

EXHIBIT A

Subject
Property

AG

TRINITY FALLS

PD

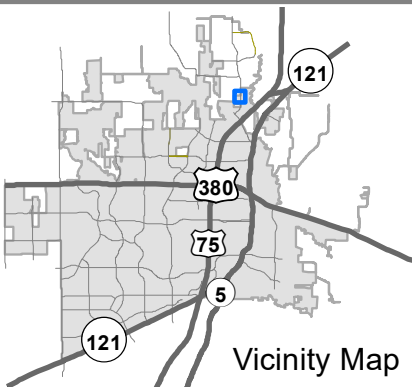
Property Owner Notification Map

ZONE2024-0051

0 130 260 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.



Vicinity Map

EXHIBIT B

PARENT PARCEL
HEMPHILL
AMANDA FERGUSON
1780
(PER FILE NO. 01-24011711)

1.6974 ACRES OF LAND SITUATED IN COLLIN COUNTY, TEXAS, IN THE MEREDITH HART SURVEY, ABSTRACT NO. 371, BEING A RESURVEY OF PART OF 'THE 30-ACRE TRACT' DESCRIBED IN A DEED FROM JAMES E. (JIMMY) CRUMP AND WIFE, SHIRLEY CRUMP TO CRUMP'S GARDEN, INC. DATED OCT. 3, 1986, RECORDED IN VOLUME 2476, PAGE 208 OF THE COLLIN COUNTY DEED RECORDS, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE EAST LINE OF SAID THE 30-ACRE TRACT AND AT THE SOUTHEAST CORNER OF THE WILLIA R. CRUMP 1 ACRE, REF. VOLUME 1137, PAGE 615 AND IN THE WEST R.O.W. LINE OF FARM ROAD NO. 543;

THENCE SOUTH 0°02' EAST, 310.41 FEET WITH THE EAST LINE OF SAID THE 30-ACRE TRACT AND WITH SAID WEST R.O.W. LINE TO AN IRON PIN SET IN SAID LINE, AT THE NORTHEAST CORNER OF A 1.7408 ACRE TRACT;

THENCE NORTH 89°51'03" WEST, 226.19 FEET WITH THE NORTH LINE OF SAID 1.7408 ACRE TRACT TO AN IRON PIN SET AT THE NORTHWEST CORNER OF SAID 1.7408 ACRE TRACT;

THENCE NORTH 0°02' WEST, 519.44 FEET TO AN IRON PIN SET IN THE NORTH LINE FENCE OF SAID THE 30-ACRE TRACT AND IN THE SOUTH LINE OF THE JOE B. CRUMP 30.25 ACRES, REF. V. 756, P. 672;

THENCE SOUTH 89°45'24" EAST, 17.91 FEET WITH SAID NORTH LINE AND SAID SOUTH LINE AND WITH SAID FENCE TO AN IRON PIN FOUND IN SAID LINE AT THE NORTHWEST CORNER OF SAID 1 ACRE TRACT;

THENCE SOUTH 0°06'25" WEST, 208.66 FEET WITH THE WEST LINE OF SAID 1 ACRE TRACT TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID 1 ACRE TRACT;

THENCE SOUTH 89°45'24" EAST, 208.79 FEET WITH THE SOUTH LINE OF SAID 1 ACRE TRACT TO THE PLACE OF BEGINNING AND CONTAINING 1.6974 ACRES OF LAND.

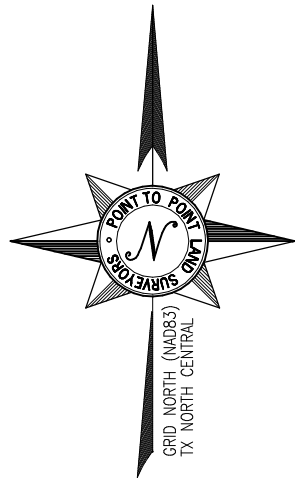
*SURVEYOR'S NOTE: SCRIVENER'S ERROR FIXED ON FIRST CALL SOUTH 0°20' EAST CHANGED TO SOUTH 0°02' EAST

As shown in a survey prepared for Hemphill by POINT TO POINT LAND SURVEYORS, INC. dated March 25, 2024, last revised August 9, 2024.

