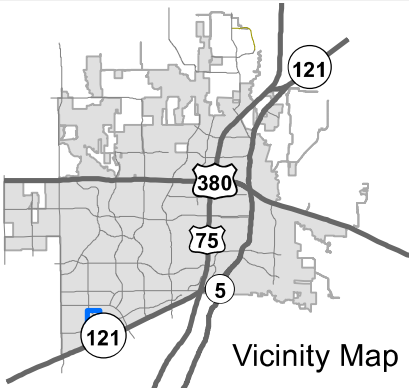
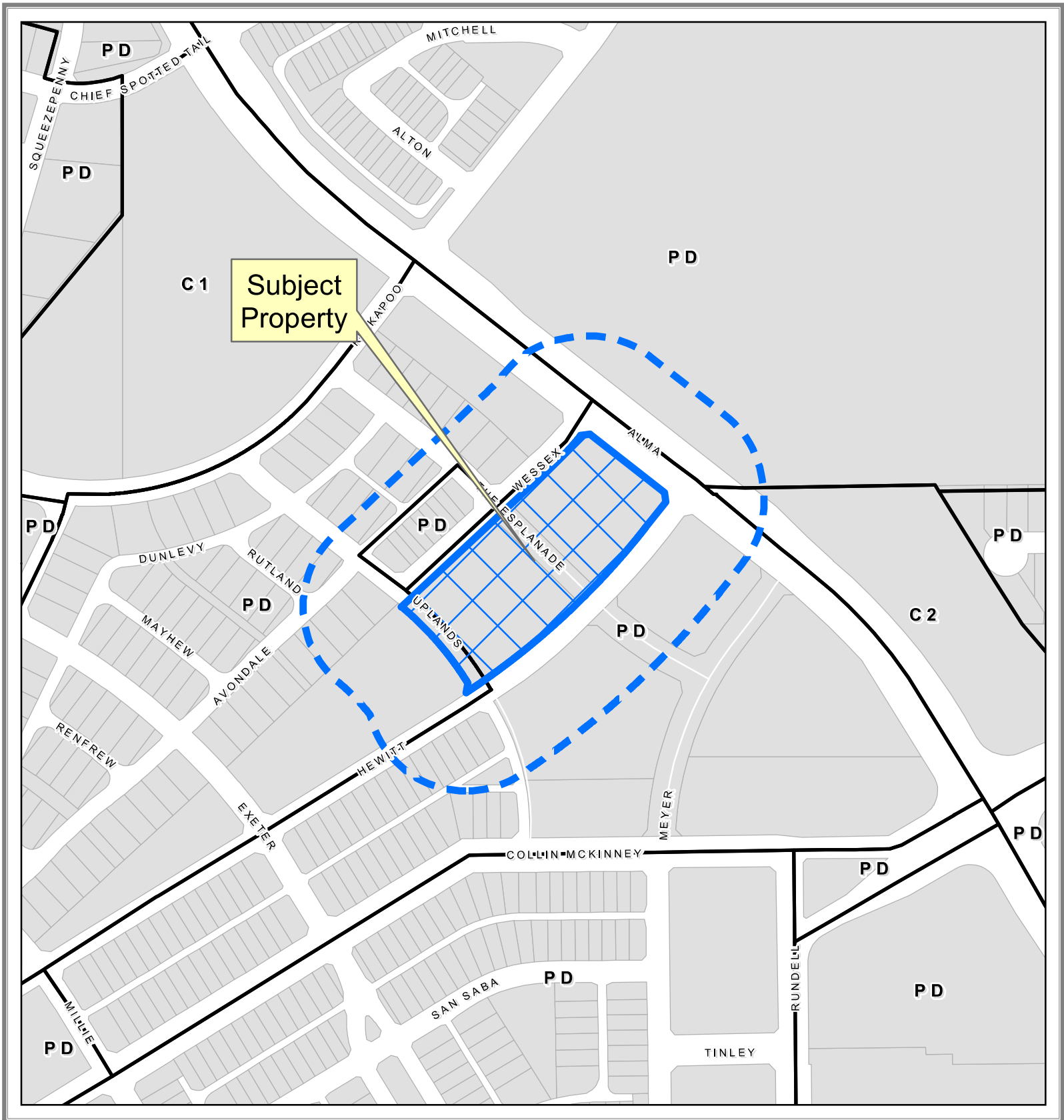
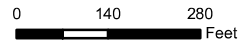


