

# EXHIBIT A

AG

Subject Property

PD

MCDONALD

CR#278

BREEZY HILL

BEST

PD

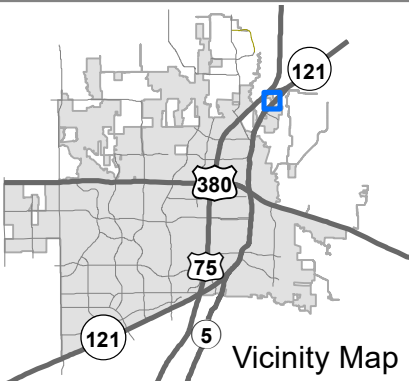
LATHROP

WINONA

POOLEY

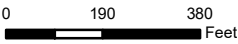
PARKDALE

PD



## Property Owner Notification Map

ZONE2023-0050



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** an 11.65 acre tract of land out of the Simpson M. Pulliam Survey, Abstract Number 706, situated in Collin County, Texas, being all of a called 11.653 acre tract of land conveyed to KSMI Properties, LLC by deed of record in Document Number 20180830001094680 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at an "X" cut found in the Northwest right-of-way line of State Highway Number 5 (North McDonald Street – right-of-way width varies), being the Northeast corner of a called 2.338 acre tract of land conveyed to Townsend Group Properties, LLC by deed of record in Document Number 20160713000896310 of said Official Public Records, and being the Southwest corner of said 11.653 acre tract;

**THENCE**, along the West line of said 11.653 acre tract, being in part, the common North line of said 2.338 acre tract, in part, the common East line of a called 10.88 acre tract of land conveyed to John Bass by deed of record in Document Number 20190523000587000 of said Official Public Records, in part, the common South, East, and North lines of a called Tract One – 3.297 acre tract of land conveyed to TBS Property Co 12, LLC by deed of record in Document Number 20220316000423410 of said Official Public Records, and in part, the common East line of a called 10.491 acre tract of land conveyed to KCCI Land Development, LLC by deed of record in Document Number 20080605000682210 of said Official Public Records, the following seven (7) courses and distances:

1. N46°43'47"W, a distance of 323.32 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. S71°34'27"W, a distance of 257.90 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
3. N00°12'04"W, a distance of 17.28 feet to a 1/2 inch iron rod with red plastic cap stamped "RPLS 4701" found;
4. N71°35'26"E, a distance of 306.35 feet to a 1/2 inch iron rod with illegible red plastic cap found;
5. N00°28'37"E, a distance of 443.15 feet to a 1/2 inch iron rod with red plastic cap stamped "RPLS 4701" found;
6. N89°37'29"W, a distance of 290.50 feet to a 1/2 inch iron rod found;
7. N00°22'44"E, a distance of 304.64 feet to a 1/2 inch iron rod found at the Northeast corner of said 10.491 acre tract, being the Northwest corner of said 11.653 acre tract;

**THENCE**, S88°24'38"E, along the North line of said 11.653 acre tract, a distance of 754.63 feet to a 1/2 inch iron rod found in the West line of a called 5.858 acre tract of land conveyed to LS HF9 Comref Texas LLC by deed of record in Document Number 2022000155759 of said Official Public Records, being the Northeast corner of said 11.653 acre tract;

## EXHIBIT B

**THENCE**, S02°35'03"E, along the East line of said 11.653 acre tract, being in part, the common West line of said 5.858 acre tract, and in part, the common West line of a called Parcel P00057071 – 0.2608 acre tract of land conveyed to The State of Texas by deed of record in Document Number 2023000037140 of said Official Public Records, a distance of 653.39 feet to a 5/8 inch iron rod with illegible yellow plastic cap found in the Northwest right-of-way line of State Highway Number 5, being the Southwest corner of said 0.2608 acre tract, and being the Southeast corner of said 11.653 acre tract;