ZONING EXHIBIT

BEARINGS AND DISTANCES SHOWN HEREON
(PER INSTRUMENT NUMBER 20210301000391790)

ZONE2025-0017



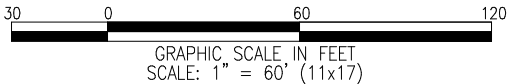
PARENT PARCEL

OWNER: TAMMY JUNE ROGERS
SITE ADDRESS: TRINITY FALLS PARKWAY, MCKINNEY, TX 75071
PARCEL ID: 2119967
AREA: 1.6974 ACRES (PER TAX ASSESSOR)
ZONED: C - 2 (LOCAL COMMERCIAL DISTRICT)
ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS
REFERENCE: INST 20210301000391790

GNSS NOTES

THE FOLLOWING GNSS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:
POSITIONAL ACCURACY: 0.02 FEET (HORZ) 0.21 FEET (VERT)
TYPE OF EQUIPMENT: CARLSON BRX7 BASE AND ROVER, DUAL FREQUENCY
TYPE OF GNSS FIELD PROCEDURE: ONLINE POSITION USER SERVICE
DATE OF SURVEY: 3/12/2024
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99985631 CENTERED ON THE BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 1.02621944"
BENCHMARKS USED: DF8986, DF8984, DF4385

LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
CRB	CAPPED REBAR
RB	REBAR
OTIP	OPEN TOP PIPE
UP	UTILITY POLE
LP	LIGHT POLE
SDMH	STORM DRAIN MANHOLE
BC	BACK OF CURB
OU	OVERHEAD UTILITY
BWF	BARBED WIRE FENCE
HH	HANDHOLE
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY



N/F
JAMES ALAN AUGSPURGER
PARCEL #: 2711142
INST 20140910000982890
ZONED PD-PLANNED DEVELOPMENT DISTRICT
USE: COMERCIAL

N00°02'00"W 519.44'

S00°06'25"W 208.66'

S89°45'24"E 17.91'

N/F
PARENT PARCEL
TAMMY JUNE ROGERS
PARCEL #: 2119967
INST 20210301000391790
ZONED C2-LOCAL COMMERCIAL DISTRICT
PROPOSED ZONING: PD
LAND USE: UNDEVELOPED
1.69 ACRES

N89°51'03"W 226.19'

N/F
NJV INVESTORS, LLC
PARCEL #: 2714746
INST 20150130000109420
ZONED AG-AGRICULTURAL DISTRICT
LAND USE: FARM & RANCH SINGLE FAMILY

LAND USE: FARM & RANCH SINGLE FAMILY

N/F
WILLIAM BRICE CRUMP
PARCEL #: 1061745
INST 2022000102277
ZONED AG-AGRICULTURAL DISTRICT
LAND USE: FARM & RANCH SINGLE FAMILY

EXHIBIT C

POB: IPF 5/8" CRB
N: 7147729.0416
E: 2543633.5179
PARCELS EAST OF
TRINITY FALLS PARKWAY
ARE ZONED
AG-AGRICULTURAL DISTRICT
LAND USE: AGRICULTURE

S00°02'00"E 310.41'

TRINITY FALLS PARKWAY
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
(PER INSTRUMENT NO. 20170831001170440)



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF VERIZON WIRELESS AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

BASIS OF BEARING: GNSS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY.

BASIS OF ELEVATION: GNSS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND CARLSON BRX7 BASE AND ROVER [DATE OF LAST FIELD VISIT: 3/12/2024]. SEE GNSS NOTES FOR GNSS EQUIPMENT.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON TEXAS GRID NORTH (NAD 83) NORTH CENTRAL ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO. :48085C0165J, DATED: 06/02/2009

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

TEXAS REGISTRATION NO. 10194197



Know what's below.
Call before you dig.



Justin Kyle Lawrence

NO.	DATE	REVISION
2.	08/09/24	LAYOUT & ZONING
3.	01/29/25	COMMENTS
4.	2/26/25	COMMENTS
5.	3/27/25	COMMENTS

* SPECIFIC PURPOSE SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497
(w) pointtopointsurvey.com
Texas Registration NO. 10194197



SPECIFIC PURPOSE SURVEY
PREPARED FOR:
ZONE2025-0017



HEMPHILL
1305 N. LOUISVILLE AVENUE
TULSA, OK 74115

AMANDA FERGUSON

SITE NO. 1780

MEREDITH HART SURVEY,
ABSTRACT 371,
COLLIN COUNTY, TEXAS

DRAWN BY: RJH

CHECKED BY: JKL

APPROVED: D. MILLER

DATE: MARCH 25, 2024

P2P JOB #: 240451TX

SHEET:

1

OF 1

EXHIBIT D

PD DISTRICT 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.