# EXHIBIT A



## Property Owner Notification Map

ZONE2023-0074



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

## METES & BOUNDS

BEING a tract of land situated in the George F. Lucas Survey, Abstract Number 540 in the City of McKinney, Collin County, Texas and being all of Lot 1, Block Q of Cooper Living Center Addition Phase 2, an addition to the City of McKinney, as described in a plat recorded in Cabinet 2009, Page 402 of the Plat Records of Collin County, Texas; all of Lot 1, Block C of Wholelife at Craig Ranch Addition, an addition to the City of McKinney, as described in a plat recorded in Instrument Number 2017021400000690 of the Official Public Records of Collin County, Texas; and all of Lot 1-1, Block Q of Cooper Living Center Addition Phase 2 as recorded in Instrument Number 20200224000253590 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at the southeast end of a Right-of-Way corner clip at the intersection of the southeast Right-of-Way line of Wessex Court (a 52 foot Right-of-Way) per plat recorded in Volume 2009, Page 402 of the Deed Records of Collin County, Texas and the southwest Right-of-Way line of Alma Road (a variable width Right-of-Way) dedicated to the City of McKinney as recorded in Instrument Number 20060130000121000 of the Official Public Records of Collin County, Texas.

THENCE South 51 degrees 55 minutes 07 seconds East, along the southwest Right-of-Way line of said Alma Road, distance of 216.70 feet to the north end of a Right-of-Way corner clip at the intersection of the southwest Right-of-Way line of said Alma Road and the northwest Right-of-Way line of Hewitt Drive (a 52 foot Right-of-Way) per plat recorded in Volume 2009, Page 402 of the Deed Records of Collin County, Texas;

THENCE South 06 degrees 55 minutes 08 seconds East, along said corner clip, a distance of 21.23 feet to a point for corner on the northwest Right-of-Way line of said Hewitt Drive;

THENCE South 38 degrees 04 minutes 52 seconds West, a distance of 74.96 feet to a point for corner at the beginning of a tangent curve to the right having a radius of 1724.00 feet, a central angle of 18 degrees 37 minutes 15 seconds, and a chord that bears South 47 degrees 22 minutes 34 seconds West a distance of 557.83 feet;

THENCE along the northwest Right-of-Way line of said Hewitt Drive, an arc distance of 560.29 feet to a point for corner at the southwest end of a Right-of-Way corner clip at the intersection of the northwest Right-of-Way line of said Hewitt Drive and the southwest line of Uplands Drive (a 52 foot Firelane, Mutual Access, Drainage, and Utility Easement) per plat recorded in Volume 2009, Page 402 of the Deed Records of Collin County, Texas;

THENCE North 12 degrees 18 minutes 44 seconds East, along said corner clip, a distance of 21.53 feet to the northeast end of said Right-of-Way corner clip, same being on the southwest line of said Uplands Drive, same also being the beginning of a non-tangent curve to the left having a radius of 724.00 feet, a central angle of 18 degrees 28 minutes 35 seconds, and a chord that bears North 40 degrees 56 minutes 09 seconds West a distance of 232.46 feet to a point for corner in the southeast Right-of-Way line of said Wessex Court;

THENCE North 46 degrees 54 minutes 54 seconds East, along the southeast Right-of-Way line of said Wessex Drive, a distance of 478.38 feet to a point for corner at the beginning of a tangent curve to the left having a radius of 626.00 feet, a central angle of 08 degrees 11 minutes 00 seconds, and a chord that bears North 42 degrees 49 minutes 24 seconds East a distance of 89.33 feet;

# EXHIBIT B

THENCE along said Right-of-Way and said curve, an arc distance of 89.41 feet to the west end of a right-of-way corner clip at the intersection of the southeast Right-of-Way line of said Wessex Court and the southwest Right-of-Way line of said Alma Road;

THENCE North 83 degrees 09 minutes 29 seconds East, along said corner clip, a distance of 21.32 feet to the POINT OF BEGINNING and containing 156,716 square feet or 3.598 acres of land, more or less.

