



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**

- NO EXTERIOR LIGHTING SHALL BE ALLOWED ON THE PERIMETER OF THE BUILDINGS FACING THE ADJACENT EASTERN AND SOUTHERN PROPERTIES.
- NO MECHANICAL EQUIPMENT SHALL BE ALLOWED ON ANY ROOF WITHIN THIS ZONING.
- MAX BUILDING HEIGHT WITHIN THIS AREA IS 55 AGL.

**SPACE STANDARDS**

- MIN. LOT AREA: 0 FEET
- MIN. LOT WIDTH: 0 FEET
- MIN. LOT DEPTH: 0 FEET
- MIN. FRONT YARD: 20 FEET
- MIN. REAR YARD: 0 FEET
- MIN. SIDE YARD: 0 FEET
- MAX. BUILDING HEIGHT: 55 FEET.
- MIN. TOWER SETBACK FROM NON-RESIDENTIAL PROPERTY LINE: 10 FEET.
- MIN. TOWER SETBACK FROM RESIDENTIAL PROPERTY LINE: HEIGHT OF TOWER.

**TRACT I:**  
DESCRIPTION, OF A 4.2259 ACRE TRACT OF LAND SITUATED IN THE WILLIAM HUNT SURVEY, ABSTRACT NO. 450, COLLIN COUNTY, TEXAS; SAID TRACT BEING ALL OF LOT 5, BLOCK A, 380/LAKE FOREST ADDITION, LOTS 2R1, 3R, BLOCK A, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 2009, PAGE 127 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS; SAID 4.2259 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD FOUND AT AN ANGLE POINT IN THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 380 (A VARIABLE WIDTH RIGHT-OF-WAY); SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 5, BLOCK A;

THENCE, SOUTH 04 DEGREES, 31 MINUTES, 00 SECONDS WEST, ALONG THE SAID SOUTH LINE OF U.S. HIGHWAY 380 AND THE EAST LINE OF SAID LOT 5, BLOCK A, AT A DISTANCE OF 16.48 FEET PASSING AN ANGLE POINT IN THE SAID SOUTH LINE OF U.S. HIGHWAY 380 AND THE NORTHWEST CORNER OF BLOCK A, MEADOW RANCH ESTATES, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET C, PAGE 327 OF THE SAID PLAT RECORDS, CONTINUING ALONG THE COMMON LINE BETWEEN SAID LOT 5, BLOCK A AND SAID BLOCK A, MEADOW RANCH ESTATES, A DISTANCE OF 505.93 FEET TO A 1/2-INCH IRON ROD FOUND AT AN ANGLE POINT;

THENCE, SOUTH 38 DEGREES, 30 MINUTES, 34 SECONDS WEST, CONTINUING ALONG THE SAID COMMON LINE BETWEEN LOT 5, BLOCK A AND BLOCK A, MEADOW RANCH ESTATES, A DISTANCE OF 376.34 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER; SAID POINT ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN WARRANTY DEED TO CRAIG CHILDREN TRUST AND DAVID H. CRAIG IRREVOCABLE TRUST RECORDED IN VOLUME 5909, PAGE 4416 OF THE SAID DEED RECORDS;

THENCE, DEPARTING THE SAID COMMON LINE BETWEEN LOT 5, BLOCK A AND BLOCK A, MEADOW RANCH ESTATES AND ALONG THE COMMON LINE BETWEEN SAID LOT 5, BLOCK A AND SAID CRAIG CHILDREN TRACT, THE FOLLOWING TWO (2) CALLS:

NORTH 57 DEGREES, 54 MINUTES, 11 SECONDS WEST, A DISTANCE OF 81.70 FEET TO A 1/2-INCH IRON ROD FOUND AT AN ANGLE POINT;

NORTH 58 DEGREES, 57 MINUTES, 07 SECONDS WEST, A DISTANCE OF 54.62 FEET TO A 5/8-INCH IRON ROD WITH 'POGUE ENG & DEV' CAP FOUND FOR CORNER; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 2R2, BLOCK A, MINOR REPLAT OF 380/LAKE FOREST ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 2009, PAGE 202 OF THE SAID PLAT RECORDS;

