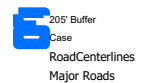
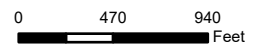
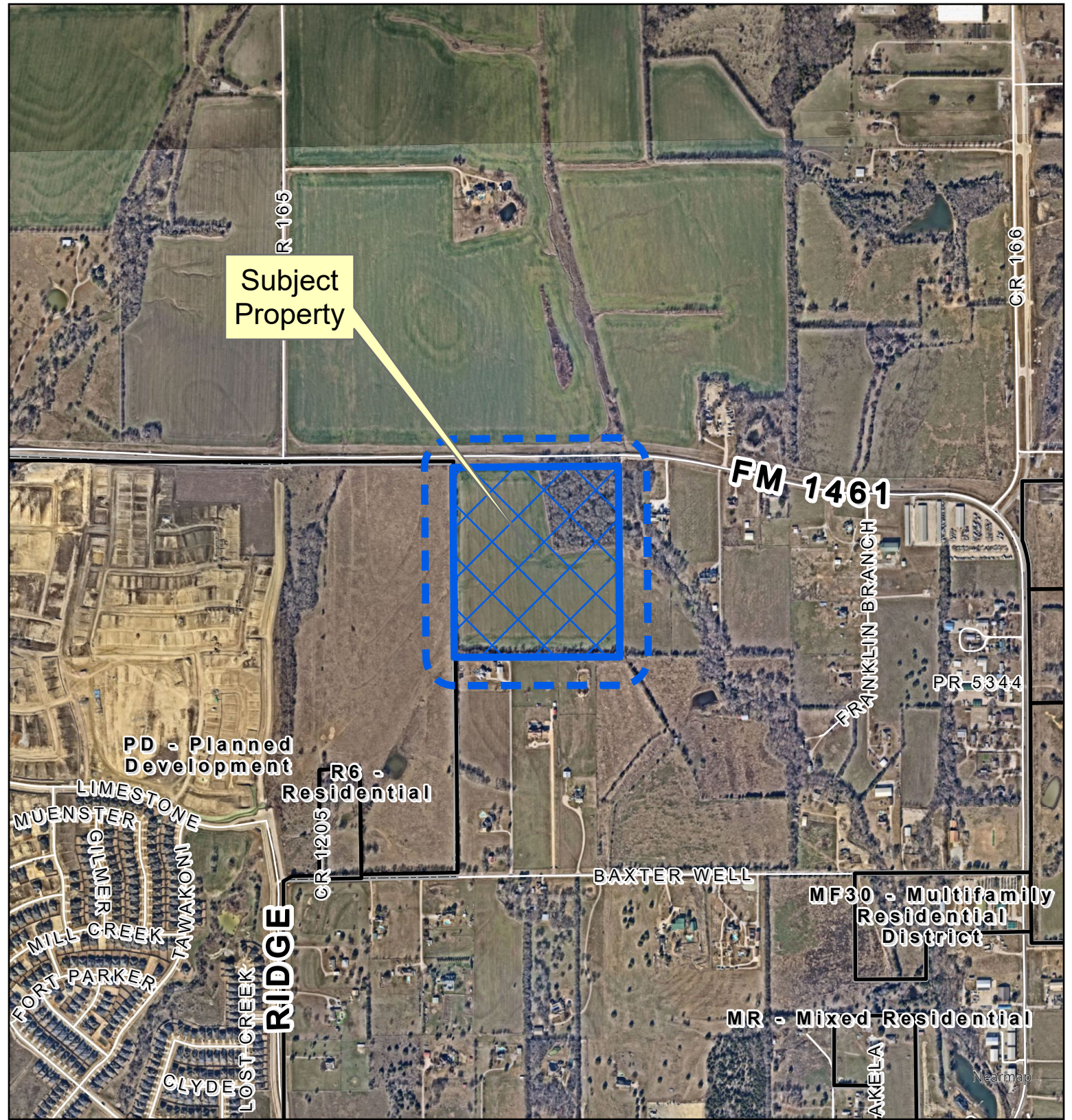


Location Map
 ZONE2025-0176



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.





Subject Property

FM 1461

PR-5344

PD - Planned Development

R6 - Residential

MF30 - Multifamily Residential District

MR - Mixed Residential

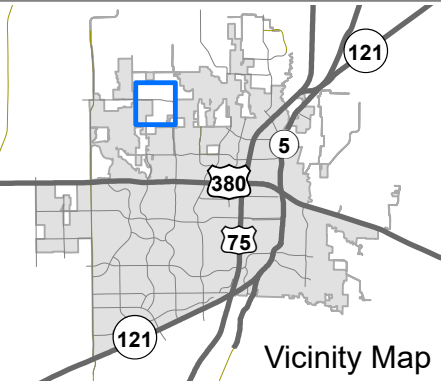
MUENSTER
LIMESTONE
GILMER
MILL CREEK
TAWAKONI
FORT PARKER
CLYDE
LOST CREEK

RIDGE

BAXTER WELL

AKELA

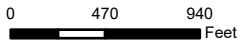
Nearmap



Vicinity Map

Aerial Map

ZONE2025-0176



205' Buffer
Case
Zoning
Road Centerlines



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.



A | R | B | H

ABERNATHY ROEDER
BOYD HULLETT

EST. 1876

G. Randal Hullett
rhullett@abernathy-law.com

1700 Redbud Boulevard, Suite 300 | McKinney, Texas 75069
Main: 214.544.4000 | Fax: 214.544.4044

December 29, 2025

City of McKinney
Planning Department
221 Tennessee
McKinney, Texas 75069

Re: Letter of Intent supporting request for a zoning change for 37.879 acres in the Joel F. Stewart Survey, Abstract 838, in the City of McKinney, Collin County, Texas (the “Property”)

Dear Planners:

This letter of intent incorporates the application for a zoning change submitted by me on behalf of the owners, Sheryl Lynn Bates, Individually, and as Trustee of The Bates Marital Exempt Trust, on December 29, 2025, together with the information contained therein as follows:

1. The acreage of the subject property is 37.879 acres as described in the Metes and Bounds description submitted with the application. A zoning exhibit is submitted herewith.
2. The Property is not in the corporate limits, but an annexation petition has been filed contemporaneously.
3. The Applicant requests that the Property be zoned R5 – Residential Single Family.
4. There are no special considerations requested or required.
5. The Property is located along FM 1461.

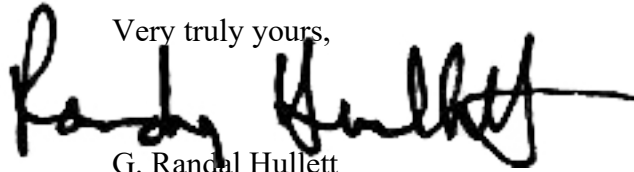
The applicant requests a hearing before the City Council at the earliest possible dates.

December 29, 2025

Page 2

In the event that any other information is required for this Letter of Intent, please refer to the application previously filed.

Very truly yours,

A handwritten signature in black ink, appearing to read "Randy Hullett", with a long horizontal flourish extending to the right.

