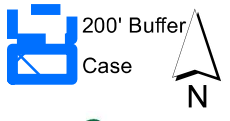
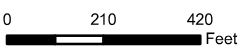


Property Owner Notification Map

ZONE2023-0054



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

BEING all of a tract of land situated in the J. Phillips Survey, Abstract Number 719, in the City of McKinney, Collin County, Texas and being all of a called 18.226 acres described in a Special Warranty Deed to RPGC McKinney Ranch, LLC, recorded by Instrument Number 20210510000932610, Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being more particularly described as follows;

BEGINNING at a five-eighths inch capped iron rod with an illegible cap found for the northwest corner of said 18.226 acre tract, the northeast corner of Block B, Foxworth Galbraith Addition, according to the plat recorded in Volume B, Page 125, Map Records, Collin County, Texas (M.R.C.C.T.) and the south right-of-way line of McKinney Ranch Parkway (a variable width right-of-way);

THENCE North 89 degrees 02 minutes 39 seconds East, a distance of 111.08 feet along the north line of said 18.226 acre tract and the south line of said McKinney Ranch Parkway right-of-way to a five-eighths inch capped iron rod with an illegible cap found;

THENCE North 89 degrees 06 minutes 53 seconds East, a distance of 602.76 feet to a point from which a five-eighths inch capped iron rod with an illegible cap found bears South 81 degrees 38 minutes 57 seconds West, a distance of 0.88 feet, a five-eighths inch capped iron rod stamped "Westwood bears North 01 degrees 25 minutes 42 seconds West a distance of 10.59 feet and five-eighths inch capped iron rod stamped "Westwood" bears North 00 degrees 03 minutes 04 seconds West, a distance of 6.79 feet;

THENCE South 00 degrees 02 minutes 21 seconds West, passing a five-eighths iron rod found at 148.03 feet, passing a five-eighths iron rod found at 324.13 feet, passing a one-half inch iron rod found at 619.05 feet, and continuing on an addition 503.75 feet for a total of 1,122.65 feet to a one-half inch capped iron rod stamped "McAdams" found for the southeast corner of said 18.226 acre tract, the northeast corner of McKinney South Substation Addition according to the plat recorded by Instrument Number 20100901010001660, O.P.R.C.C.T. and the west line of a called 34.5616 acre tract of land described in a General Warranty Deed to TCI McKinney 34, recorded in Volume 6072, Page 9, Deed Records Collin County, Texas (D.R.C.C.T.);

THENCE South 89 degrees 45 minutes 14 seconds West, a distance of 704.79 feet along the south line of said 18.226 acre tract and the north line of said McKinney South Substation Addition to a five-eighths capped iron rod set stamped "Bohler Eng" set at the southwest corner of said 18.226 acre tract, the northwest corner of said McKinney South Substation Addition and the east line of Block A of the said Foxworth Galbraith Addition ;

THENCE North 00 degrees 25 minutes 18 seconds West, a distance of 1,114.54 feet to the **POINT OF BEGINNING** containing 793,439 square feet or 18.215 acres, more or less.

EXHIBIT D

ALLEN HARRISON COMPANY – MCKINNEY RANCH PARKWAY DEVELOPMENT REGULATIONS

The subject property (the “Property”) shall be zoned “PD” Planned Development District. Use and development of the Property shall conform to the requirements of the City’s Code of Ordinances, and as amended, except as noted below.

1. Permitted Uses.

- 1.1. Amenity center, neighborhood
- 1.2. Assisted living facility
- 1.3. Independent Living
- 1.4. Multi-family, cottage
- 1.5. Multi-family, traditional
- 1.6. Parking garage or lot, paid or private
- 1.7. Recreation area, private

2. Accessory Uses.

- 2.1. Accessory building, detached
- 2.2. Accessory structure
- 2.3. Electric vehicle charging station
- 2.4. Swimming pool

3. Dimensional Standards.

- 3.1. Minimum Lot Width: 60 feet
- 3.2. Minimum Lot Depth: 100 feet
- 3.3. Minimum Front Setback: 35 feet
- 3.4. Minimum Rear Setback: 20 feet
- 3.5. Minimum Side Setback: 20 feet
- 3.6. Maximum Height: 55 feet
- 3.7. Maximum Dwelling Units: 385 units

4. Parking Requirements.

- 4.1. Required Parking Spaces: for multi-family, traditional uses: 1.6 parking space is required per unit.

5. Enhanced Screening Requirements.

- 5.1. Screening along the north side of future Collin McKinney Parkway must include the following:
 - 5.1.1. Continuous wrought iron or tubular steel fence with masonry columns at 20 feet on center between 6 feet and 8 feet 4 inches in height;
 - 5.1.2. Minimum one 4-inch caliper canopy tree per 30 linear feet of frontage spaced on center;
 - 5.1.3. Minimum one 2-inch caliper ornamental tree per 50 linear feet of frontage; and
 - 5.1.4. Minimum 75% of length of screening to have low evergreen shrubs (minimum of 2 feet at time of planting and 3 feet at maturity) and bed of groundcover.

6. Exceptional Qualities.

- 6.1. In addition to electrical vehicle (EV) charging stations in a centralized location on-site for residents, a minimum fifty (50) percent of private garage spaces will be electric vehicle charging-ready such that the circuit shall provide sufficient capacity and terminate in a suitable termination point such as a receptacle or junction box.