Permitted Land Uses

- Agricultural and ranching, private or wholesale
- Animal care and services, indoor only
- Arts or cultural center
- Assisted Living Facility
- Banks and financial services
- Civic club or fraternal organization
- Clinic, medical or dental
- College or university
- Commercial entertainment, indoor
- Community Care Facility
- Farmers' market, permanent
- Government facilities (city, excluding airport uses)
- Greenhouse or plant nursery
- Gym or fitness studio
- Hospital
- Hotel or motel
- Office
- Parking garage or lot, paid or private
- Personal service
- Reception or event center, indoor
- Recreation area, private
- School, business or trade
- School, public, private or parochial
- Telecommunication Structure, High-Rise

Permitted Land Uses Requiring Compliance with Use-Specific Criteria

- Car wash
- Community garden
- Cottage industrial
- Country club
- Craft consumables
- Day care center
- Dispatch office
- Electric vehicle charging facility
- Food truck operation sites
- Fuel sales, passenger vehicles
- Government or public facility (non-city)
- Gun range, indoor
- Radio or TV broadcast station
- Religious assembly
- Restaurant, brew pub
- Restaurant, carry out and delivery only
- Restaurant, dine-in
- Restaurant, drive-in or drive-through
- Retail sales
- Wind energy conversion system (WECS)

EXHIBIT D

Uses Permitted with SUP

- Animal care and services, outdoor area
- Commercial entertainment, outdoor
- Food truck courts
- Funeral home or mortuary
- Independent Living
- Office showroom/warehouse
- Private club
- Reception or event center, outdoor
- Self-storage
- Utility substation
- Vehicle repair, minor

Accessory Uses

- Caretaker's or watchman's quarters
- Donation collection container
- Drone delivery
- Electric vehicle charging station
- Helistop
- Outdoor storage

Temporary Uses

- Construction field office
- Religious or philanthropic uses
- Seasonal sales
- Warming station

Space Limits

- Minimum Lot Area: 0 square feet
- Minimum Lot Width: 0 feet
- Minimum Lot Depth: 0 feet
- Minimum Front Yard Setback: 20 feet
- Minimum Rear Yard Setback: 0 feet
- Minimum Side Yard Setback (interior lots): 0 feet
- Maximum Height: 45 feet

Site and Development Standards

Access

A 12" thick non-bituminous aggregate-surface access drive capable of supporting an 85,000 lb emergency vehicle is required until such time as the parcel is developed with a final parking and driveway plan which includes access to the High-Rise Telecommunication Structure. Within the Trinity Falls Parkway ROW the access will be a concrete driveway apron.

Residential Adjacency

When a non-residential use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property line(s):

Buildings	Setback (minimum)
• 1 story	30 feet
• 2 stories	50 feet

EXHIBIT D

- 3 or more stories 2 feet of setback for each foot of building height

Communication Antennas, Support Structures, and Satellite Dishes

All Communication Antennas, Support Structures, and Satellite Dishes shall adhere to the definitions and requirements established in the City's Unified Development Code (UDC), as amended, and the above PD regulations, except as noted below.

- Only one High-Rise Telecommunication Structure shall be allowed on the property.
- The minimum setback requirement for the High-Rise Telecommunication Structure, including in cases of residential adjacency, shall be 24.5 feet from the center of the monopole to the nearest property line.
- The maximum height for the High-Rise Telecommunication Structure shall be 155 feet with a 5-foot lightning rod. All other uses shall follow the requirements of the zoning district.
- The High-Rise Telecommunication Structure facility, including all associated ground equipment, must be enclosed by an 8' high masonry screening wall.
- Landscaping around the masonry screening wall must be a 4.5 foot wide buffer with evergreen shrubs spaced 3 feet on center and at least 3 feet high at planting.
- In addition to the evergreen shrubs required above, landscaping on the south side of the masonry screening wall must also include 6 canopy trees within the 10-foot-wide residential adjacency buffer and 3 additional canopy trees adjacent to the compound (one at the southwest corner of the compound, one at the southeast corner of the compound, and one in the middle).