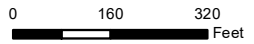


EXHIBIT A

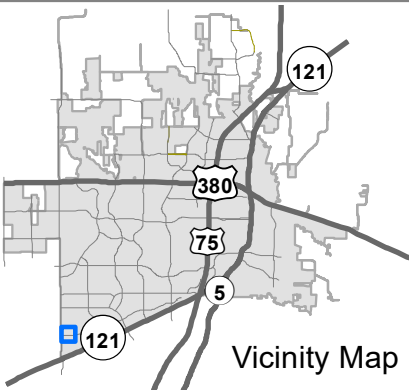
Subject Property

Property Owner Notification Map

ZONE2024-0081



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.



Vicinity Map

EXHIBIT B

FIELD NOTE DESCRIPTION

LOTS 2 and 41R, BLOCK E, being more particularly described as follows:

Being a 4.813 acre tract of land located in the Elias Alexander Survey, Abstract No. 18, City of McKinney, Collin County, Texas and being all of Lot 41, Block E, The Estates at Craig Ranch West, recorded in Cabinet 2006, Page 680, Plat Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the southwest corner of said Lot 41 and being in the north line of Collin McKinney Parkway (Variable Width) and also being in the east line of Piper Glen Road (50' Wide Private Road);

THENCE along the east line of said Piper Glen Road, **NORTH 00°21'49" WEST** a distance of **319.03** feet to a 5/8 inch iron rod found for corner;

