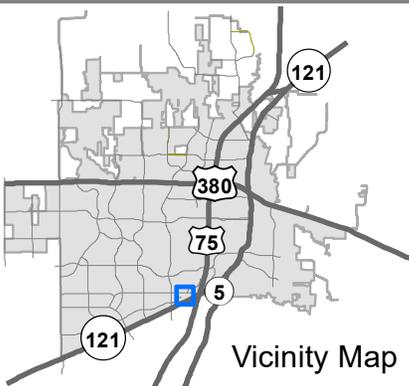
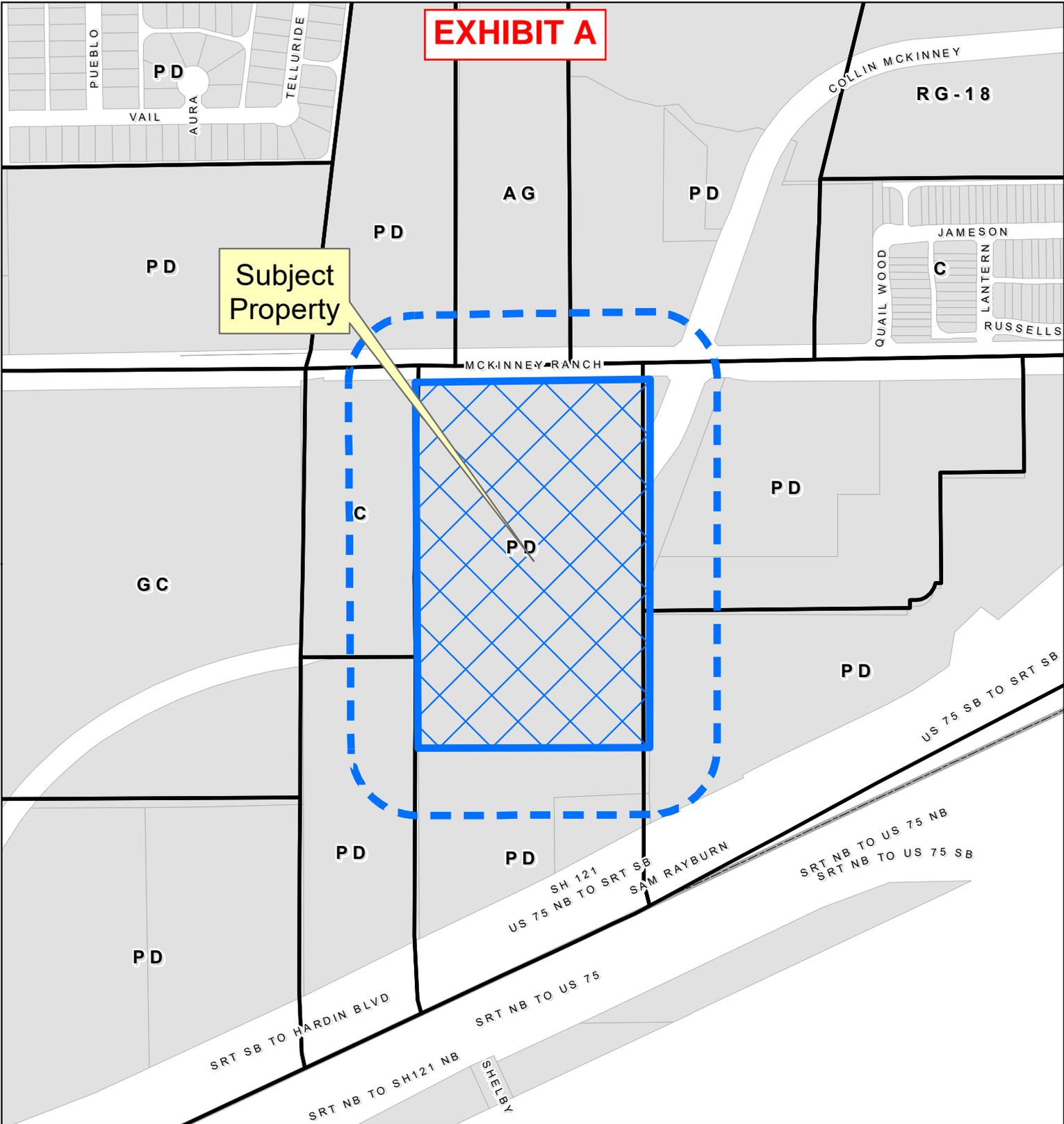
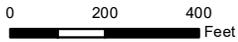


# EXHIBIT A

Subject Property



## Location Map ZONE2025-0078



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
- 1.8. Government Facilities (city, excluding airport uses)

### 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: 350 units
  - 3.7.1. A maximum 55% of the provided residential units are permitted to be one bedroom units.

### 4. Parking.

- 4.1. A structured parking garage (at least two levels) shall be provided and wrapped with or screened from the view of right-of-way by the multi-family residential building(s) it serves.
- 4.2. 1.75 parking spaces per multi-family dwelling unit are required.
- 4.3. A minimum forty (40) percent of units shall have an enclosed parking space.

## EXHIBIT D

- 4.4. Garage doors shall not be oriented toward the public right of way.
- 4.5. 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.
  - 4.5.1. For avoidance of doubt, this exceptional quality is not considered an amenity and shall be required in addition to the minimum amenity requirements of Section 5.1.

### **5. Exceptional Qualities.**

#### 5.1. Amenities

- 5.1.1. A minimum of two additional multi-family residential site design amenities (for a total of at least seven) from Table 2-45 are required for the lot on which multifamily development is provided.
- 5.1.2. A minimum of two multi-family residential site design amenities from Table 2-45 are required for the southern open space lot created by the construction of the future Collin McKinney Parkway.