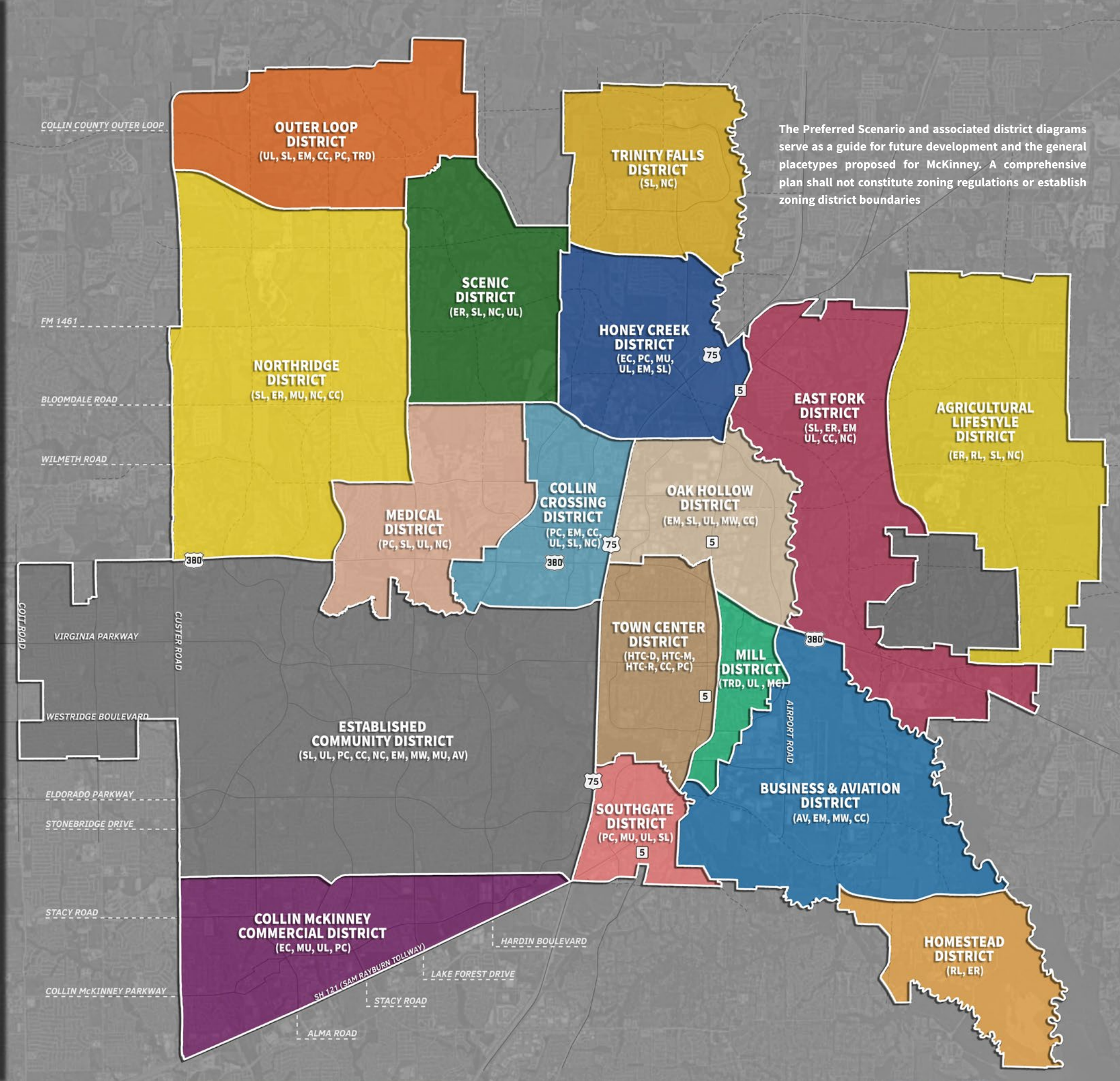
G. Randal Hullett

G. Randall Hullett/blg
5028300.1

PREFERRED SCENARIO

PLACETYPES

- Aviation (AV)
- Commercial Center (CC)
- Employment Mix (EM)
- Entertainment Center (EC)
- Estate Residential (ER)
- Historic Town Center - Downtown (HTC-D)
- Historic Town Center - Mix (HTC-M)
- Historic Town Center - Residential (HTC-R)
- Manufacturing & Warehousing (MW)
- Mixed Use Center (MU)
- Neighborhood Commercial (NC)
- Professional Campus (PC)
- Rural Residential (RR)
- Suburban Living (SL)
- Transit-Ready Development (TRD)
- Urban Living (UL)



The Preferred Scenario and associated district diagrams serve as a guide for future development and the general placetypes proposed for McKinney. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

LAND USE DIAGRAM

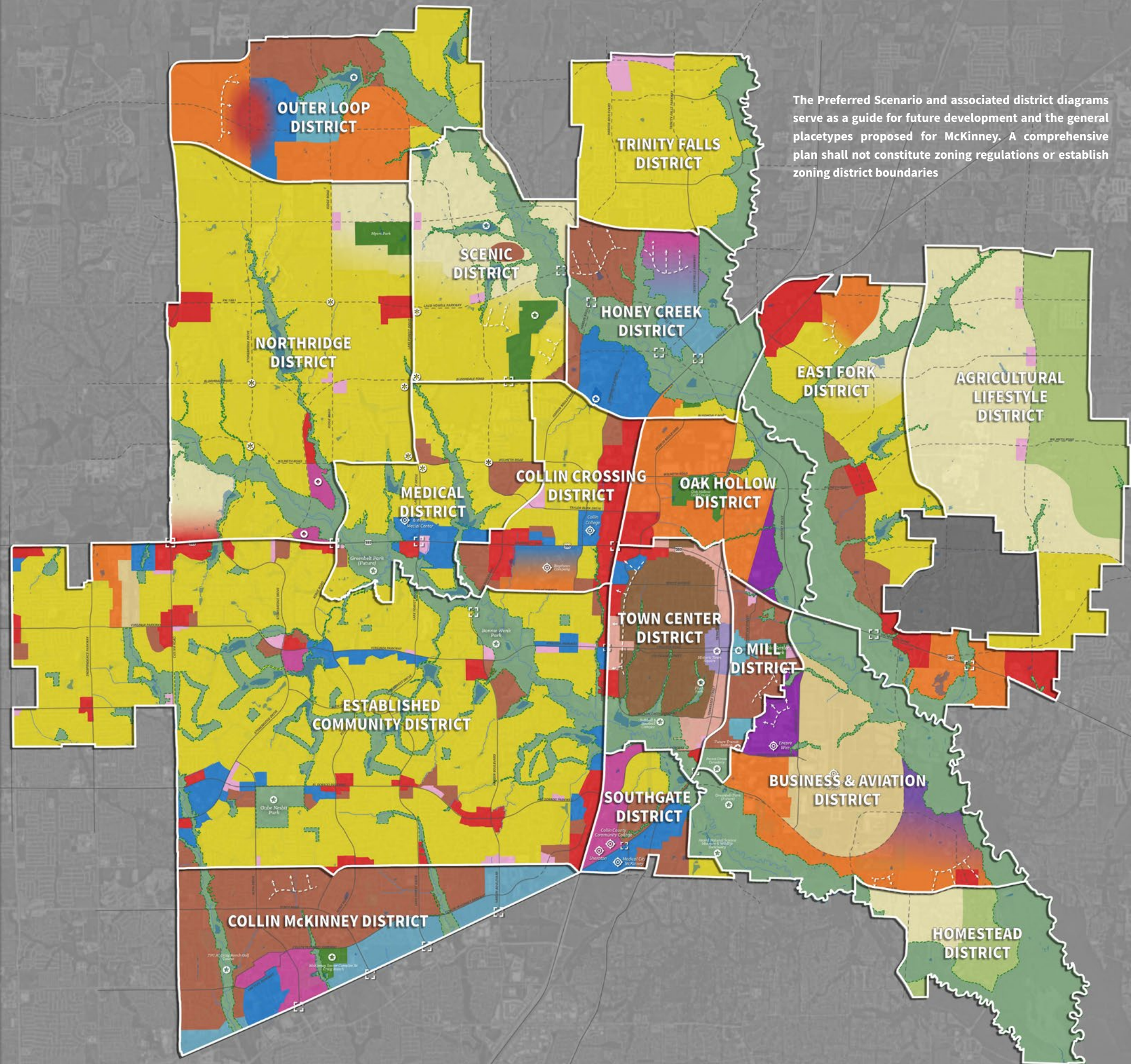
LEGEND

Placetypes

- Aviation
- Commercial Center
- Employment Mix
- Entertainment Center
- Estate Residential
- Historic Town Center - Downtown
- Historic Town Center - Mix
- Historic Town Center - Residential
- Manufacturing & Warehousing
- Mixed Use Center
- Neighborhood Commercial
- Professional Center
- Rural Residential
- Suburban Living
- Transit-Ready Development
- Urban Living

