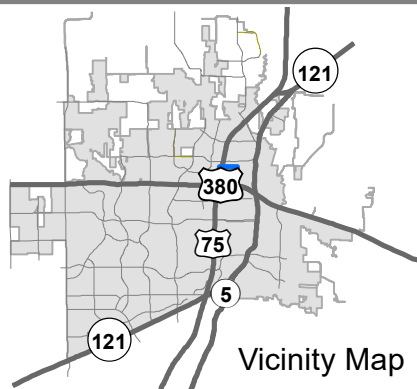
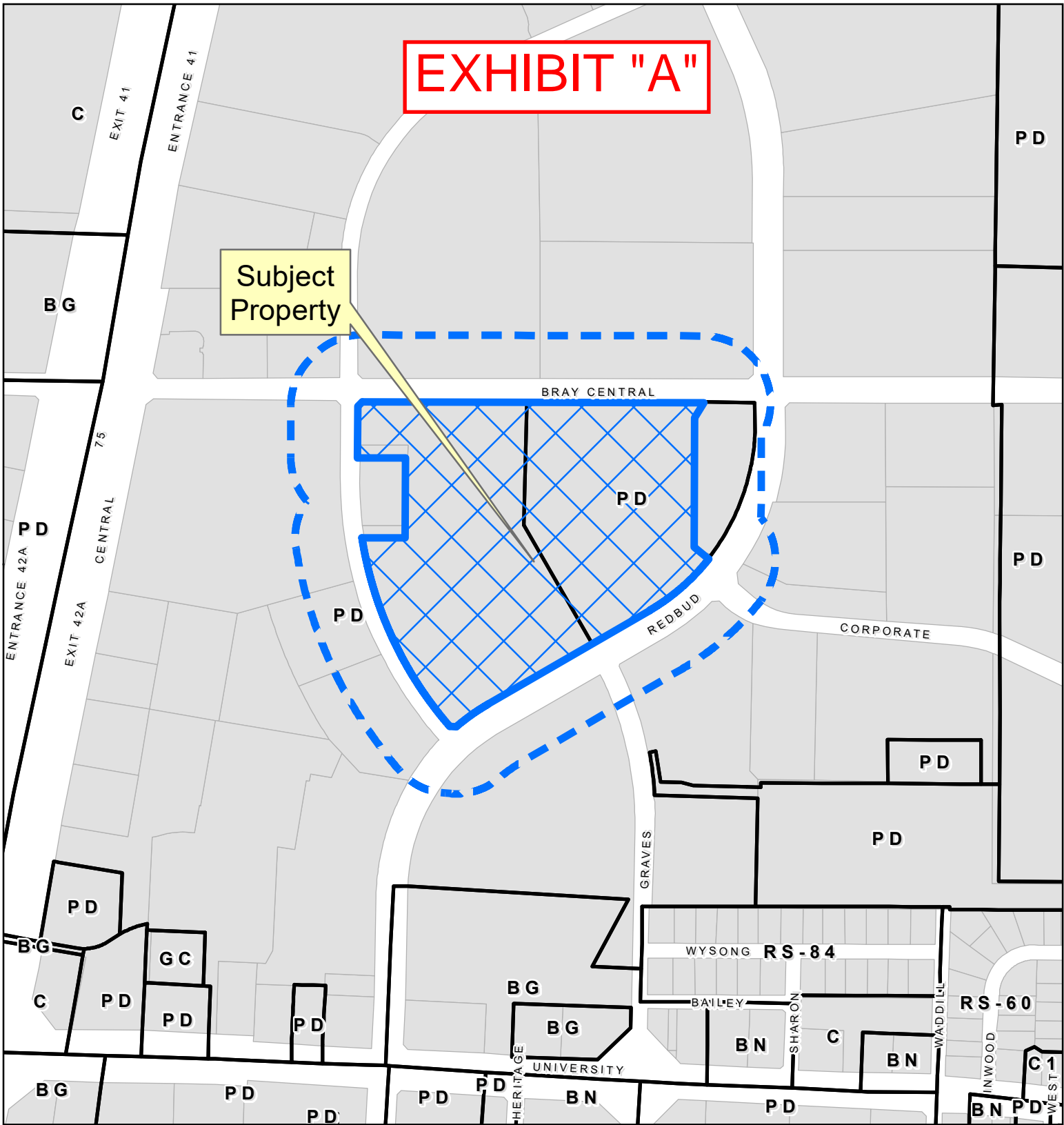


EXHIBIT "A"

Subject
Property



Property Owner Notification Map

ZONE2024-0103

0 225 450 Feet



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"

PROPERTY DESCRIPTION

BEING a tract of land situated in the Samuel McFall Survey, Abstract No. 641 and the Benjamin F. Stapp Survey, Abstract No. 837, City of McKinney, Collin County, Texas being all of Lot 1R, Block F of Bray Central Two, an addition to the City of McKinney recorded in Volume 5599, Page 408, of the Plat Records of Collin County, Texas (P.R.C.C.T.), and being more particularly described as follows with all bearings being based on true north of the Texas Coordinate System of 1983, North Central Zone:

