feet; and
- c. The landscape buffer adjacent to University Drive (United States of America Highway 380) will be a minimum of 60'.

3. A masonry screening wall which is at least 8 feet in height shall be provided along all property lines. Openings or gaps in the wall for ingress/egress or other access shall be filled with opaque gates or doors.