Other Features

- Floodplain / Amenity Zone
- District Boundary

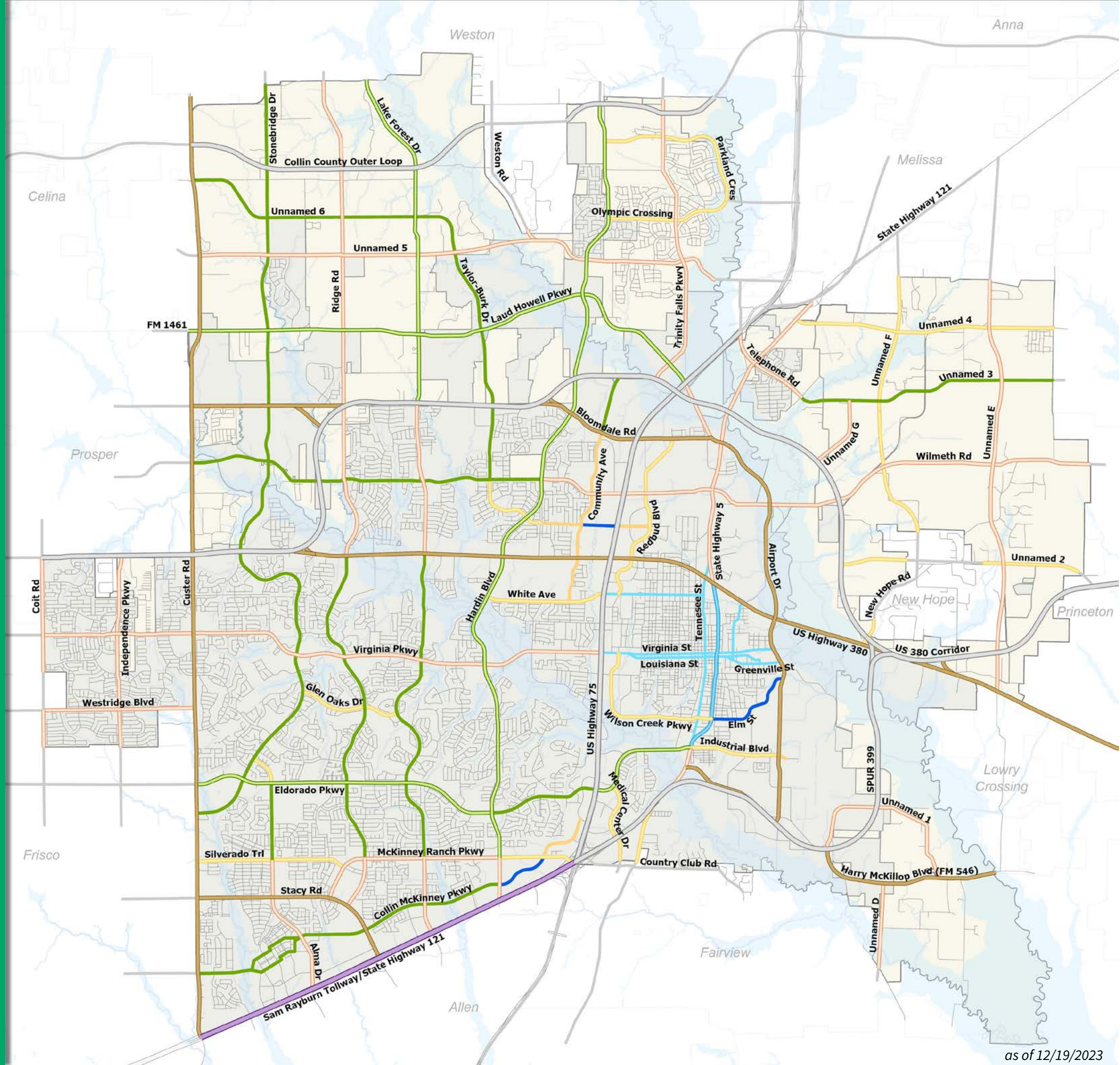


The Preferred Scenario and associated district diagrams serve as a guide for future development and the general placetypes proposed for McKinney. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

MASTER THOROUGHFARE PLAN

LEGEND

-  Major Regional Highway/Multi-Modal
-  Tollway
-  Principal Arterial (130' - 6 lanes)
-  Major Arterial (124' - 6 lanes)
-  Greenway Arterial (140' - 6 lanes)
-  Greenway Arterial (120' - 4 lanes)
-  Minor Arterial (100' - 4 lanes divided)
-  Minor Arterial (80' - 4 lanes undivided)
-  Minor Arterial (70' - 3 lanes)
-  Town Thoroughfare (4 lanes)
-  Town Thoroughfare (2-3 lanes)
-  McKinney City Limits
-  McKinney ETJ
-  Other Cities



Disclaimer: The Master Thoroughfare Plan provides generalized locations for future thoroughfares. Alignments may shift as roads are engineered and designed to accommodate floodplain areas and to meet sound engineering and urban planning principles. The Roadway lines shown on the plan are not precise (site specific) locations of future thoroughfares.



NORTHRIDGE DISTRICT

Intent - Anchored by an NRCS lake, new neighborhood developments in the Northridge District continue McKinney's high quality of life and housing choices.



DESCRIPTION

One of McKinney's strengths is its quality neighborhoods that are great places to raise families. By including neighborhoods developed over many decades, McKinney can offer families a choice of housing styles, neighborhood designs, public spaces and community character. These choices help the appeal to diverse families and households as times and needs change, and they enhance McKinney's long-term desirability and tax base stability of the City. The Northridge District builds on this strength and will play an important role in the future retaining this vitality since it will be the home of new family-oriented neighborhoods.

The character-defining Placetype of the Northridge District is Suburban Living. This is the District that continues the successful and popular pattern of single family neighborhoods found today in Stonebridge Ranch and Tucker Hill. With the largest amount of undeveloped land of any District, Northridge has the ability to accommodate new neighborhoods for many years to come. Most of the District is expected to reflect the character of the Suburban Living Placetype, with single family homes sited on individual lots. In addition to this neighborhood style, the Northridge District also includes some areas intended for Estate Residential development. Like Suburban Living, this Placetype features single family detached homes. It offers a larger lot size to appeal to households that may want more space for gardens, horses, outdoor entertaining or other pursuits; this Placetype also supports preservation of natural features and woodlands within new neighborhoods.

The Neighborhood Commercial Placetype includes the

ability to develop small retail, service and office centers to serve adjacent neighborhoods, but the scale of this District supports larger centers as well. In addition, Custer Road, Stonebridge Drive, Ridge Road and Lake Forest Drive are important commuter routes for McKinney and the cities to its north. The Northridge District includes Commercial Center and Neighborhood Commercial nodes at key intersections to capture the demands of the District's residents and those who drive through the District to and from work.

The Mixed-Use Center Placetypes provide an opportunity to establish a low intensity, village-style development pattern along the US 380 Corridor and adjacent to the Wilson and Stover Creek floodplains. This mixed-use development pattern contains a variety of uses, which can consist of residential, retail, service, and office uses, that integrate the surrounding natural features and walkability to enhance the character of the District.