# EXHIBIT C

## METES & BOUNDS

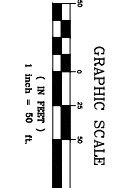
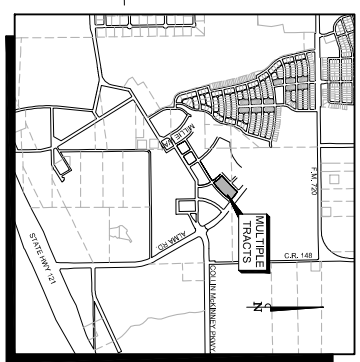
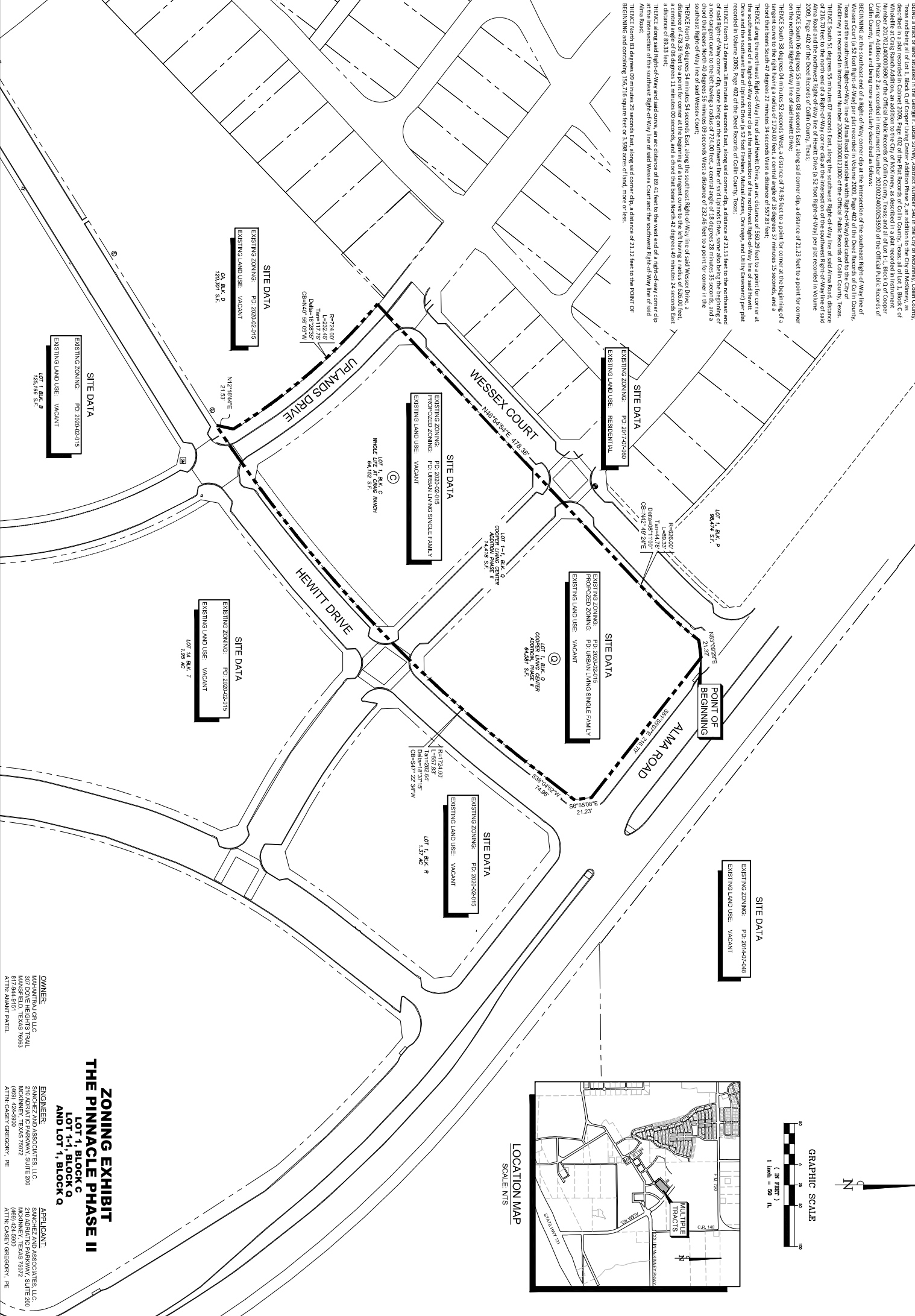
BEING a tract of land situated in the George F. Lucas Survey, Abstract Number 540 in the City of McKinney, Collin County, Texas and being all of Lot 1, Block Q of Cooper Living Center Addition Phase 2, an addition to the City of McKinney, Texas, as described in a plat recorded in Volume 2009, Page 402 of the Plat Records of Collin County, Texas; all of Lot 1, Block C of Cooper Living Center Addition Phase 2, as recorded in Volume 2009, Page 402 of the Plat Records of Collin County, Texas; and all of Lot 1, Block Q of Cooper Living Center Addition Phase 2, as recorded in Instrument Number 2009013000121000 of the Official Public Records of Collin County, Texas; and all of Lot 1, Block Q of Cooper Living Center Addition Phase 2, as recorded in Instrument Number 2009013000121000 of the Official Public Records of Collin County, Texas; and being more particularly described as follows:

**BEGINNING** at the southeast corner of a Right-of-Way corner clip at the intersection of the southeast right-of-way line of the southwest right-of-way line of said Hewitt Drive, a distance of 150.29 feet to a point for corner at the southwest right-of-way line of said Alma Road, a distance of 174.96 feet to a point for corner at the beginning of a tangent curve to the right having a radius of 1724.00 feet, a central angle of 18 degrees 37 minutes 15 seconds, and a length of 29.52 feet; 29.52 feet West 9 degrees 08 minutes 39 seconds West a distance of 393.88 feet to a point for corner at the southwest end of a Right-of-Way corner clip at the intersection of the northwest right-of-way line of said Hewitt Drive and the southwest line of Uplands Drive is 52 feet Firelane, Mutual Access, Easement, and Utility Easement) per plat recorded in Volume 2009, Page 402 of the Plat Records of Collin County, Texas;

**THENCE** North 12 degrees 18 minutes 44 seconds East, along said corner clip, a distance of 21.53 feet to the northeast end of a non-tangent curve to the left having a radius of 724.00 feet, a central angle of 18 degrees 28 minutes 55 seconds, and a chord that bears North 40 degrees 56 minutes 09 seconds West a distance of 232.46 feet to a point for corner in the southeast right-of-way line of said Wessex Court;

**THENCE** North 46 degrees 54 minutes 54 seconds East, along the southeast right-of-way line of said Wessex Drive, a distance of 111.11 feet to a point for corner at the southeast end of a Right-of-Way corner clip, a distance of 89.41 feet to the west end of a Right-of-Way corner clip at the intersection of the southeast right-of-way line of said Wessex Court and the southwest right-of-way line of said Alma Road, a distance of 111.11 feet to a point for corner at the northwest right-of-way line of said Hewitt Drive;

**THENCE** South 83 degrees 09 minutes 29 seconds East, along said corner clip, a distance of 21.32 feet to the **POINT OF BEGINNING** and containing 156,716 square feet or 3.588 acres of land, more or less.



**ZONING EXHIBIT  
THE PINNACLE PHASE II  
LOT 1, BLOCK C  
LOT 1-1, BLOCK Q  
AND LOT 1, BLOCK Q**

**OWNER:**  
MANANTIA LOGIC LLC  
307 DOVE HEIGHTS TRAIL  
MCKINNEY, TEXAS 75063  
ATTN: MANANTIA PATEL

**ENGINEERS:**  
SANCHEZ AND ASSOCIATES, L.L.C.  
210 ADVANTIC PARKWAY, SUITE 200  
MCKINNEY, TEXAS 75072  
ATTN: CASPER GREGORY, PE