BEGINNING at the northmost northwest corner of said Lot 1R, being in the south right-of-way line of Bray Central Drive, an 80 foot right-of-way dedicated to the City of McKinney by plat recorded in Cabinet G, Slide 12, P.R.C.C.T.;

THENCE South $89^{\circ}49'46''$ East, with the north line of said Lot 1R and said south right-of-way line, 1,152.37 feet to the northeast corner of said Lot 1R, same being the northwest corner of Lot 3R, Block F of said Bray Central Two;

THENCE with the common lines of said Lot 1R and said Lot 3R the following courses:

South $31^{\circ}51'05''$ West, 59.77 feet;

South $00^{\circ}10'15''$ West, 436.19 feet;

South $50^{\circ}43'16''$ East, 63.03 feet to an east corner of said Lot 1R and the south corner of said Lot 3R, same being the beginning of a non-tangent curve to the right with a radius of 700.00 feet, a central angle of $21^{\circ}48'33''$, and a chord bearing and distance of South $48^{\circ}57'20''$ West, 264.84 feet;

THENCE in a westerly direction, with the southeast line of said Lot 1R, common with the northwest right-of-way line of Redbud Boulevard, a 100 foot right-of-way dedicated to the City of McKinney by plat recorded in Cabinet G, Slide 12, P.R.C.C.T., and with said non-tangent curve to the right, an arc distance of 266.45 feet;

THENCE South $59^{\circ}51'36''$ West, continuing with said common line 627.29 feet to an angle point in said common line, being the beginning of a tangent curve to the left with a radius of 750.00 feet, a central angle of $10^{\circ}14'22''$, and a chord bearing and distance of South $54^{\circ}44'25''$ West, 133.86 feet;

THENCE in a westerly direction, continuing with said common line, and with said tangent curve to the left, an arc distance of 134.03 feet to the eastmost southwest corner of said Lot 1R;

THENCE North $86^{\circ}08'20''$ West, continuing with said common line, 21.28 feet to the westmost southwest corner of said Lot 1R, being in the east right-of-way line of Central Circle, a 60 foot right-of-way dedicated to the City of McKinney by plat recorded in Cabinet G, Slide 12, P.R.C.C.T., same being the beginning of a non-tangent curve to the right with a radius of 1,270.00 feet, a central angle of $32^{\circ}04'01''$, and a chord bearing and distance of North $24^{\circ}57'11''$ West, 701.55 feet;

THENCE in a northerly direction, with the west line of said Lot 1R, common with the east right-of-way line of said Central Circle, and with said non-tangent curve to the right, an arc distance of

EXHIBIT "B"

710.79 feet to a west corner of said Lot 1R, same being the southwest corner of Lot 2R, Block F, of said Bray Central Two;

THENCE with the common lines of said Lot 1R and said Lot 2R the following courses:

South 89°49'46" East, 145.54 feet;

North 00°10'15" East, 270.00 feet;

North 89°49'46" West, 161.49 feet;

THENCE North 00°10'14" East, continuing with the west line of said Lot 1R and said east right-of-way line, 173.95 feet to the southmost northwest corner of said Lot 1R;

THENCE North 45°10'14" East, continuing with said west line, 21.21 feet to the **POINT OF BEGINNING** and containing 21.175 acres of land.

Revised: B. Thompson, Esq., January 28, 2025 09:29:32 AM. K:\SNA_SNA\063363245 - MW 206-1007 MCKINNEY TIA\CD\EXHIBIT ZONING EXHIBIT 4-03
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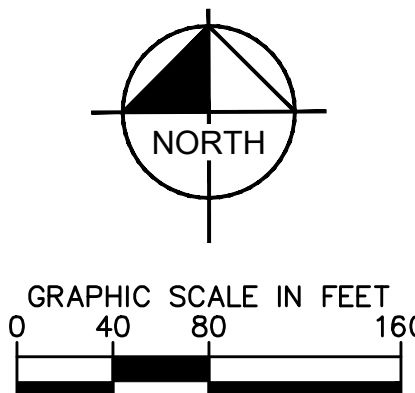
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C