Since the Northridge District is located in the city's Northwest Sector, it has been considered as McKinney plans its expansions of water, sewer and other infrastructure systems. Timing and phasing of these systems will be an important aspect of assuring a steady, fiscally-sustainable level of growth over time.

The Wilson Creek and Stover Creek floodplains give the District some opportunities to incorporate natural open space as an amenity for residents. Trail connections along these creeks help link these newer neighborhoods to the jobs in the Medical District and the people and amenities in Stonebridge Ranch and other existing neighborhoods.

“Larger lot size to appeal to households that may want more space”

The Northridge District is located in the planning area's northwest sector, benefiting from natural amenities including Wilson and Stover Creeks, and related open space. Planned improvements that will complement these ecological features include a system of trail amenities designed to connect neighborhoods and commercial centers. As the area's largest residential district, Northridge should provide a location for families and executives seeking access to urban services in a suburban setting.

Housing products should be primarily developed at estate and suburban residential densities. Residents will benefit from access to US Highways 75 and 380 (University Drive), which offer direct connections to local employment centers, as well as those in Frisco, Plano and Richardson. As

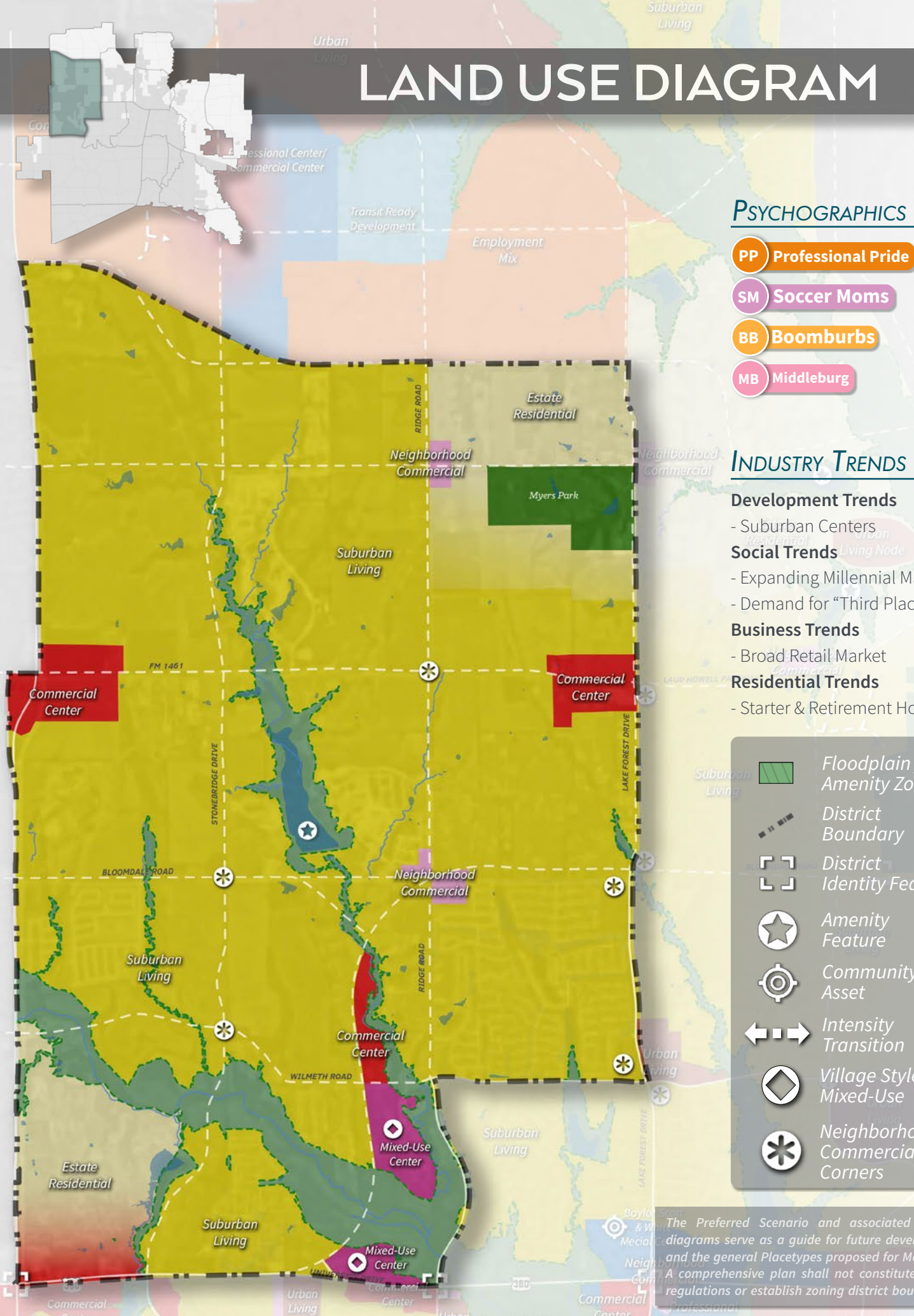
its residential population grows, the Northridge District will inevitably be a target for commercial center developments, particularly at key intersections such as Custer Road and FM 1461, Wilmeth Road and US 380 Corridor, and Lake Forest Drive and FM 1461.

The households that will find the Northridge District appealing can generally be described as family-centric, with moderate to high household incomes over the regional median, with professional jobs in the technology sector or other fields, and a preference for locating near family-oriented recreational activities. Northridge will be home to the area's "move up" market, with highly-amenitized neighborhoods and access to higher-end retail development enclaves.

MARKET ANALYSIS

LAND USE DIAGRAM

STRATEGIC DIRECTION



PSYCHOGRAPHICS

- PP Professional Pride**
- SM Soccer Moms**
- BB Boomburbs**
- MB Middleburg**

INDUSTRY TRENDS

Development Trends

- Suburban Centers
- Expanding Millennial Market
- Demand for "Third Places"

Business Trends

- Broad Retail Market

Residential Trends

- Starter & Retirement Homes

- Floodplain / Amenity Zone
- District Boundary
- District Identity Feature
- Amenity Feature
- Community Asset
- Intensity Transition
- Village Style Mixed-Use
- Neighborhood Commercial Corners

The Preferred Scenario and associated district diagrams serve as a guide for future development and the general Placetypes proposed for McKinney. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

DEVELOPMENT PATTERN

1. **Suburban Living** is the character-defining placetype in this District. It is intended to provide significant areas for single family development that continue McKinney's reputation for high quality residential neighborhoods. The continuation of Stonebridge Drive and Ridge Road in this District will assist in branding the area as a predominantly residential District. Non-residential development consistent with the Neighborhood Commercial placetype could also be included within the Suburban Living areas at the neighborhood commercial corners to offer small-scale and supporting commercial developments compatible with suburban residential neighborhoods.
2. The **Estate Residential** placetype located in the northeastern portion of the District is intended to form a transition from Suburban Living to lower density residential placetypes in the adjacent Scenic District. The southwest corner of the Northridge District should continue to develop in this manner, as consistent with the existing neighborhoods in this area. Pockets of Estate Residential could also be appropriate within Suburban Living areas, especially around significant natural amenities (i.e. lakes, creeks, areas with major tree stands).
3. The **Mixed-Use Center** located in the southeastern portion of the district is intended to provide a unique destination spot to capture economic opportunities created by the 380 Corridor. This area is intended to be a low-intensity mixed-use area that fosters walkability and a strong sense of place and community through

- the thoughtful integration of the natural and built environment. Residential uses in this area should incorporate a range of housing types that aligns with the character of the surrounding neighborhoods.
4. The **Commercial Center** placetype should be located where indicated by the Diagram, particularly at major intersections: FM 1461 at Custer Road, FM 1461 at Lake Forest Drive, Wilmeth Road at US 380 Corridor, and US 380 (University Drive) at Custer Road. These Commercial Centers are intended to provide retail amenities for residents in this District and neighboring communities.
 5. In addition to appropriate locations within the Suburban Living areas, **Neighborhood Commercial** should primarily be focused around the key intersections indicated on the Diagram and should provide supporting neighborhood services for residents in the District. However, an over-concentration of these uses could create problems with viability and community character over time. As such, some deference should be shown to the market for determining the appropriate amount and specific location of this placetype around these intersections.
 6. Any infill development that occurs within these areas should be consistent and/or compatible with the existing built conditions and/or should demonstrate compatibility with the placetypes and priorities shown in the Land Use Diagram.

