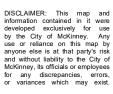


ZONE2025-0035









## **Property Legal Description**

135.992 ACRES

#### COLLIN COUNTY, TEXAS

### TRACT 1:

BEING a tract of land situated in the Meredith Hart Survey, Abstract No. 371, Collin County, Texas, and being all of a called 135.992 acre tract of land described in a deed as Tract 1-D, as recorded in Volume 935, Page 598 of the Land Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the northwest corner of said Tract 1-D, common to the southwest corner of Lot 3, Block A of Luxe Addition, Block A, Lots 2 & 3, according to the plat thereof recorded in <a href="Volume 2021">Volume 2021</a>, <a href="Page 587">Page 587</a> of the Plat Records of Collin County, Texas, being on the easterly line of a called 54.205 acre tract of land described in a deed to Lennar Homes of Texas Land and Construction, Ltd., as recorded in Instrument No. <a href="20220316000420370">20220316000420370</a> of the Official Public Records of Collin County, Texas;

THENCE South 87°04'26" East, departing the easterly line of said 54.205 acre tract, along the northerly line of said Tract 1-D and the southerly line of said Lot 3, a distance of 2,681.32 feet to a 1 inch iron pipe found for the northeast corner of said Tract 1-D, common to the southerly southeast corner of said Lot 3, being on the westerly line of a called 30.164 acre tract of land described in a deed to James A. Augspurger, as recorded in Instrument No. 2001-0105673 of the Land Records of Collin County, Texas;

THENCE South 00°45'10" West, along the easterly line of said Tract 1-D and along the westerly line of said 30.164 acre tract, a distance of 868.87 feet to a 1/2 inch iron rod found for the southwest corner of said 30.164 acre tract, common to the northwest corner of a called 43.416 acre tract of land described in a deed to Arch Resorts, LLC, as recorded in Instrument No. <a href="20140910000982880">20140910000982880</a> of the Official Public Records of Collin County, Texas;

THENCE South 00°58'37" West, continuing along the easterly line of said Tract 1-D and along the westerly line of said

43.416 acre tract, a distance of 1,272.15 feet to a 1 inch iron pipe found for the southeast corner of said Tract 1-D, common to the northeast corner of a called 153.125 acre tract of land described in a deed as Tract 14, as recorded in Instrument No. <a href="https://doi.org/10.2016/journal.com/20210708001376610">20210708001376610</a> of the Official Public Records of Collin County, Texas;

THENCE North 87°04'43" West, departing the westerly line of said 43.416 acre tract, along the southerly line of said Tract 1-D and the northerly line of said Tract 14, a distance of 2,956.08 feet to a 1/2 inch iron pipe found for the southwest corner of said Tract 1-D, common to the northwest corner of said Tract 14:

THENCE North 02°48'24" East, along the westerly line of said Tract 1-D, a distance of 191.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 03°09'24" East, continuing along the westerly line of said Tract 1-D, a distance of 584.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southerly northwest corner of said Tract 1-D;

THENCE North 89°07'55" East, along the northerly line of said Tract 1-D, passing at a distance of 225.73 feet the southwest corner of aforesaid 54.205 acre tract, being in the centerline of a creek, and continuing along the same course and along the southerly line of said 54.205 acre tract, for a total distance of 271.59 feet to an ell corner of said Tract 1-D, common to the southeast corner of said 54.205 acre tract, from which, a 1/2 inch iron rod with plastic cap stamped "GEER 4117" found for witness bears North 51°30' West, 0.57 feet;

## **Property Legal Description**

THENCE North 00°14'16" West, along the westerly line of said Tract 1-D and along the easterly line of said 54.205 acre tract, a distance of 1,348.06 feet to the POINT OF BEGINNING and containing 136.038 acres (5,925,803 square feet) of land, more or less.