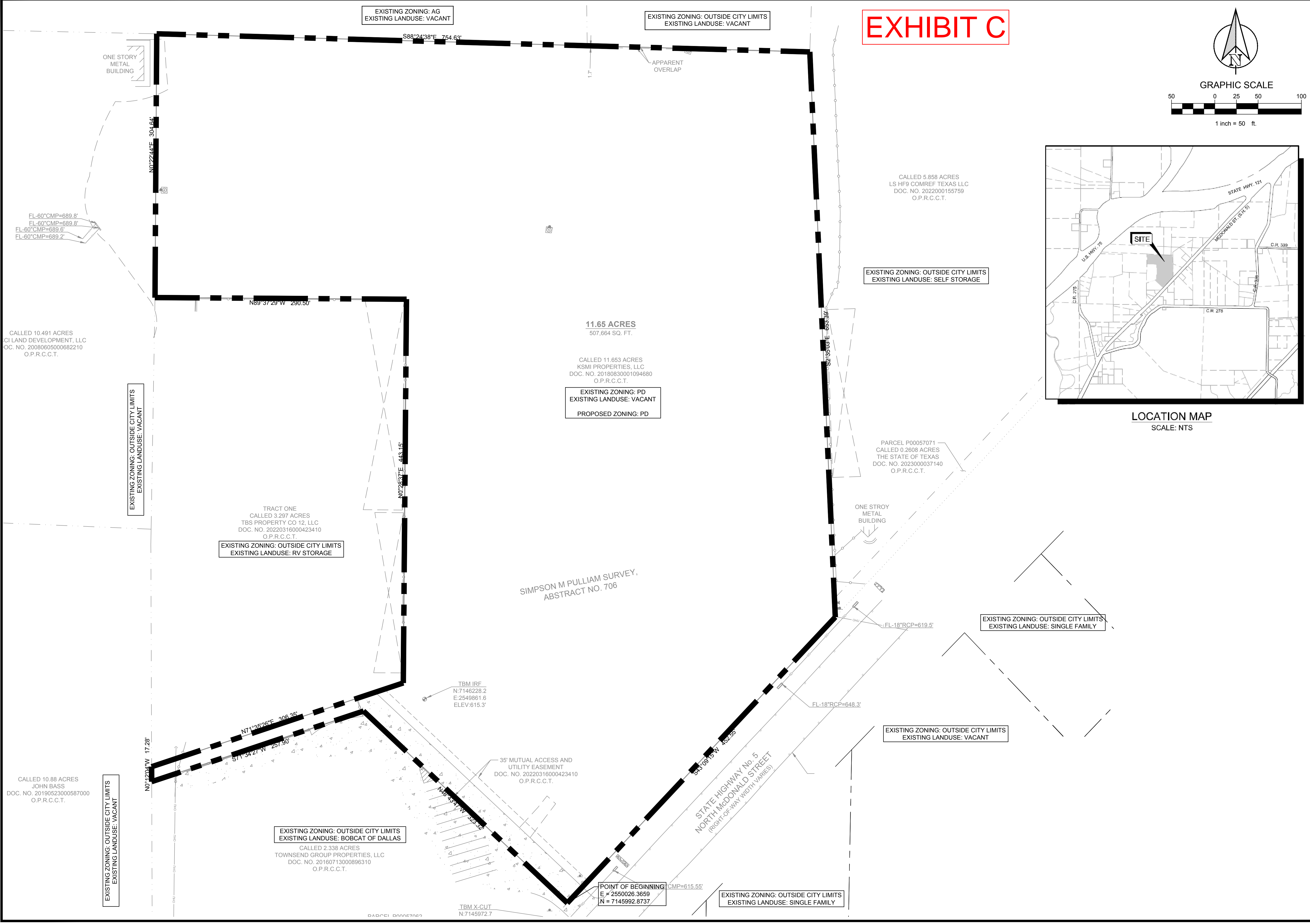
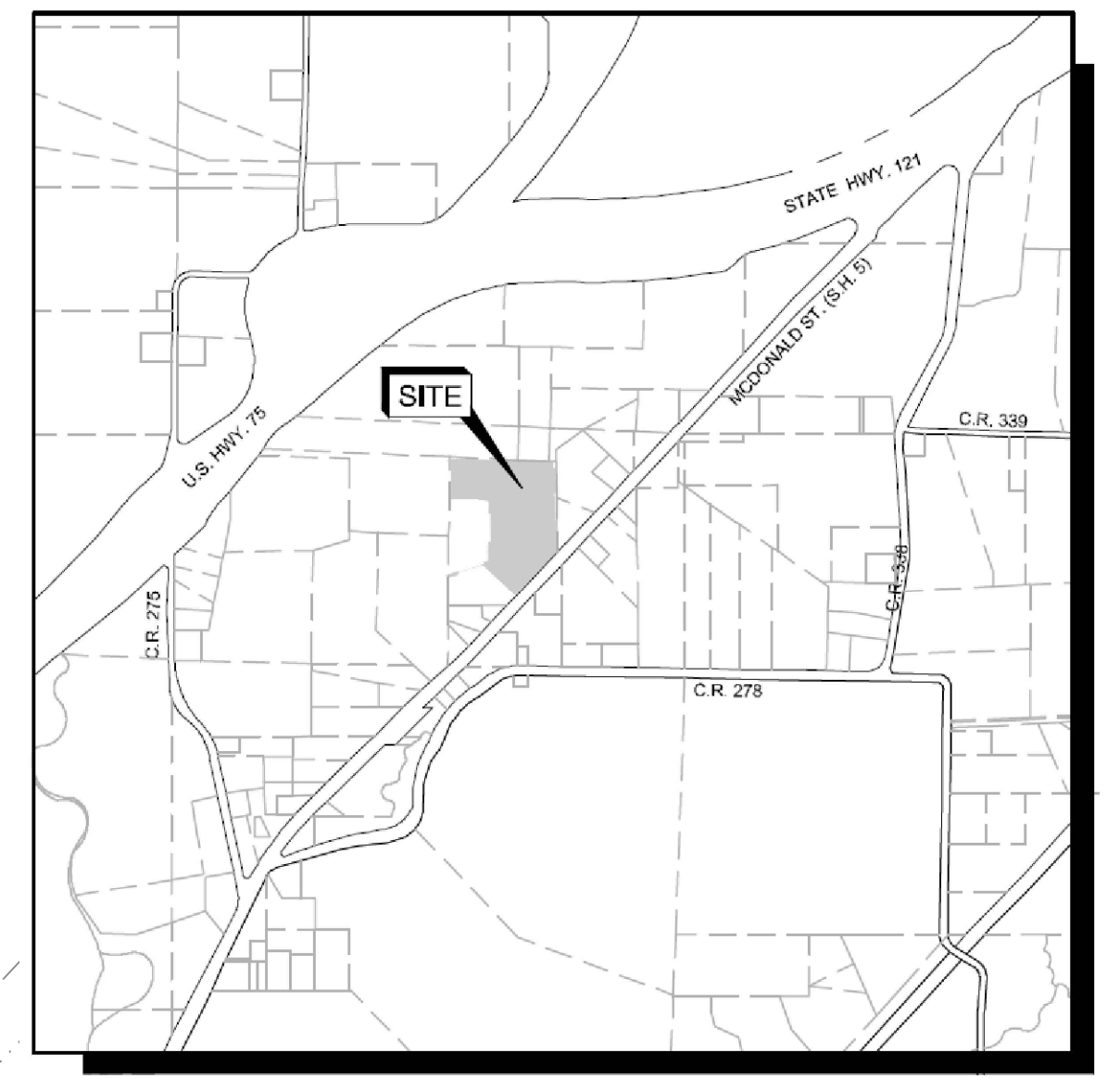
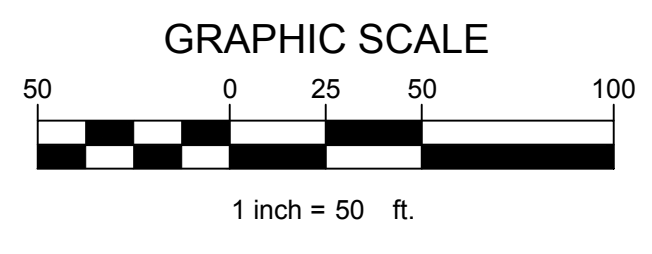
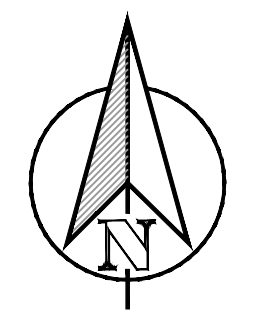
**THENCE**, S43°09'15"W, along the Northwest right-of-way line of State Highway Number 5, being the common Southeast line of said 11.653 acre tract, a distance of 452.55 feet to the **POINT OF BEGINNING**, and containing an area of 11.65 acres (507,664 square feet) of land.