PLACETYPES

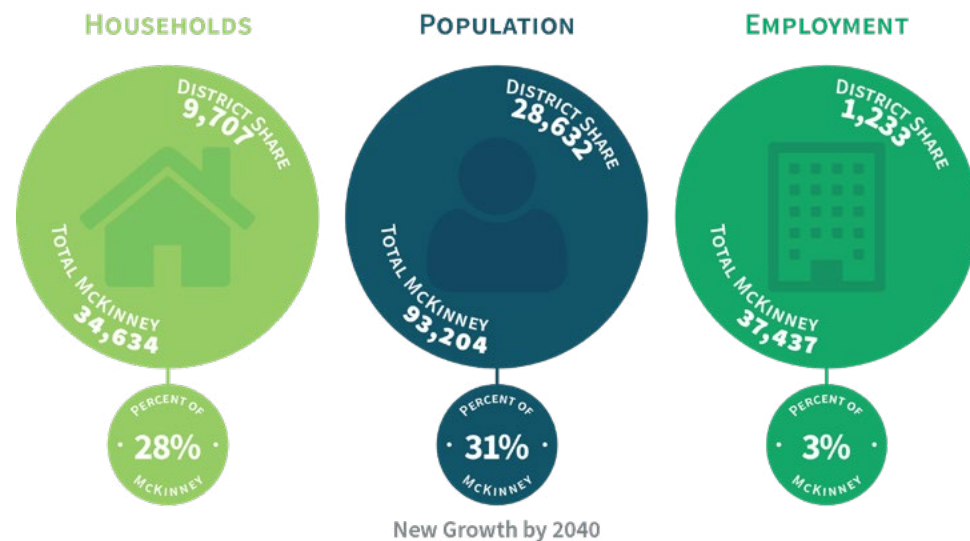


IDENTITY, AMENITIES, & INFRASTRUCTURE

Key identity and amenity features such as gateways, trails and parks are described in detail in the City of McKinney Parks and Recreation Master Plan. Additionally, the following considerations are key to reinforcing the vision for and intent of this District.

1. The Amenity Feature on the Diagram denotes an existing NRCS Lake (Natural Resource Conservation Service lake) that should be the focus of surrounding residential development in order to create neighborhoods that take advantage of this major amenity feature.
2. District Identity Features should be located along US 380 (University Drive) to serve as key gateways for the City of McKinney. These district identity features should establish an overall character and brand for the district. More information about these and other gateway features can be found in the Parks and Recreation Master Plan.
3. Multi-purpose trails should be located along the floodplain areas of Wilson Creek and Stover Creek to provide non-motorized connectivity to the rest of McKinney and to the region. These trails should serve the extensive residential development that is expected in this District.
4. Transportation, water, wastewater and stormwater infrastructure in this District should maximize compatibility with Wilson Creek and Stover Creek, and related open space amenities.
5. Mobility networks in this District should focus on providing capacity to support the residential neighborhoods desired in the area while also focusing on creating character that brands the overall Northridge District. US 380 Corridor, FM 1461, Bloomdale Road, and Custer Road will be major commuter routes through the District.
6. The aesthetic style and appeal of existing Stonebridge Drive (i.e. enhanced landscaping, curvilinear alignment) should be continued as the road is extended north of US 380 (University Drive).

The graphic that follows provides a profile of the Northridge District if the District develops as outlined above. These graphics relate to new development only.



ANTICIPATED PUBLIC INVESTMENTS & INITIATIVES

The City of McKinney intends to consider the following major public investments to support the success of the Northridge District.

1. Creation of Gateways at US 380 (University Drive) and Custer Road and US 380 (University Drive) and Ridge Road.
2. Expansion of infrastructure that is phased, sized and timed to be adequate as development occurs.
3. Greenway Arterial design and streetscape improvements on FM 1461, Stonebridge Drive, Wilmeth Road, and Lake Forest Drive.
4. Trails and open space amenities along Wilson Creek and Stover Creek.



Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	R5 Residential		Northridge District: Suburban Living
Annual Operating Revenues	\$769,042	\$0	\$667,303
Annual Operating Expenses	\$353,638	\$0	\$294,698
Net Surplus (Deficit)	\$415,404	\$0	\$372,604

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$82,729,020	\$0	\$72,273,483
Residential Development Value (per unit)	\$364,766	\$0	\$424,888
Residential Development Value (per acre)	\$2,188,598	\$0	\$1,911,997
Total Nonresidential Development Value	\$0	\$0	\$0
Nonresidential Development Value (per square foot)	\$0	\$0	\$0
Nonresidential Development Value (per acre)	\$0	\$0	\$0

Projected Output			
Total Employment	0	0	0
Total Households	227	0	170

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.7%	0.0%	0.5%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	2.3%	0.0%	1.7%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan

PLACETYPES FOR MCKINNEY'S FUTURE

Placetypes represent the various categories of land use permitted in the city. Placetypes are assigned to general areas of the City that are expected to exhibit characteristics similar to those outlined below and consistent with the overarching policies and land planning policies which have been developed. The Preferred Scenario builds upon 14 different placetypes which are identified and described on the following pages.



RURAL LIVING

Rural Living areas are characterized by very large lots, abundant open space, pastoral views, and a high-degree of separation between buildings. The lots are typically larger than 2 acres and residential home sites are located randomly throughout the countryside. This type of development helps to maintain the rural character, scale, and scenic values of the surrounding area. This Placetype is intended to be the home of McKinney's farmland and pastureland.

IDENTIFYING FEATURES

1. Single-family Large Lots
2. Country Atmosphere
3. Agricultural Uses



SUBURBAN LIVING

This Placetype is found in close proximity to neighborhood commercial and commercial centers. Suburban Living provides the population necessary to support the nearby commercial and professional office uses within the surrounding corridors. These neighborhoods generally feature a subdivision layout. Residential uses are typically self-contained with a buffer from non-residential developments through transitional uses and landscaped areas. Lot sizes in Suburban Living areas are consistently less than 1/2 acre.

IDENTIFYING FEATURES

1. Single-family Mid-Size Lots
2. Parks & Amenities
3. Complements Neighborhood Commercial
4. Subdivision Orientation



ESTATE RESIDENTIAL

Predominately large lot single-family housing development on the urban-rural fringe. Unlike the Rural Living Placetype, home sites are typically located in a subdivision layout with access to some utility services. Residential uses are oriented interior to the site and may not have farm and livestock restrictions in more rural locations of the Placetype. Lot sizes in the Estate Residential Placetype range from 1/2 acre to 2 acre lots.

