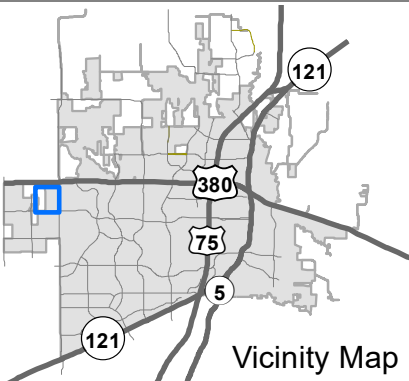
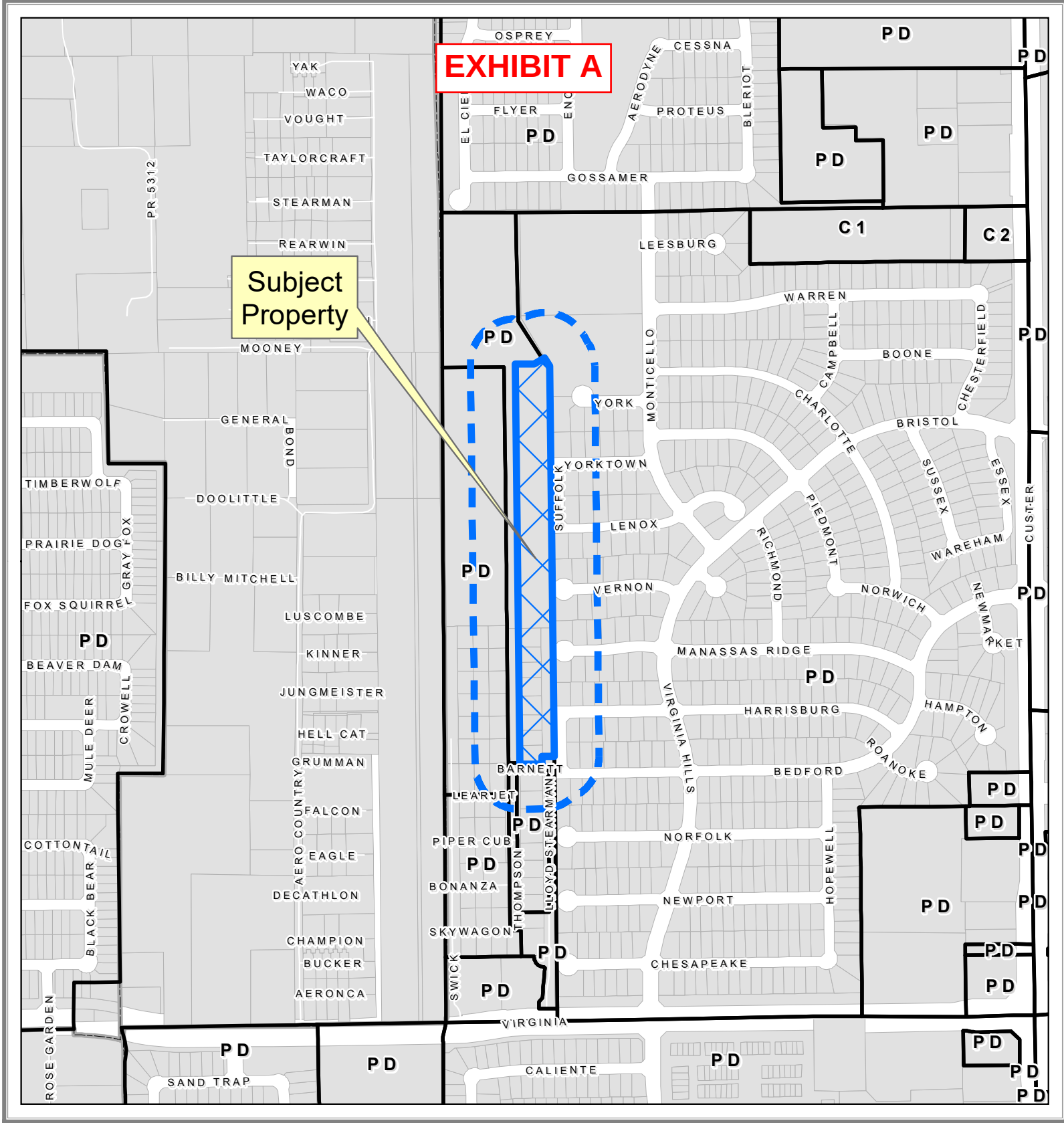
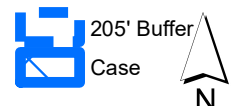
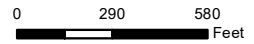