No.	DATE	REVISION	BY

**ZONING EXHIBIT**

DESIGN:	ASD
DRAWN:	ASD
CHECKED:	MAM
DATE:	9/3/2019

**EXHIBIT C**



PLOTTED BY: DREW DONOSKY  
 PLOT DATE: 8/23/2023 10:39 AM  
 LOCATION: Z:\PROJECTS\MARKETING\0 ASD CONCEPTS\BGREA MCKINNEY MCDONALD\CADD\BASE\XSITE.DWG  
 LAST SAVED: 8/14/2023 3:30 PM

EXISTING ZONING: AG  
 EXISTING LANDUSE: VACANT

EXISTING ZONING: OUTSIDE CITY LIMITS  
 EXISTING LANDUSE: VACANT

EXISTING ZONING: OUTSIDE CITY LIMITS  
 EXISTING LANDUSE: SELF STORAGE

11.65 ACRES  
 507,664 SQ. FT.

CALLLED 11.653 ACRES  
 KSMI PROPERTIES, LLC  
 DOC. NO. 20180830001094680  
 O.P.R.C.C.T.

EXISTING ZONING: PD  
 EXISTING LANDUSE: VACANT

PROPOSED ZONING: PD

PARCEL P00057071  
 CALLED 0.2608 ACRES  
 THE STATE OF TEXAS  
 DOC. NO. 2023000037140  
 O.P.R.C.C.T.

TRACT ONE  
 CALLED 3.237 ACRES  
 TBS PROPERTY CO 12, LLC  
 DOC. NO. 20220316000423410  
 O.P.R.C.C.T.  
 EXISTING ZONING: OUTSIDE CITY LIMITS  
 EXISTING LANDUSE: RV STORAGE

SIMPSON M PULLIAM SURVEY,  
 ABSTRACT NO. 706

EXISTING ZONING: OUTSIDE CITY LIMITS  
 EXISTING LANDUSE: SINGLE FAMILY

EXISTING ZONING: OUTSIDE CITY LIMITS  
 EXISTING LANDUSE: BOBCAT OF DALLAS

CALLLED 2.338 ACRES  
 TOWNSEND GROUP PROPERTIES, LLC  
 DOC. NO. 20160713000896310  
 O.P.R.C.C.T.

POINT OF BEGINNING  
 E = 2550026.3659  
 N = 7145992.6737

EXISTING ZONING: OUTSIDE CITY LIMITS  
 EXISTING LANDUSE: SINGLE FAMILY

CALLLED 10.88 ACRES  
 JOHN BASS  
 DOC. NO. 20190523000587000  
 O.P.R.C.C.T.

EXISTING ZONING: OUTSIDE CITY LIMITS  
 EXISTING LANDUSE: VACANT

EXISTING ZONING: OUTSIDE CITY LIMITS  
 EXISTING LANDUSE: VACANT

FL-60°CMP=689.8'  
 FL-60°CMP=689.8'  
 FL-60°CMP=689.6'  
 FL-60°CMP=689.2'

ONE STORY  
 METAL  
 BUILDING

ONE STROY  
 METAL  
 BUILDING

35' MUTUAL ACCESS AND  
 UTILITY EASEMENT  
 DOC. NO. 20220316000423410  
 O.P.R.C.C.T.

TBM X-CUT  
 N:7145972.7

TBM IRF  
 N:7146228.2  
 E:2549861.6  
 ELEV:615.3'

STATE HIGHWAY No 5  
 NORTH McDONALD STREET  
 (RIGHT-OF-WAY WIDTH VARIES)

S88°24'38"E 754.63'

N0°22'44"E 304.64'

N89°37'29"W 290.50'

N0°28'37"E 443.15'

N0°12'29"W 17.28'

N7°35'26"E 306.35'

S71°34'21"W 257.30'

N69°54'41"W 223.33'

S63°08'15"W 432.35'

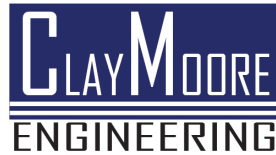
FL-18°RCP=648.3'

FL-18°RCP=619.5'

1.7'

APPARENT  
 OVERLAP

# EXHIBIT D



## PD Regulations

The subject 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 related 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:
  - a. Warehouse
  - b. Gym or Fitness Studio
  - c. And all other permitted uses in base district "C3" – Regional Commercial District.
2. Space Limits:
  - a. Minimum Lot Area: 0 SF
  - b. Minimum Lot Width: 0'
  - c. Minimum Lot Depth: 0'
  - d. Minimum Front Yard Setback: 20'
  - e. Minimum Rear Yard Setback: 0'
  - f. Minimum Side Yard Setback: 0'
  - g. Minimum Side Yard of Corner Lots: 0'
  - h. Maximum Height of Structure: 30'
3. Residential Adjacency:
  - a. 1 Story: 30' Setback
  - b. 2 Story: 50' Setback
  - c. 3 Story or More: 2' of Setback for each foot of building height.