IDENTIFYING FEATURES

1. Single-family Large Lots
2. Open Spaces & Amenities
3. Subdivision Orientation
4. Suburban-Rural Transition



URBAN LIVING

Urban Living areas support a mix of housing options in a walkable development pattern. Urban neighborhoods are relatively compact and easy to get around by car, bike, or walking. They may contain one or more of the following housing types: small lot, single-family detached, townhomes, duplexes, condominiums, or apartments. The design and scale of the development in an urban neighborhood encourages active living, with a complete and comprehensive network of walkable streets. Although minimal, urban residential neighborhoods provide a small amount of local retail and services that serves the smaller and low intensity neighborhoods.

IDENTIFYING FEATURES

1. Compact Development
2. Mix of Residential Uses
3. Neighborhood Supporting Retail
4. Multi-modal Connectivity



PLACETYPES FOR MCKINNEY'S FUTURE

Placetypes represent the various categories of land use permitted in the city. Placetypes are assigned to general areas of the City that are expected to exhibit characteristics similar to those outlined below and consistent with the overarching policies and land planning policies which have been developed. The Preferred Scenario builds upon 14 different placetypes which are identified and described on the following pages.



TRANSIT READY DEVELOPMENT

Transit Ready Developments (TRD) are regional-serving areas of economic, entertainment, and community activity. The size of TRD makes it an employment center and shopping destination for surrounding areas. Its focus on being a transit hub makes it a regional destination. The design and scale of the development in a TRD area encourages active living, with a comprehensive and interconnected network of walkable streets. TRD areas should feature a higher density development to utilize the limited space surrounding transit centers.

IDENTIFYING FEATURES

1. Transit-Oriented Developments (TODs)
2. Mix of Land Uses
3. High Density
4. Walkable Streets



COMMERCIAL CENTER

The Commercial Center Placetype is characterized by big box stores or multi-tenant commercial uses. They are typically located at high volume intersections and along both sides of a highway or arterial. Commercial Centers are accessible primarily by one mode of travel, the automobile; though walkable pedestrian access should be encouraged wherever possible. Buildings are typically set back from the road behind large surface parking lots that may be prime locations for infill development.

IDENTIFYING FEATURES

1. Near Major Thoroughfares
2. Large Clusters of Commercial
3. Big Box Anchor, Small Outlots Around
4. Infill Potential

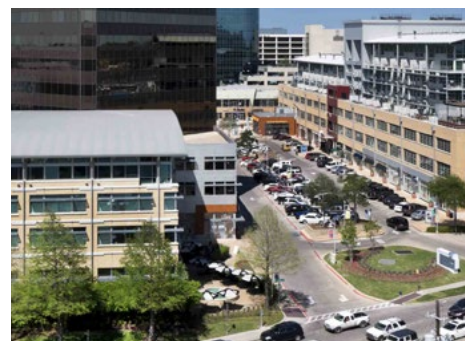


ENTERTAINMENT CENTER

Entertainment Centers are emerging commercial centers planned or developed with large-scale master plans. These centers include a horizontal mix of uses including destination retail, restaurants, employment opportunities, and commercial uses that serve a regional scale. Residential uses support these destination developments and offer a variety of urban housing products. The master plan for a regional entertainment center reinforces the interdependence of uses to create an experience for visitors in the development. The Entertainment Center may have a shopping center, lifestyle area, or something similar as a prominent feature.

IDENTIFYING FEATURES

1. Interdependent Land Uses
2. Master Planned Areas
3. Regional Destinations
4. Cultural & Community Amenities



MIXED-USE CENTER

A Mixed-Use Center offers people the ability to live, shop, work, and play in one community. They include a mixture of housing types and multiple residential housing choices within close proximity to the goods and services residents need on a daily basis. While this Placetype typically includes a higher intensity of uses developed in an urban style that are supported by nodes of activity, the intensity of a development should fit the context of the district and surrounding area. The design and scale of development in a mixed-use center emphasizes interactions, prioritizes green spaces, and encourages active living, with a comprehensive network of walkable streets enhanced by a vertical style of development.

IDENTIFYING FEATURES

1. High Density Development
2. Community & Amenity Spaces
3. Walkable Streets
4. Interdependent Land Uses



PLACETYPES FOR MCKINNEY'S FUTURE

Placetypes represent the various categories of land use permitted in the city. Placetypes are assigned to general areas of the City that are expected to exhibit characteristics similar to those outlined below and consistent with the overarching policies and land planning policies which have been developed. The Preferred Scenario builds upon 14 different placetypes which are identified and described on the following pages.

PROFESSIONAL CENTER

The Professional Center Placetype generally provides for office uses and jobs that keep people in the city during normal working hours. A Professional Center is typically well landscaped and provides opportunities for small general offices, as well as larger employment uses such as corporate headquarters, institutional facilities and medical campuses. More intense professional uses are typically seen near major transportation corridors, while smaller developments are typically within residential areas and are supportive in nature.

IDENTIFYING FEATURES

1. General Office Facilities
2. Corporate, Institutional & Medical Uses
3. Amenity Spaces
4. Employment Centers



MANUFACTURING & WAREHOUSE

Manufacturing and Warehouse areas provide basic jobs and keep people in the city during different working hours. The employee per square foot of building space is usually low in these areas due to the large buildings that are needed for storage and logistics. They are well distanced from any nearby residential and are typically located near major transportation corridors like highways and railways.

IDENTIFYING FEATURES

1. Employment Centers
2. Large Warehouse Structures
3. Non-Residential Adjacent
4. Major Thoroughfare Adjacent

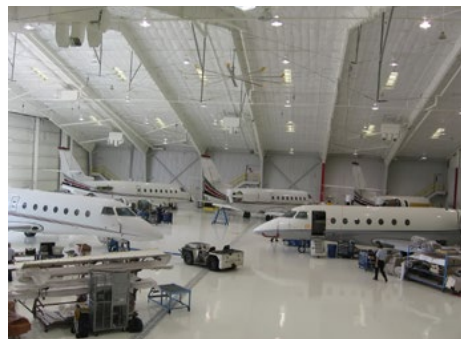


AVIATION PLACETYPE

The Aviation Placetype emphasizes employment types and uses that are related to aviation. Proximity to airports is essential for the purpose of transportation needs and logistics. Aviation uses can range in scale and intensity and provide a variety of employment types. Large low-profile buildings and hangars may be seen in Aviation areas, but also small shops and aviation office services.

IDENTIFYING FEATURES

1. Local Airport Adjacent
2. Airport Supporting Uses
3. Employment Driven Developments
4. Large Low-Profile Structures



EMPLOYMENT MIX

Employment Mix includes professional and service uses typically on smaller sized parcels with lower intensities than a traditional business campus. This type of development may support a variety of occupations including general office, research and development facilities, medical clinics, light industrial, and business incubators. These uses are typically located with nearby access to arterial thoroughfares. These businesses have appealing street frontages with an increased level of aesthetics and landscaping.

IDENTIFYING FEATURES

1. Non-Residential Mix of Uses
2. Employment Driven Developments
3. Medium to Lower Intensity Uses
4. Large Low-Profile Structures





NEIGHBORHOOD COMMERCIAL

Neighborhood Commercial development is typically characterized as small, freestanding buildings containing one or more businesses. Unlike larger shopping centers that may attract regional commercial sites these primarily provide services for the surrounding neighborhoods. These developments may be accessed by a variety of transportation means. Business types may include restaurants, local retail, medical offices, banks, general offices, and other services.

IDENTIFYING FEATURES

1. Neighborhood Adjacent
2. Small Commercial Sites
3. Complementary Transitional Uses
4. Multi-Modal Accessibility



HISTORIC TOWN CENTER PLACETYPES

Town centers are locally serving areas of economic, entertainment, and community activity. The size of a town center makes it an employment core and shopping destination for surrounding mixed-use or urban neighborhoods. The design and scale of the development in a town center encourages active living, with a comprehensive and interconnected network of walkable streets.