THENCE, DUE NORTH, DEPARTING THE SAID COMMON LINE BETWEEN LOT 5, BLOCK A AND CRAIG CHILDREN TRACT AND ALONG THE COMMON LINE BETWEEN SAID LOT 5, BLOCK A AND SAID LOT 2R2, BLOCK A, AT A DISTANCE OF 333.02 FEET PASSING THE NORTHEAST CORNER OF SAID LOT 2R2, BLOCK A AND THE SOUTHEAST CORNER OF LOT 4, BLOCK A, MINOR REPLAT OF 380/LAKE FOREST ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 2006, PAGE 710 OF THE SAID PLAT RECORDS, CONTINUING ALONG THE COMMON LINE BETWEEN SAID LOT 5, BLOCK A AND SAID LOT 4, BLOCK A, IN ALL A TOTAL DISTANCE OF 506.60 FEET TO A 5/8-INCH IRON ROD WITH 'POGUE ENG & DEV' CAP FOUND FOR CORNER; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 3R, BLOCK A OF SAID 380/LAKE FOREST ADDITION;

THENCE, DEPARTING THE SAID COMMON LINE BETWEEN LOT 5, BLOCK A AND LOT 4, BLOCK A AND ALONG THE COMMON LINE BETWEEN SAID LOT 5, BLOCK A AND SAID LOT 3R, BLOCK A, THE FOLLOWING FOUR (4) CALLS:  
DUE EAST, A DISTANCE OF 312.55 FEET TO A 5/8-INCH IRON ROD WITH 'POGUE ENG & DEV' CAP FOUND FOR RE-ENTRANT CORNER; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 3R, BLOCK A;

NORTH 04 DEGREES, 31 MINUTES, 00 SECONDS EAST, A DISTANCE OF 127.05 FEET TO AN ANGLE POINT;

NORTH 40 DEGREES, 29 MINUTES, 00 SECONDS WEST, A DISTANCE OF 67.44 FEET TO A 1/2-INCH IRON ROD FOUND AT AN ANGLE POINT;

NORTH 01 DEGREES, 38 MINUTES, 07 SECONDS EAST, A DISTANCE OF 56.33 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER IN THE SAID SOUTH LINE OF U.S. HIGHWAY 380;

THENCE, ALONG THE SAID SOUTH LINE OF U.S. HIGHWAY 380 AND THE NORTH LINE OF SAID LOT 5, BLOCK A, THE FOLLOWING TWO (2) CALLS:

SOUTH 79 DEGREES, 12 MINUTES, 45 SECONDS EAST, A DISTANCE OF 83.83 FEET TO A 1/2-INCH IRON ROD FOUND AT ANGLE POINT;

NORTH 85 DEGREES, 36 MINUTES, 10 SECONDS EAST, A DISTANCE OF 27.52 FEET TO THE POINT OF BEGINNING;

CONTAINING, 184,081 SQUARE FEET OR 4.2259 ACRES OF LAND, MORE OR LESS.

BEING THE SAME PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED, RECORDED JUNE 20, 2008, AS INSTRUMENT #20080620000752560, DEED RECORDS OF COLLIN COUNTY, TEXAS.

TRACT II: (EASEMENT ESTATE)  
EASEMENT ESTATE AS CREATED IN MUTUAL ACCESS AGREEMENT BY AND BETWEEN MCKINNEY GROWTH II, L.P., A TEXAS LIMITED PARTNERSHIP AND DIAMOND SHAMROCK STATIONS, INC., A DELAWARE CORPORATION DATED AUGUST 24, 2004, FILED AUGUST 25, 2004, RECORDED IN VOLUME 5739, PAGE 640 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS. TRACT II (EASEMENT ESTATE) IS CONTIGUOUS TO TRACT III (EASEMENT ESTATE).

TRACT III: (EASEMENT ESTATE)  
EASEMENT ESTATE AS CREATED IN MUTUAL ACCESS AGREEMENT BY AND BETWEEN MCKINNEY GROWTH II, L.P., A TEXAS LIMITED PARTNERSHIP AND STANLEY A. POUNDS DATED APRIL 21, 2008, FILED APRIL 24, 2008, RECORDED IN COUNTY CLERK'S FILE NO. 20060424000544820 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS. TRACT III (EASEMENT ESTATE) IS CONTIGUOUS TO TRACT II (EASEMENT ESTATE) AND TRACT I.



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PRELIMINARY  
NOT FOR CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ZHENHONG GUO, P.E. LICENSE # 84667. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

No.	Description	Date
A	ISSUED	12/09/2024
B	ISSUED	01/22/2025
C	ISSUED	02/14/2025

SITE NAME  
LAKE FOREST

ZONING EXHIBIT

Project number	24-0083Z
Date	02-14-2025
Drawn by	KDR
Checked by	ZG

ZD.01

Scale