**APPLICANT:**  
SANCHEZ AND ASSOCIATES, L.L.C.  
210 ADVANTIC PARKWAY, SUITE 200  
MCKINNEY, TEXAS 75072  
ATTN: CASPER GREGORY, PE

<b>Scale:</b> SEE GRAPHIC SCALE
<b>Designed by:</b> RDG
<b>Drawn by:</b> CDR
<b>Checked by:</b> RDG
<b>Date:</b> 9/5/2023
<b>Project No.:</b> 02145.005

## ZONING EXHIBIT

# THE PINNACLE PHASE II

DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

Master Planning  
Civil Engineering  
Land Development

210 Advantic Parkway, Suite 200  
McKinney, TX 75072  
Tel: 469.424.5900  
Fax: 214.544.3200  
Certificate of Registration No. F-8663

# EXHIBIT D

## PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

The subject property shall be zoned "PD" - Planned Development District. Use and development of the subject property shall conform to the regulations contained herein (the "Regulations").

### 1. Proposed Development Standards

#### a. *Permitted Uses.*

- i. Single-family detached;
- ii. Amenity center, neighborhood;
- iii. Recreation area, private.

#### b. *Uses Permitted with a Specific Use Permit (SUP)*

- i. Utility Substation;
- ii. Bed & Breakfast.

#### c. *Permitted Accessory Uses*

- i. Accessory building, detached;
- ii. Accessory dwelling unit;
- iii. Accessory structure;
- iv. Electric vehicle charging station;
- v. Home occupation.

### 2. Space Limits

- i. Minimum lot width: 30'
- ii. Minimum lot depth: 85'
- iii. Minimum lot area: 2,550 sq. ft.
- iv. Front yard setback: 10'
- v. Rear yard setback: 8'
- vi. Minimum side yard setback: Houses will be situated on a lot as either a zero lot line configuration or a centered configuration with a minimum of six (6) feet of separation will be provided between buildings. If an easement is required between houses a minimum ten (10) feet of separation will be provided. For houses on a zero lot line configuration, the minimum side yard setback on one side may be zero feet as long as a minimum of six (6) feet of side yard has been provided on the opposite side yard. For houses centered on lots, the minimum side yard setback will be three (3) feet.

# EXHIBIT D

- vii. Minimum side yard at corner: Five (5) feet (except where otherwise warranted to maintain sight visibility requirements as determined by the City Engineer). If an adjacent lot is fronting onto the same street, the side yard at corner will be no less than the front build-to line of the adjacent lot.
- viii. Minimum Building Height: 2 stories (35 feet)
- ix. Maximum Building Height: 3 stories (45 feet)
- x. Minimum Density: Seven (7) dwelling units per acre

### 3. Miscellaneous

- i. Each lot shall be required to provide at least 1 canopy tree in the front yard. The placement of trees may not impede sight visibility. If a required tree conflicts with sight visibility requirements, the tree may be relocated to another appropriate area in the immediate vicinity contained within the area of the property line to the front yard setback, as determined by the Director of Planning.

### 4. Overarching Design Guidelines:

- a. Architectural design, parking, landscaping, loading and screening shall adhere to the requirements outlined within the City of McKinney Comprehensive Zoning Ordinance, as amended from time to time, except as indicated herein.
- b. *Landscaping.*
  - i. One canopy tree shall be installed every 30 linear feet along all public rights-of-way. These trees may be clustered in special cases to facilitate a creative design or to accommodate public utilities or to implement sight visibility requirements or to accommodate fire department access. In no case shall the ratio of tree be less than 1 per 30 feet of frontage.
- c. *Sidewalks.*
  - i. 10' wide sidewalks shall be provided along Alma Road. All other streets within the development shall feature sidewalks with a minimum of 6' in width.

*d. Urban Design Requirements.*

i. All development shall conform to the following:

1. Single-family detached lots will be served by an alley.

*e. Parking Provisions.*

- i. On-street, parallel parking shall be allowed, except in locations prohibited by the Fire Marshal in order to provide emergency services access or by the director of Engineering in order to provide adequate intersection capacity or visibility.