The Historic Town Center is a group of sub-placetypes that are located solely within the Town Center District. There are three in total: Town Center - Downtown, Town Center - Mix, and Town Center - Residential. These sub-placetypes were created in order to better describe the nuances of the Historic Town Center—from bustling McKinney Square to the quiet residential streets that surround it—and plan and preserve the area's assets appropriately.

Historic Town Center (HTC) - Downtown

Historic Town Center - Downtown is the sub-placetype that represents downtown: the city's historic seat of government, commerce, and community activity. The size of downtown also makes it a major destination for shopping and entertainment for the surrounding neighborhoods, city, and region. The design and scale of development encourages active living and a mix of uses within a comprehensive and interconnected network of walkable streets. In addition to its role as the community's traditional center of business and social life, downtown is also home to a burgeoning residential population. Residences are often intermingled within larger structures, and buildings typically stand two or more stories tall with condominiums or apartments over storefronts.

IDENTIFYING FEATURES

1. Walkable Streets
2. Shared Community Spaces
3. Historic Buildings
4. Cultural Destination



HISTORIC TOWN CENTER PLACETYPES

Town centers are locally serving areas of economic, entertainment, and community activity. The size of a town center makes it an employment core and shopping destination for surrounding mixed-use or urban neighborhoods. The design and scale of the development in a town center encourages active living, with a comprehensive and interconnected network of walkable streets.

Historic Town Center (HTC) - Mix

Historic Town Center - Mix represents a transitional area between the relatively intense use of land downtown and along the highway corridors and the surrounding, urban neighborhoods. These areas display an intermediate density in both residential and commercial offerings that transition from an urban to suburban development pattern as development approaches the HTC - Residential sub-placetype. Commercial buildings tend to be multi-tenant. Residential structures are typically compact. While less dense than HTC - Downtown, streets and sidewalks are still navigable on foot and scaled to the pedestrian experience.

IDENTIFYING FEATURES

1. Transition to Surrounding Residential
2. Mix of Land Uses
3. Walkable Development Style
4. Intermediate Density



Historic Town Center (HTC) - Residential

The Historic Town Center - Residential sub-placetype describes the established urban neighborhoods surrounding downtown. Medium-lot, single-family detached homes are the predominant use of land in this placetype. Attached residential structures, including townhomes, patio-homes, and duplexes, are less common but still a presence. Many of the community's oldest and most historic homes are found here, requiring a layer of municipal protection so as to maintain their integrity and historic character.

IDENTIFYING FEATURES

1. Single-family Small/Medium Lot
2. Historic Character
3. Residential Housing Type
4. Grid Street Pattern



METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the Joel F. Stewart Survey, Abstract No. 838, City of McKinney, Collin County, Texas, being the remainder of a tract described as Tract 5, conveyed to Sheryl Lynn Bates, by deed recorded in Document No. 2022000161867 of the Official Public Records of Collin County, Texas with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" capped iron rod found at the southeast corner of a right-of-way dedication, conveyed to the State of Texas, by deed recorded in Document No. 2023000115697, of said Official Public Records, at the southwest corner of a right-of-way dedication, conveyed to the State of Texas, by deed recorded in Document No. 2024000083067, of said Official Public Records, and being the northeast corner of the remainder of a tract, conveyed to HRC WCD Partners, L.P., by deed recorded in Volume 5867, Page 3876, of the Deed Records of Collin County, Texas;

THENCE N 89°33'49" E, 1197.79 feet, with the south line of said right-of-way dedication (2024000083067), to a 5/8" capped iron rod found at a west corner of a right-of-way dedication, conveyed to the State of Texas, by deed recorded in Document No. 20220322000456740, of said Official Public Records, and being the northwest corner of the remainder of a tract of land conveyed to Snehal Jasani, Praful Madhani, and Harsha Madhani, by deed recorded in Document No. 20220322000456740, of said Official Public Records;

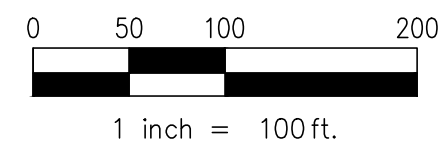
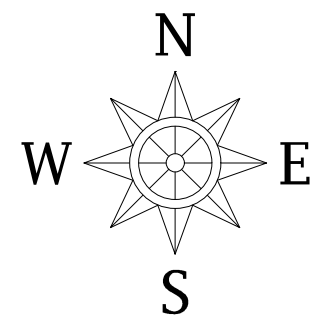
THENCE S 00°28'12" E, 1380.83 feet, with the west line of said Snehal Jasani, Praful Madhani, and Harsha Madhani tract, to a 1" iron pipe found at the southwest corner of said Snehal Jasani, Praful Madhani, and Harsha Madhani tract and being in the north line of a tract of land conveyed to Relianse Global, LLC, by deed recorded in Document No. 20220127000148290, of said Official Public Records;

THENCE S 89°52'03" W, 1197.63 feet, with said north line of Relianse Global, LLC tract, the north line of a tract of land conveyed to Charles E. Shannon and Norah H. Shannon, by deed recorded in Document No. 20150831001099690, the north line of a tract of land conveyed to Haresh Surti and Priti H Surti, by deed recorded in Document No. 20190730000903450, and the north line of a tract of land conveyed to Mohammad Imran Haq and Sarah Vantrump, by deed recorded in Document No. 20141125001290170, all of said Official Public Records, to a 2" iron pipe found at the northwest corner of said to Mohammad Imran Haq and Sarah Vantrump tract, and in the east line of said HRC WCD Partners, L.P. tract;

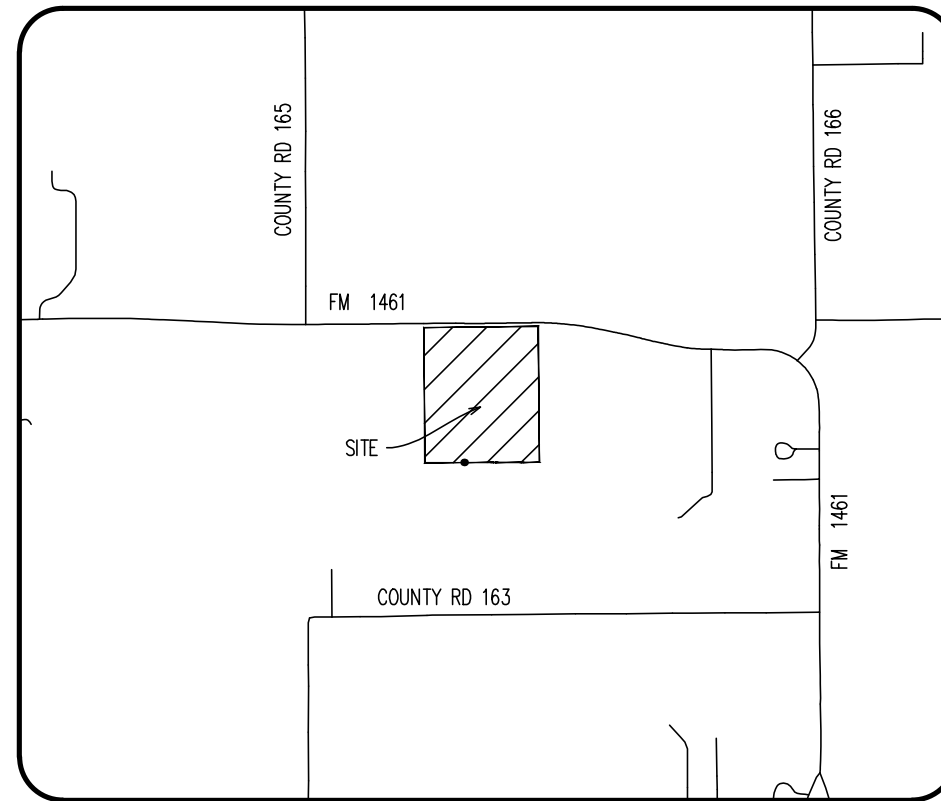
THENCE N 00°28'39" W, 1374.48 feet, with said east line of HRC WCD Partners, L.P. tract, to the **POINT OF BEGINNING** with the subject tract containing 1,650,016 square feet or 37.879 acres of land.