### TRACT 2:

Access easement described in Warranty Deed recorded in Volume 935, Page 598, Real Property Records, Collin County, Texas; as affected by Partial Releases of Access Easement recorded in/under cc# 20130813001142600 and cc# 20140220000158210, Real Property Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

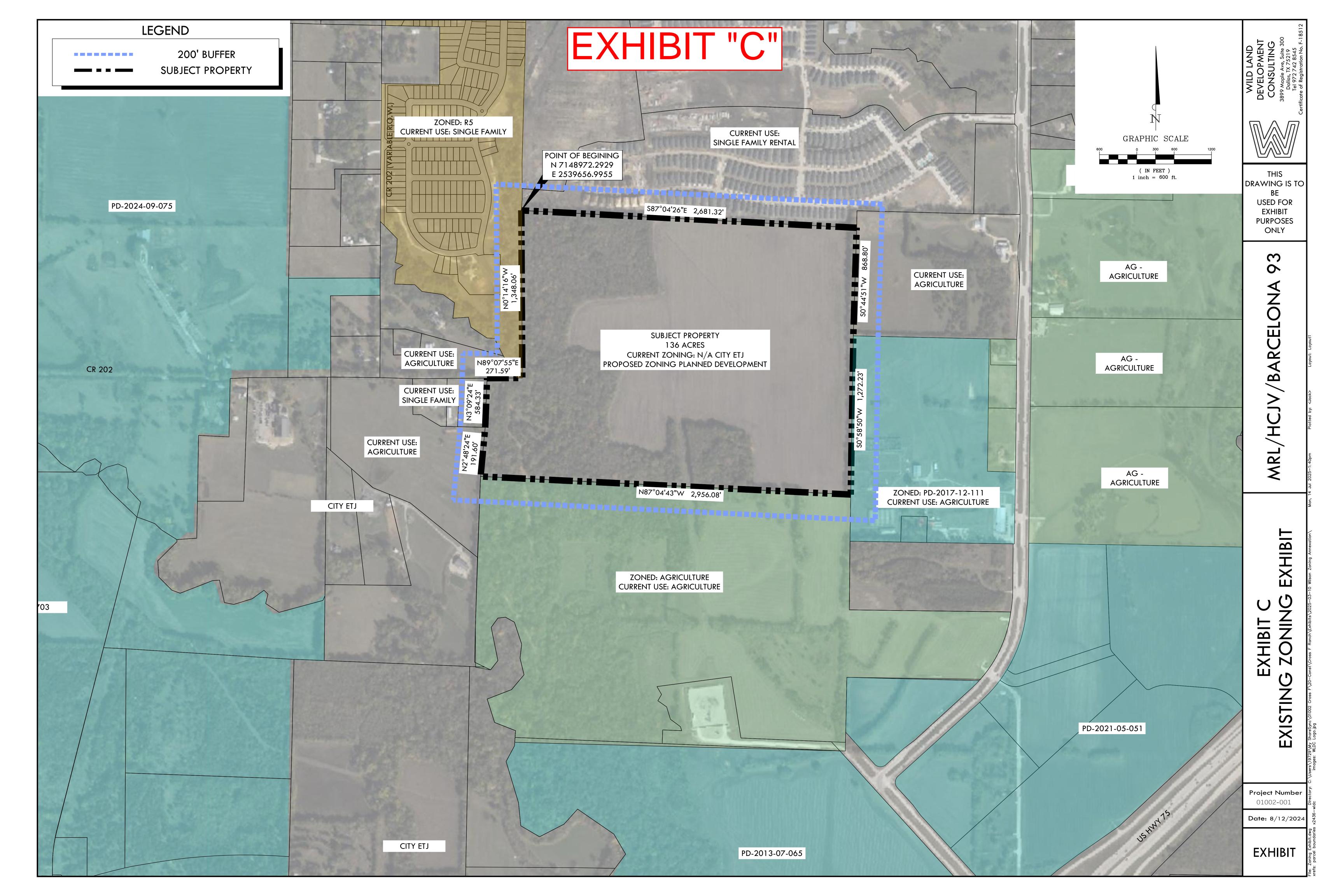
A 40 foot wide strip of land lying West of and adjacent to the following described line: BEGINNING at the southeast corner of said 135.992 acres this day deeded to Tom B. Wilson, Sr.: THENCE South 2 deg. 14 min. West 373.76 ft.

