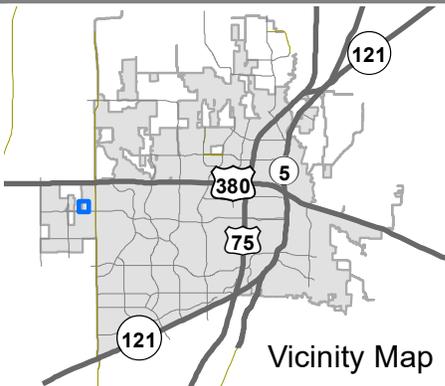
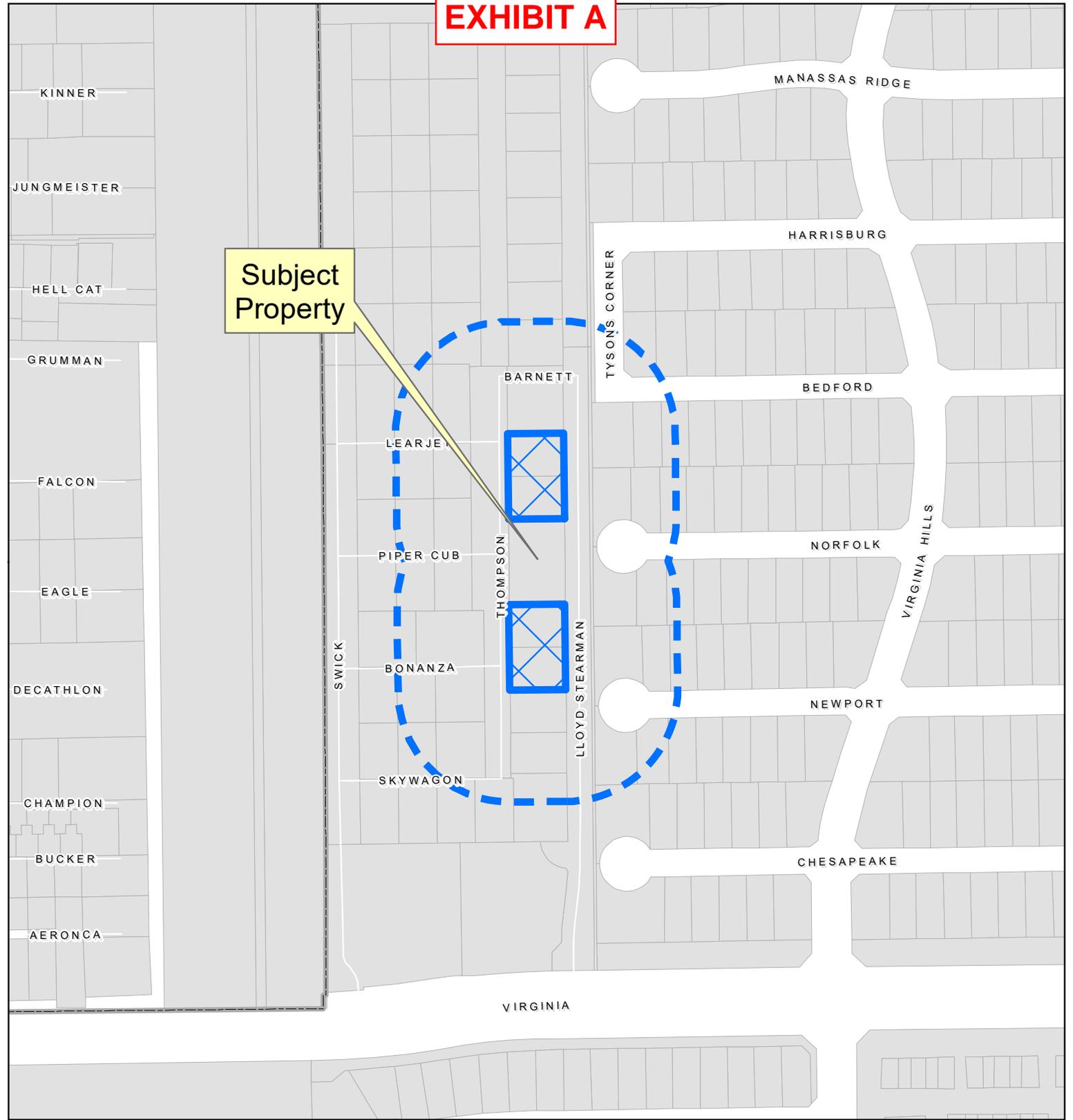