Location Map

ZONE2025-0084



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

LEGAL DESCRIPTION

METES AND BOUNDS

BEING a 6.4500 acre tract of land situated in the John R. Borrows Survey, Abstract No. 70, Collin County, Texas, said 6.4500 acre tract being all Lots 40 through 47 and part of Lot 36R2-1, Block A, AERO COUNTRY EAST ADDITION, an addition to the City of McKinney, Collin County, Texas, according to plat thereof filed for record in Volume 2025, Page 116-120, Official Public Records, Collin County, Texas, said 6.4500 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found for corner in the west easement line of Lloyd Stearman Drive (private road), also know as Common Area A-2, Block A of said Aero Country East Addition and the north line of Barnett Lane (Common Area A-R2 as recorded in the Volume 2011, Page 87 of the Official Public Records, Collin County, Texas;

THENCE South 89°20'41" West along the common line of said Barnett Lane and the south line of Lot 40, Block A of said Aero Country East Addition, a distance of 100.00 feet to a point for corner in the west line of said Lot 40, Block A;

THENCE N 00°39'19" West along the West line of Lots 40 through 47, Block A of said Aero Country East Addition, passing at a distance 617.75 feet, the northwest corner of Lot 47, Block A, continuing through Lot 36R2-1, Block A for a total distance of 1820.75 feet to a point for corner:

THENCE North 89°20'41" East, a distance of 85.00 feet to a point for corner, in the future west line of said Lloyd Stearman Drive easement line;

THENCE North 59°23'35" East, a distance of 55.00 feet to a point for corner, in the east line of said Aero Country East - Phase 2 Addition;