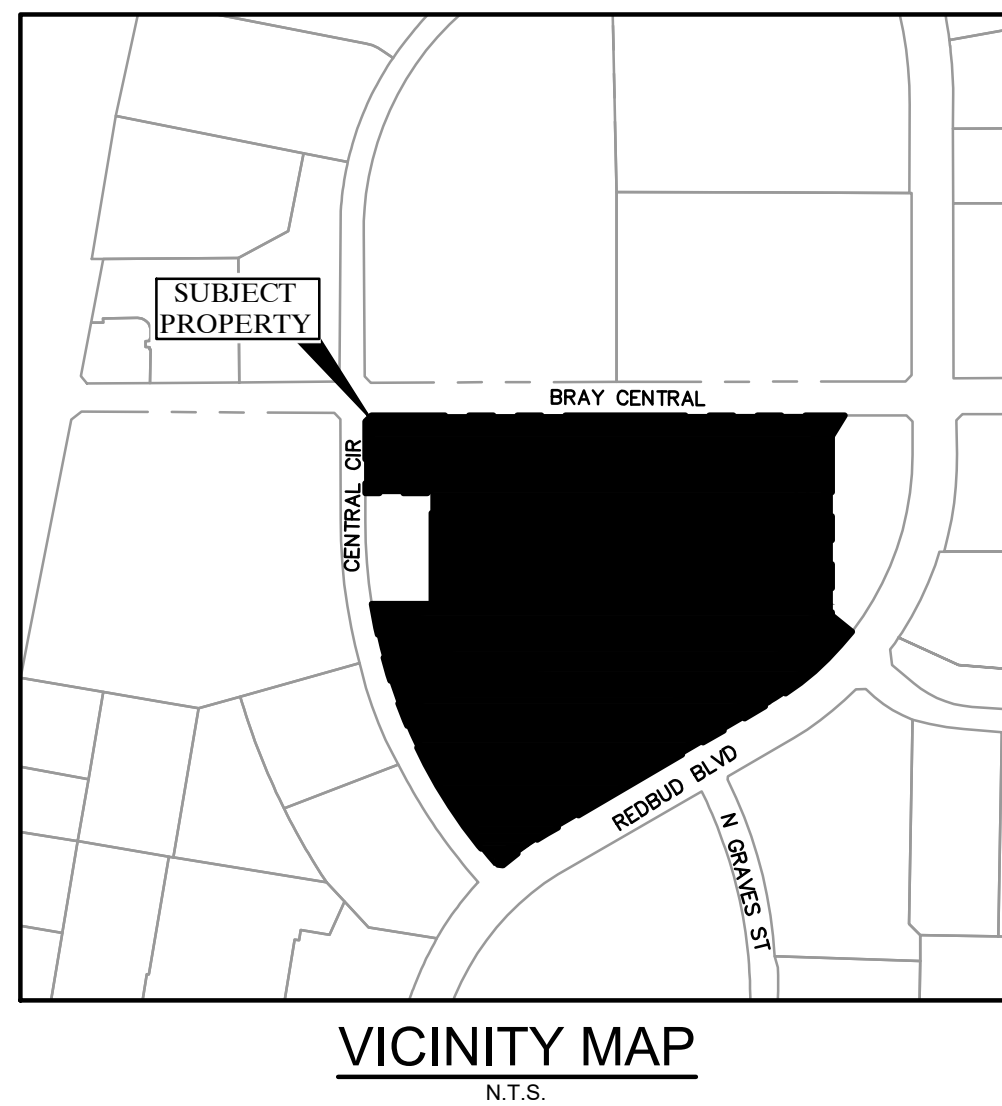
B

A

EXHIBIT "C"



LEGEND	
	WALMART PROPERTY LINE
	PROPOSED FIRE LANE
	EXISTING CONCRETE CURB
	CART CORRAL
	FIRE LANE PAVEMENT



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KHA PROJECT	063363245
DATE	1/20/25
SCALE	AS SHOWN
DESIGNED BY:	FT
DRAWN BY:	FT
CHECKED BY:	AM

ZONING EXHIBIT

STORE# 206-1007
PREPARED FOR
WALMART

SHEET NUMBER
EX-1

EXHIBIT "D"



PD Development Regulations

The subject property (the "Property") shall be zoned as the existing "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. Retail
 - 1.2. Office Showroom/Warehouse
 - 1.3. Office
 - 1.4. Warehouse
 - 1.5. Drone Delivery
2. Accessory Uses Permitted with Criteria (as specified in the Unified Development Code):
 - 2.1. Detached Accessory Structures
3. Space Limits
 - 3.1. Minimum Lot Area: 0 SF
 - 3.2. Minimum Lot Width: 0 ft
 - 3.3. Minimum Lot Depth: 0 ft
 - 3.4. Minimum Front Yard Setback: 25 ft
 - 3.5. Minimum Rear Yard Setback: 25 ft
 - 3.6. Minimum Side Yard Setback: 25 ft
 - 3.7. Maximum Height of buildings and structure: 35 ft
 - 3.8. No building or structure shall be within a minimum distance of 100 feet from the South boundary of the subject property.
4. Site and Development Standards
 - 4.1. Screening Requirements:
 - 4.1.1. The required screening around the added site shall be installed as shown in the zoning exhibit with a fence surrounding the entirety of loading and charging stations for drones.
 - 4.1.2. The existing tree line along the eastern property line shall be maintained by the property owner. For any tree that is removed within this area, for any reason, the property owner is required to plant a minimum of one (1) canopy tree that meets the standards of the City of McKinney Unified Development Code (UDC) within the general area.