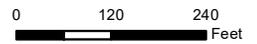
# EXHIBIT A



Vicinity Map

## Location Map

ZONE2025-0170



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

### TRACT 4A AND 4B

### METES AND BOUNDS

BEING Two (2) tracks of land, both being 0.369 acres of land situated in the John R. Borrows Survey, Abstract No. 70, Collin County, Texas, said 0.369 acre tracts being Lots 5R1, 6R1 and 9R1 and 10R1, 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 2013, Page 5, Official Public Records, Collin County, Texas, said 6.4500 acre tract being more particularly described by metes and bounds as follows:

Tract 4A:

**BEGINNING** at a 1/2" iron rod found for corner in the west easement line of Lloyd Stearman Drive (private road), also know as Common Area A-1, Block A of said Aero Country East Addition and the north line of Lot 4R1, Block A of said Aero Country East Addition;

**THENCE** South 89°20'41" West along the common line of said Lot 4R1 and the south line of Lot 5R1, Block A of said Aero Country East Addition, a distance of 102.50 feet to a point for corner in the east easement line of Thompson Lane (private road) also know as Common Area A-4, Block A of said Aero country East Addition;

**THENCE** North 00°39'19" West along the east line of Common Area A-4, Block A of said Aero Country East Addition, passing at a distance 78.50 feet, the northwest corner of Lot 5R1, Block A, continuing for a total distance of 157.00 feet to the northwest corner of said Lot 5R1, Block A to a point for corner in the south line of Lot 8R1, Block A of Aero Country East Addition as recorded in Volume :

**THENCE** North 89°20'41" East, along the common line of said Lot 5R1 and the south line of said Lot 8R2, Block A, a distance of 102.50 feet to a point for corner in the west line of said Lloyd Stearman Drive easement line;

**THENCE** South 00°39'19" East, along said west easement line of Lloyd Stearman Drive, a distance of 157.00 feet to the **POINT OF BEGINNING**, containing 16,093 square feet, or 0.369 acres, more or less.

Tract 4B:

**BEGINNING** at a 1/2" iron rod found for corner in the west easement line of Lloyd Stearman Drive (private road), also know as Common Area A-1, Block A of said Aero Country East Addition and the north line of Lot 8R2, Block A of said Aero Country East Addition;

**THENCE** South 89°20'41" West along the common line of said Lot 8R2 and the south line of Lot 9R1, Block A of said Aero Country East Addition, a distance of 102.50 feet to a point for corner in the east easement line of Thompson Lane (private road) also know as Common Area A-4, Block A of said Aero country East Addition;

**THENCE** N 00°39'19" West along the east line of Common Area A-4, Block A of said Aero Country East Addition, passing at a distance 78.50 feet, the northwest corner of Lot 9R1, Block A, continuing

## EXHIBIT B

for a total distance of 157.00 feet to the northwest corner of said Lot 10R1, Block A to a point for corner in the south line of Lot 11R1, Block A of Aero Country East Addition:

**THENCE** North 89°20'41" East, along the common line of said Lot 10R1 and the south line of said Lot 11R1, Block A, a distance of 102.50 feet to a point for corner in the west line of said Lloyd Stearman Drive easement line;

**THENCE** South 00°39'19" East, along said west easement line of Lloyd Stearman Drive, a distance of 157.00 feet to the **POINT OF BEGINNING**, containing 16,093 square feet, or 0.369 acres, more or less.



# 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 is divided into Two (2) tracts 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.

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### Screening:

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