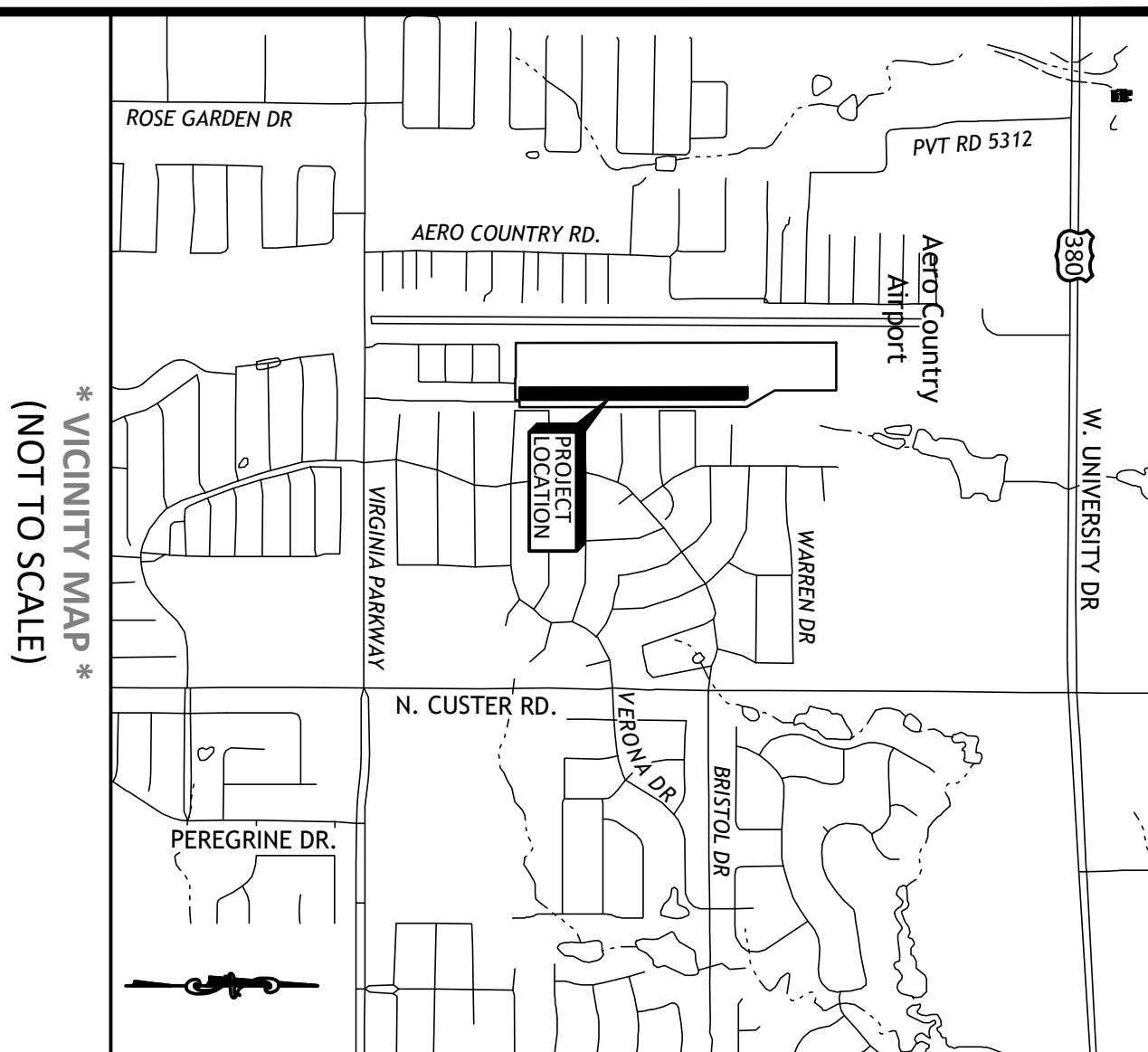
THENCE South 30°36'25" East, a distance of 44.74 feet to a point for corner, in the east line of said Aero Country East – Phase 2 Addition;

THENCE South 00°39'19" East, along said east line, a distance of 1775.45 feet, to a point for corner;

THENCE South 89°20'41" West, a distance of 55.00 feet to a point for corner, in the future west line of said Lloyd Stearman Drive easement line;

THENCE South 00°39'19" East, along said future west easement line of Lloyd Stearman Drive, a distance of a distance 34.00 feet to the **POINT OF BEGINNING**, containing 281,179 square feet, or 6.4500 acres, more or less.

EXHIBIT C



LEGAL DESCRIPTION

To plot thereof filed for record in Volume 2025, Page 116-120, Official Public Records, Collin County, Texas, said 6,4500 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an 'X' found for corner in the west easement line of Lloyd Stearnman Drive (private road), also known as Common Area A-2, Block A of said Aero County East Addition and the north line of Barnett Lane (Common Area A-R2 as recorded in the Volume 2011, Page 87 of the Official Public Records, Collin County, Texas;