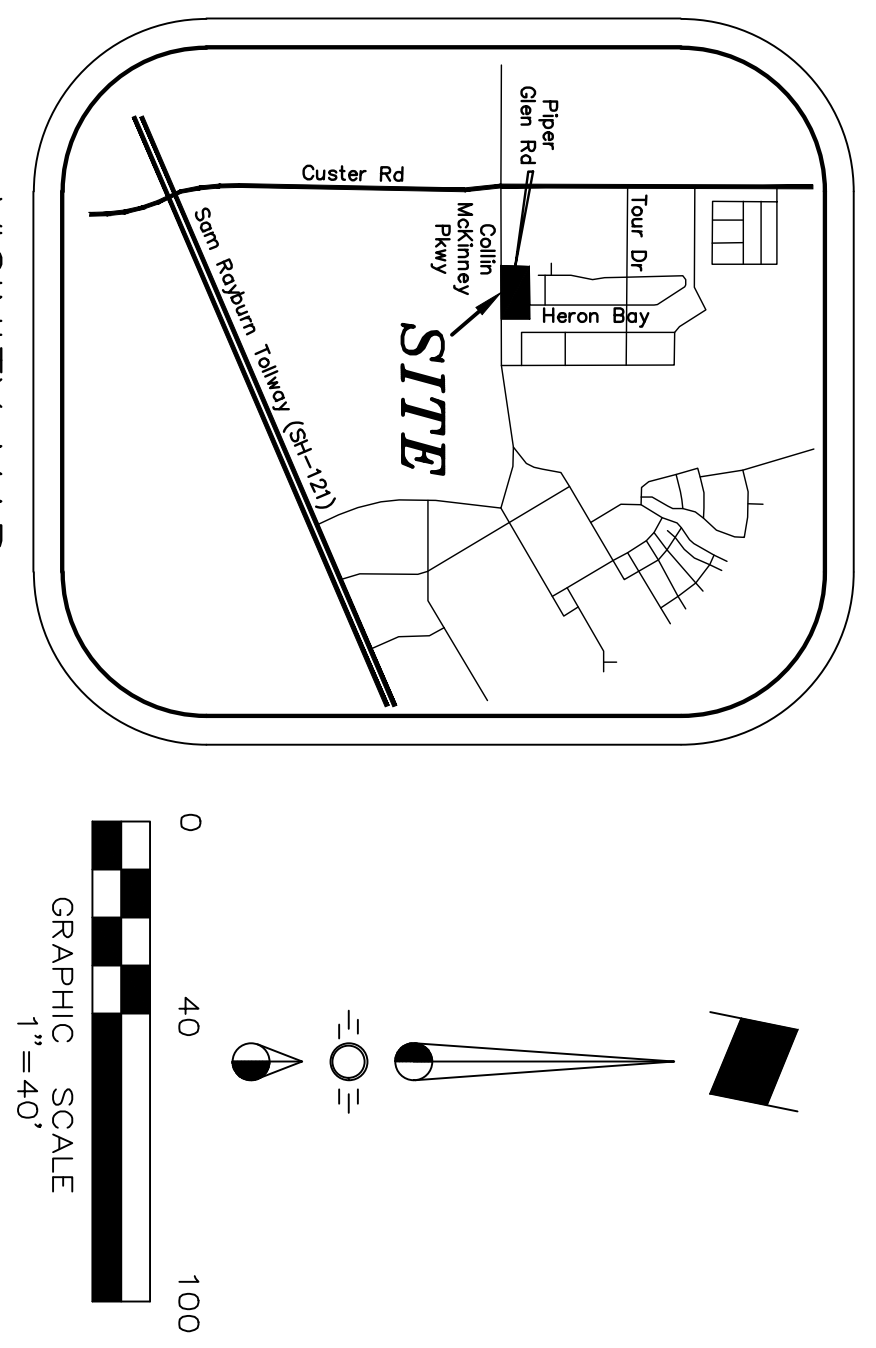
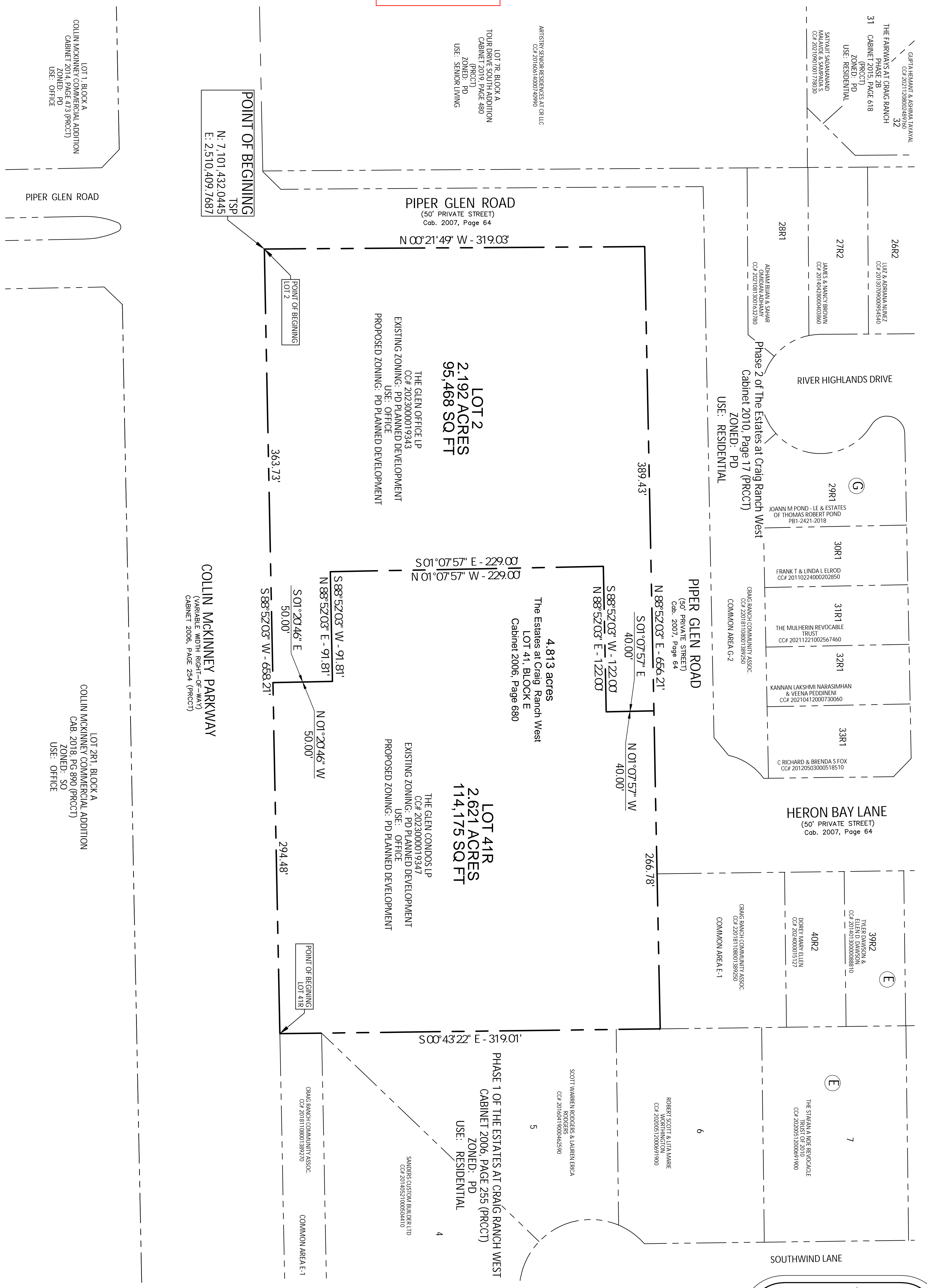
THENCE continuing along the south line of said Piper Glen Road and the north line of said Lot 41, **NORTH 88°52'03" EAST** a distance of **656.21** feet to a point for corner located in the west line of Phase 1 of The Estates at Craig Ranch West, recorded in Cabinet 2006, Page 255, Plat Records, Collin County, Texas;

THENCE departing the south line of said Piper Glen Road and continuing along the common line of said Lot 41 & said Phase 1 of The Estates at Craig Ranch West, **SOUTH 00°43'42" EAST** a distance of **319.01** feet to a point for corner located in the north line of said Collin McKinney Parkway;

THENCE along the north line of said Collin McKinney Parkway, **SOUTH 88°52'03" WEST** a distance of **658.21** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **4.813** acres or 209,651 square feet of land more or less.