THENCE South 2 deg. 07 min. West 753.4 ft.;

THENCE South 2 deg. 03 min. West 956.10 ft.;

THENCE EASTERLY, and being a 40 foot wide easement, 20 feet on each side of the following described line: South 87 deg. 50 min. East 1088.1 ft.;

THEN continueing Easterly, and being a 20 ft. wide strip on the North side of the following described line: South 86 deg. 28 min. East 277.4 ft. to a point in the West R.O.W. line of Farm Road #543.





## **EXHIBIT D - Development Regulations**

<u>Applicable Regulations:</u> The Property shall be developed in compliance with the standards set forth herein and all other ordinances, rules and regulations of McKinney, as they currently exist, or may be amended in the future. In the event of a conflict between this Ordinance and any other City ordinance, rule or regulation, this Ordinance shall control. To the extent that any of the exhibits attached hereto are in conflict with the provisions of this Ordinance or one another, the provisions of this Ordinance, then the provisions of the Exhibits shall prevail in that order.

## 1) Definitions

- a) Property means the property described on Exhibit B ("Property Map") of this Ordinance.
- b) Residential Building Standards means the standards regulating setbacks, dimensions, height, and other development regulations for all Residential Districts within the Property further depicted in Table SFR-1.
- c) Zoning Ordinance means the McKinney Unified Development Code as amended.
- 2) Single-Family Residential ("SFR") Use Type Allowances. <u>The following standards provide for the permitted number of SFR Use Types:</u>
  - a) The overall number of SFR Units shall not exceed 600 in total at build-out.

The following minimum development standards apply to Single-Family Residential Units (detached and attached):

**Table SFR-1: Single-Family Residential Building Standards** 

	Lot Standards			Building Setbacks [2]				Max. Height	Min/Max Units
	Lot Area (sq ft)	Lot Width (ft)	Lot Depth (ft)	Front Yard (ft) [5]	Rear Yard (ft)	Side Interior (ft)	Side at Corner (ft)	Building Height (ft)	# of Units
Single-Family Residential Use Types [8]									
Traditional [6]	6,900	60	115	20	12 (20 for alley served)	5	15	35	Min. 100
Cottage [6]	5,500	50	110	20	10 (20 for alley served)	5 [1]	15	35	N/A
Villa [1,2,3,7]	3,600	32	55	15	3 or min of 20 for alley served	5 [1]	15	35	Max. 200

#### Notes:

- [1] Setback may be reduced to zero feet, so long as a minimum building separation of ten feet shall be maintained between dwelling units. If a zero-lot line product is to be constructed, this condition shall be applied on a block-by-block basis. The desired zero lot line side of each lot indented to accommodate such a residential product shall be indicated on a setback exhibit associated with an approved plat.
- [2] Lots less than 50' (fifty feet) in width shall be accessed via alleys abutting the rear of the lot.
- [3] These districts allow for meeting two of three minimum lot standards: area, width, or depth.
- [4] If detached single-family uses are constructed within these zoning districts, these uses shall adhere to the space limits governing the Villa district.
- [5] UDC provisions stating "Where a block is divided by two or more zoning districts, all lots shall comply with the requirements of the most restrictive front setback for the entire frontage" shall not apply.
- [6] A 10' (ten-foot) encroachment zone shall be permitted between the front setback and the front property line within which porches, patios, and similar structures may be constructed. For the purposes of this section, porches and patios shall mean covered, open air recreation spaces which may or may not feature railings and/or low walls (approximately 30 to 40 inches in height as measured from the finished floor level of the space) to create a sense of enclosure. Covered, open air spaces that feature floor to ceiling walls with or without windows or other openings (example: sun rooms, sun porch, solarium, greenhouse) shall not constitute a porch or patio.
- [7] A 7.5' (seven-and-a-half-foot) encroachment zone shall be permitted between the front setback and the front property line within which porches, patios, and similar structures may be constructed for Villa type.
- [8] Prior to the approval or recording of a final plat, a maximum of three model home building permits per home builder may be is sued, provided that a concrete paved surface with two points of access is available to access the units at the time of building permit issuance; however, no structure may be occupied until the final plat is approved and recorded.