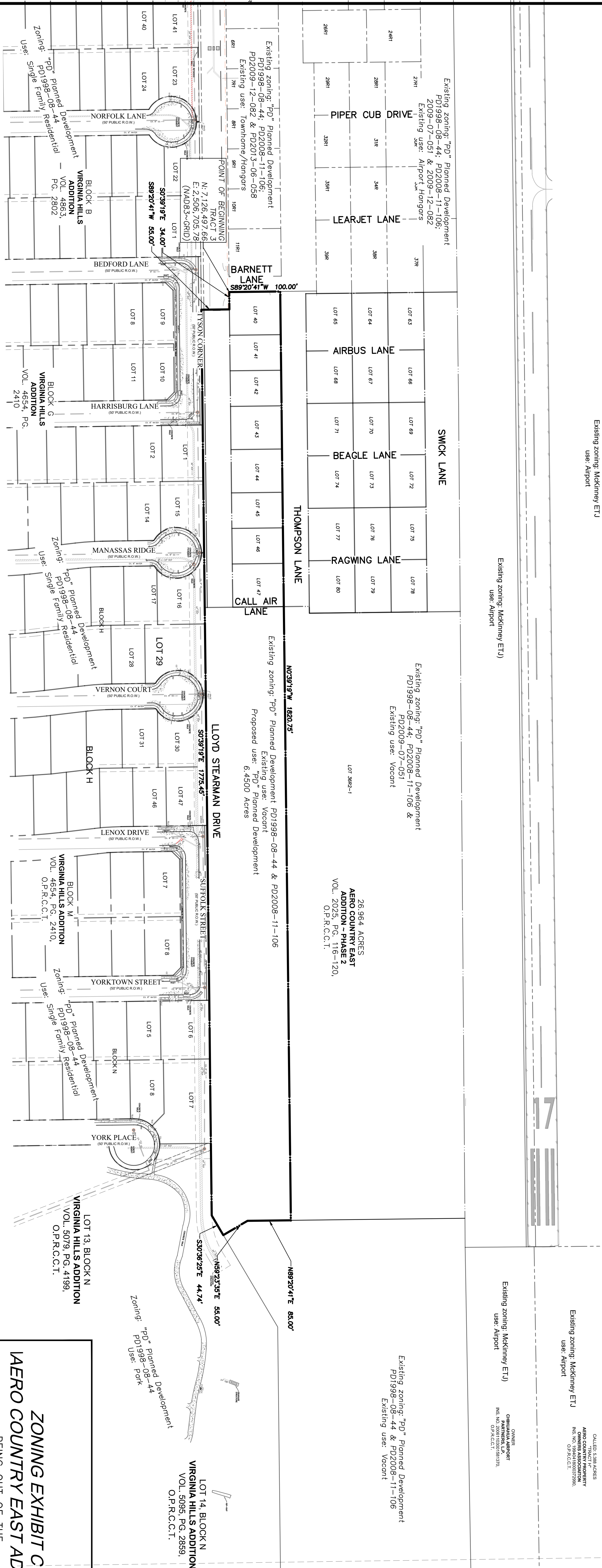
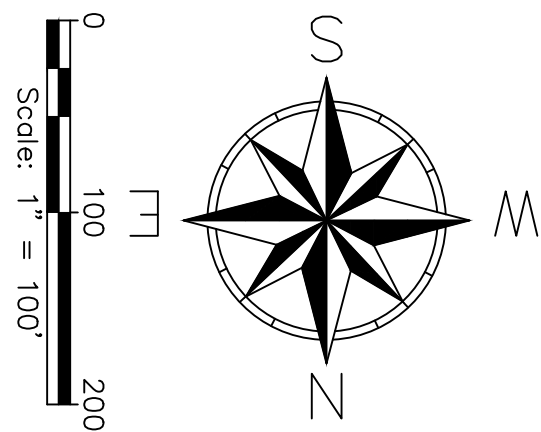
Block A: South 89.20' 41" west along the common line of said Barnett Lane and the south line of Lot 40, Block A of said Aero Country East Addition, a distance of 100.00 feet to a point for corner in the west line of said Lot 40.

THENCE N 00°39'19" West along the West line of Lots 40 through 47, Block A of said Aero Country East Addition, passing at a distance 617.75 feet, the northwest corner of Lot 47, Block A, continuing through Lot 36R2-1, Block A for a total distance of 1820.75 feet to a point for corner.

EVIDENCE North 89°20'41" East, a distance of 83.00 feet to a point for corner, in the future west line of said Lloyd Stearman Drive easement line;

THENCE North 39°22'35" East, a distance of 53.00 feet to a point for corner;
THENCE in the east line of said Area Country East – Phase 2 Addition;
THENCE South 30°36'25" East, a distance of 44.74 feet to a point for corner;
 in the east line of said Area Country East – Phase 2 Addition;
THENCE South 00°39'19" East, along said east line, a distance of 1775.48 feet, to a point for corner;

THENCE South 00:39.41" East, along said future west easement line of Lloyd Stearnman Drive, a distance of a distance 34.00 feet to the **POINT OF BEGINNING**, containing 281,179 square feet, or 6.4500 acres, more or less.