EXHIBIT C



LEGAL DESCRIPTION

WHEREAS, PIPER GLEN AT CR, LLC is the owner of a 4.813 acre tract of land located in the Elias Alexander Survey, Abstract No. 18, City of McKinney, Collin County, Texas per Special Warranty Deed With Vendor's Lien, recorded in Instr. No. 20210913001864960, Official Public Records, Collin County, Texas and being all of Lot 41, Block E, The Estates at Craig Ranch West, recorded in Cabinet 2006, Page 480, Plat Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the southwest corner of said Lot 41 and being in the north line of Collin McKinney Parkway (Variable Width) and also being in the east line of Piper Glen Road (50' Wide Private Road);

THENCE along the east line of said Piper Glen Road, NORTH 00°21'49" WEST a distance of 319.03 feet to a 5/8 inch iron rod found for corner; WEST a distance of 319.03 feet to a 5/8 inch iron rod found for corner; THENCE continuing along the south line of said Piper Glen Road and the north line of said Lot 41, NORTH 88°52'03" EAST a distance of 656.21 feet to a point for corner located in the west line of Phase 1 of The Estates at Craig Ranch West, recorded in Cabinet 2006, Page 255, Plat Records, Collin County, Texas;

THENCE departing the south line of said Piper Glen Road and continuing along the common line of said Lot 41 and said Phase 1 of The Estates at Craig Ranch West; SOUTH 00°43'22" EAST a distance of 319.01 feet to a point for corner located in the north line of said Collin McKinney Parkway;

THENCE along the north line of said Collin McKinney Parkway, SOUTH 88°52'03" WEST a distance of 658.21 feet to the POINT OF BEGINNING; CONTAINING within these metes and bounds 4.813 acres or 209,651 square feet of land more or less.

LEGAL DESCRIPTION - LOT 2

WHEREAS, THE GLEN OFFICE LP is the owner of a 2,192 acre tract of land located in the Elias Alexander Survey, Abstract No. 18, City of McKinney, Collin County, recorded in Instr. No. 2023000019343, Official Public Records, Collin County, Texas and being all of Lot 2, Block E, The Estates at Craig Ranch West, recorded in Cabinet 2022, Page 570, Plat Records, Collin County, Texas.

LEGAL DESCRIPTION - LOT 41R

WHEREAS, THE GLEN CONDOS LP is the owner of a 2,621 acre tract of land located in the Elias Alexander Survey, Abstract No. 18, City of McKinney, Collin County, recorded in Instr. No. 2023000019347, Official Public Records, Collin County, Texas and being all of Lot 41R, Block E, The Estates at Craig Ranch West, recorded in Cabinet 2022, Page 570, Plat Records, Collin County, Texas.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revision & Date:
1	1
2	2
3	3
4	4
5	5
6	6

CROSS ENGINEERING CONSULTANTS	
1770 N. Virginia Street McKinney, Texas 75069 972.562.4108	
Drawn By: C.E.C.T.	Checked By: C.E.C.T.
Scale: 1"=40'	

ZONING EXHIBIT	
THE ESTATES AT CRAIG RANCH WEST ADDITION, LOTS 41R & 2, BLOCK E, ELIAS ALEXANDER SURVEY, ASSTRACT NO. 18	
Sheet No. ZR	Project No. 21137

EXHIBIT D

DEVELOPMENT REGULATIONS

The subject property (the “Property”) shall be zoned “PD” – Planned Development District. Use and development of the Property shall conform to the regulations contained herein. All provisions contained in the City’s Zoning Ordinance relating to development within the Property which are not in conflict with the provisions contained herein shall continue to apply to the development of the Property.

1. Permitted Uses
 - 1.1. Office
 - 1.2. Banks and financial services
 - 1.3. School, public, private or parochial
 - 1.4. Accessory building or structure
 - 1.5. Clinic, medical or dental
2. Temporary Use
 - 2.1. Construction field office
3. Space Limits
 - 3.1. Minimum Lot Area: 10,000 square feet;
 - 3.2. Minimum Lot Width: 50’;
 - 3.3. Minimum Lot Depth: 50’;
 - 3.4. Minimum Front Yard Setback: 20’;
 - 3.5. Minimum Rear Yard Setback: 0’;
 - 3.6. Minimum Side Yard Setback of Corner Lots: 20’;
 - 3.7. Maximum Height of Structure: three stories not to exceed 55’ for Lot 2 and one story not to exceed 25’ for Lot 41R;
 - 3.8. Maximum Lot Coverage: 70%.
4. Landscape Requirements
 - 4.1. The landscape buffer for the corner clip at the intersection of Collin-McKinney Parkway and Piper Glen shall be a minimum of 10’;
 - 4.2. The landscape buffer along Piper Glen shall be a minimum of 10’ and the corner clip for Piper Glen on the northwest corner of the Property shall be a minimum of 10’;

EXHIBIT D

- 4.3. Trees required to be planted on street frontage shall be 30' on center; and
- 4.4. No landscape buffer shall be required between Lot 2 and Lot 41R.
- 4.5. At least 30% of the street yard shall be permanent landscape area.