# **Table U-1: Permitted Uses**

The definitions and associated criteria of each use shall correspond to the City of McKinney Unified Development Code (UDC).

P = Permitted use C = Addt'l use-specific criteria Blank cell = Prohibited use S = Specific Use Permit required	SINGLE- FAMILY RESIDENTIAL
A = Accessory use T = Temporary use	SFR
Single-family detached	Р
Single-family attached	Р
Duplex	Р
Triplex	Р
Quadplex	S
Multi-family, cottage	
Multi-family, traditional	
Independent living	
Assisted living facility	
Community care home	<u>C</u>
Community care facility	
Community transition facility	
Crisis support home	<u>C</u>
Crisis support facility	
Displacement shelter	
Agricultural and ranching, private or wholesale	Р
Agricultural and ranching, retail	
Amenity center, neighborhood	Р
Animal care and services, indoor only	
Animal care and services, outdoor area	
Animal care and services, outdoor boarding	
Arts or cultural center	
Auto, motorcycle, truck, or boat, rental or sales	
Banks and financial services	

Body art studio	
Car wash	
Cemetery	
Civic club or fraternal organization	
Clinic, medical or dental	
College or university	
Commercial entertainment, indoor	
Commercial entertainment, outdoor	
Commercial laundry (laundromat)	
Community garden	<u>C</u>
Contractor's yard	
Cottage industrial	
Country club	Р
Data center	
Day care center	
Dispatch office	
Electric vehicle charging facility	
Farmers' market, permanent	
Fuel sales, passenger vehicles	
Funeral home or mortuary	
Government facilities (city, excluding airport uses)	Р
Government or public facility (non-city)	
Greenhouse or plant nursery	
Gun range, indoor	
Gym or fitness studio	
Heavy machinery, rental, sales, and storage	
Hospital	
Hotel or motel	
Microbrewery, distillery, winery or cidery	
Office showroom/warehouse	
Office	
Parking garage or lot, paid or private	
Personal service	

Radio or TV broadcast station	
Reception or event center, indoor	
Reception or event center outdoor	
Recreation area, private	Р
Recreational vehicles, rental or sales	
Religious assembly	<u>C</u>
Restaurant, brew pub	
Restaurant, carry out and delivery only	
Restaurant, dine-in	
Restaurant, drive-in or drive- through	
Retail sales	
School, business or trade	
School, public, private or parochial	Р
Self-storage	
Stable, commercial	
Storage, automobile	
Transportation station	
Utility substation	<u>S</u>
Vehicle repair, major	
Vehicle repair, minor	
Accessory building, detached	<u>A</u>
Accessory dwelling unit	<u>A</u>
Accessory structure	A
Caretaker's or watchman's quarters	_
Electric vehicle charging station	A
Helistop	
Home occupation	A
Outdoor storage	_
Swimming pool	<u>A</u>
Batch plant (outdoor), temporary	
Construction field office	
Model home	<u></u>
Portable storage container	
Religious or philanthropic uses	
Seasonal sales	

Warming station	I
Bed & breakfast	<u>S</u>
Donation collection container	
Food truck courts	
Food truck operation sites	
Private club	
Telecommunication Structure, High Rise	
Telecommunication Structure, Low Rise	<u>C</u>
Telecommunication Structure, Stealth	<u>C</u>
Wind energy conversion system (WECS)	