CALL: 59.7177 ACRES
AHV BFRG HIDDEN
LAKES OWNER, LLC
INS. NO. 20220000753966
O.P.R.C.C.T.

Zoning: "PD" Planned Development
PD2004-01-004; PD2007-09-092 &
PD 2015-07-071
Use: Single Family Residential

Use: Single Family Residential

ZONING EXHIBIT C AERO COUNTRY EAST ADDITION

BEING OUT OF THE

E.T. BARRY SURVEY, ABSTRACT NO. 43
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SEPTEMBER, 2025

OWNER: _____ ENGINEER: _____

HAT GROUP, LLC
210 S. MILL STREET
LEWISVILLE, TX 75057
972.533.8353

Texas Development Services, LLC
4888 Pecan Place Drive
McKinney Texas 75071
(469) 964-5721

EXHIBIT D

EXHIBIT D

PD 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

Tracts. The Property shall be divided into One (1) tract as shown on the Zoning Exhibit attached hereto as Exhibit "C". The purpose of the Zoning Exhibit is to identify the general geographical location of permitted land uses within the Property and any specific development regulations related thereto.

The regulations set forth shall apply to the development within and shown on the Zoning Exhibit.

Definitions

- *Hangar Home*
A single-family detached residential home specifically designed for private aviation use, featuring an attached aircraft hangar. The attached hangar provides direct and convenient access between the living space and aircraft storage, typically located on properties within residential airparks or near private runways.

Permitted use:

- Hangar Home

Space Limits

- Minimum Lot Area: 6700 Square Feet
- Minimum Lot Width: 67-feet
- Minimum Lot Depth: 100-feet
- Minimum Front Yard Setback: 20-feet [2]
- Minimum Rear Yard Setback: 15-feet
- Minimum Side yard setback: 5 feet [1]
 - Minimum Side corner: 15-feet
- Maximum Height of structure: 35' (3 Stories)
- Maximum Density: 6 units/acre

[1] Setback may be reduced to zero feet, so long as, a minimum building separation of five feet shall be maintained between buildings. If a Zero-lot line is to be constructed, this condition shall be applied on a lot-by-lot basis. The desired zero lot line side of each lot intended to accommodate such a residential product shall be indicated on a setback exhibit.

[2] A minimum driveway length of 20 feet shall be provided from the garage door to the street or ally right-of-way, as required by the Engineering Design Manual.

Parking:

- 4 parking spaces per Dwelling Unit, 2 must be enclosed, on-site, and front entry.

EXHIBIT D

Landscaping Requirements:

- Hangar Home units shall require one (1) canopy tree in the front yard
- A 5-foot Landscape Buffer with canopy trees planted every 40 feet
- A canopy tree for each Hangar Home unit shall be provided in the 5-foot landscape buffer to the south and along the eastern parkway of the private street (50-foot right-of-way). These shall be provided as the Hangar Homes are developed.

•

Screening:

- 6-foot masonry wall along the adjacent single family residential to the east of the property and within the 5-foot landscape buffer.

Architectural Standards:

- The exterior finish on the north, south, and east elevations of the Hangar Home units shall be a minimum of 85 percent brick, stone, or synthetic stone materials. The balance of any exterior finishing material shall be masonry, stucco, EIFS, architecturally finished concrete masonry units (CMU), lap siding (excluding vinyl siding), and/or glass curtain wall systems.
- Sheet siding fabricated to look like wood siding is prohibited.
- Architecturally finished metal materials, which does not include corrugated metal, shall be allowed on no more than 20 percent of each elevation.
- Architectural wood accents shall be allowed on no more than 10 percent of each elevation.
- The area of exterior finish shall be calculated exclusive of doors and windows.