August 15, 2025

G:\2025 JOBS\25-200 Bates 38 Acres\SURVEY\Word\METES AND BOUNDS DESCRIPTION.docx



Basis of bearing: State Plane
 Coordinate System, Texas North
 Central Zone 4202, North American
 Datum of 1983, Adjustment
 Realization 2011.



LOCATION MAP
 1" = 4000'

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the Joel F. Stewart Survey, Abstract No. 838, City of McKinney, Collin County, Texas, being the remainder of a tract described as Tract 5, conveyed to Sheryl Lynn Bates, by deed recorded in Document No. 2022000161867 of the Official Public Records of Collin County, Texas with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" capped iron rod found at the southeast corner of a right-of-way dedication, conveyed to the State of Texas, by deed recorded in Document No. 2023000115697, of said Official Public Records, at the southwest corner of a right-of-way dedication, conveyed to the State of Texas, by deed recorded in Document No. 2024000083067, of said Official Public Records, and being the northeast corner of the remainder of a tract, conveyed to HRC WCD Partners, L.P., by deed recorded in Volume 5867, Page 3876, of the Deed Records of Collin County, Texas;

THENCE N 89°33'49" E, 1197.79 feet, with the south line of said right-of-way dedication (2024000083067), to a 5/8" capped iron rod found at a west corner of a right-of-way dedication, conveyed to the State of Texas, by deed recorded in Document No. 20220322000456740, of said Official Public Records, and being the northwest corner of the remainder of a tract of land conveyed to Snehal Jasani, Praful Madhani, and Harsha Madhani, by deed recorded in Document No. 20220322000456740, of said Official Public Records;

THENCE S 00°28'12" E, 1380.83 feet, with the west line of said Snehal Jasani, Praful Madhani, and Harsha Madhani tract, to a 1" iron pipe found at the southwest corner of said Snehal Jasani, Praful Madhani, and Harsha Madhani tract and being in the north line of a tract of land conveyed to Reliance Global, LLC, by deed recorded in Document No. 20220127000148290, of said Official Public Records;

THENCE S 89°52'03" W, 1197.63 feet, with said north line of Reliance Global, LLC tract, the north line of a tract of land conveyed to Charles E. Shannon and Norah H. Shannon, by deed recorded in Document No. 20150831001099690, the north line of a tract of land conveyed to Hareesh Surti and Priti H. Surti, by deed recorded in Document No. 20190730000903450, and the north line of a tract of land conveyed to Mohammad Imran Haq and Sarah Vantrump, by deed recorded in Document No. 20141125001290170, all of said Official Public Records, to a 2" iron pipe found at the northwest corner of said to Mohammad Imran Haq and Sarah Vantrump tract, and in the east line of said HRC WCD Partners, L.P. tract;

THENCE N 00°28'39" W, 1374.48 feet, with said east line of HRC WCD Partners, L.P. tract, to the POINT OF BEGINNING with the subject tract containing 1,650,016 square feet or 37.879 acres of land.

CUSTERSTONE INVESTMENTS LLC
 Doc. No. 20140811000854390
 OPRCCT
 Existing Zoning: Collin County
 Existing Use: Agricultural/Vacant

HC MCKINNEY 3 LLC
 Doc. No. 20211229002607160
 OPRCCT
 Existing Zoning: Collin County
 Existing Use: Agricultural/Vacant

HC MCKINNEY 3 LLC
 Doc. No. 20211229002607170
 OPRCCT
 Existing Zoning: Collin County
 Existing Use: Agricultural

FM 1461

POINT OF BEGINNING

N 89°33'49" E ~ 1197.79'

N=7146660.056
 E=2520735.873

C GREEN PARK LLC
 Doc. No. 20210617001223120
 OPRCCT
 Existing Zoning: PD - Planned Development
 Existing Use: Agricultural/Vacant

N 00°28'39" W ~ 1374.48'

Tract 5
SHERYL LYNN BATES
 Doc. No. 2022000161867
 OPRCCT
 Existing Zoning: City of McKinney ETJ
 Existing Use: Agricultural/Vacant
 Proposed Zoning: RS - Residential
 37.879 Acres

**SNEHAL JASANI,
 PRAFUL MADHANI
 & HARSHA MADHANI**
 Doc. No. 20220322000456740
 OPRCCT
 Existing Zoning: City of McKinney ETJ
 Existing Use: Commercial

LOCKWOOD ADDITION
 Cob. 2023 Pg. 971
 PRCCT

Existing Zoning: City of McKinney ETJ
 Existing Use: Residential

HRC WCD PARTNERS L. P.
 Volume 5867, Page 3876
 DRCCT
 Existing Zoning: PD - Planned Development
 Existing Use: Agricultural/Vacant

S 00°28'12" E ~ 1380.83'

N=7145288.399
 E=2521944.957

S 89°52'03" W ~ 1197.63'

**MOHAMMAD IMRAN HAQ &
 SARAH VANTRUMP**
 Doc. No. 20141125001290170
 OPRCCT
 Existing Zoning: City of McKinney ETJ
 Existing Use: Residential Single Family

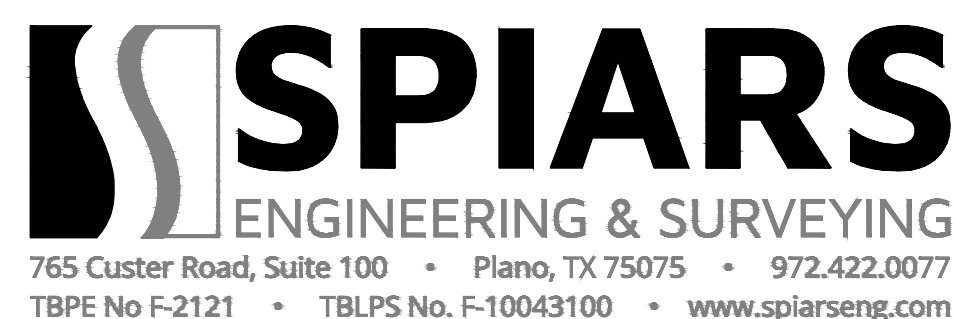
**HARESH SURTI &
 PRITI H SURTI**
 Doc. No. 20190730000903450
 OPRCCT
 Existing Zoning: City of McKinney ETJ
 Existing Use: Residential Single Family

**CHARLES E SHANNON &
 NORAH N SHANNON**
 Doc. No. 20150831001099690
 OPRCCT
 Existing Zoning: City of McKinney ETJ
 Existing Use: Residential Single Family

RELIANSE GLOBAL, LLC
 Doc. No. 20220127000148290
 OPRCCT
 Existing Zoning: City of McKinney ETJ
 Existing Use: Agricultural/Vacant

ZONING EXHIBIT
BATES TRACT

37.879 ACRES
OUT OF THE JOEL F. STEWART SURVEY ~
ABSTRACT NO. 838, TRACT 17
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



OWNER
 Sheryl Lynn Bates
 4660 County Road 1006
 McKinney, TX 75071

APPLICANT
 Morphic Development
 1650 W. Virginia Street, Suite 110
 McKinney, TX 75069
 Contact: Sam Franklin
 Email: sam@morphicdev.com

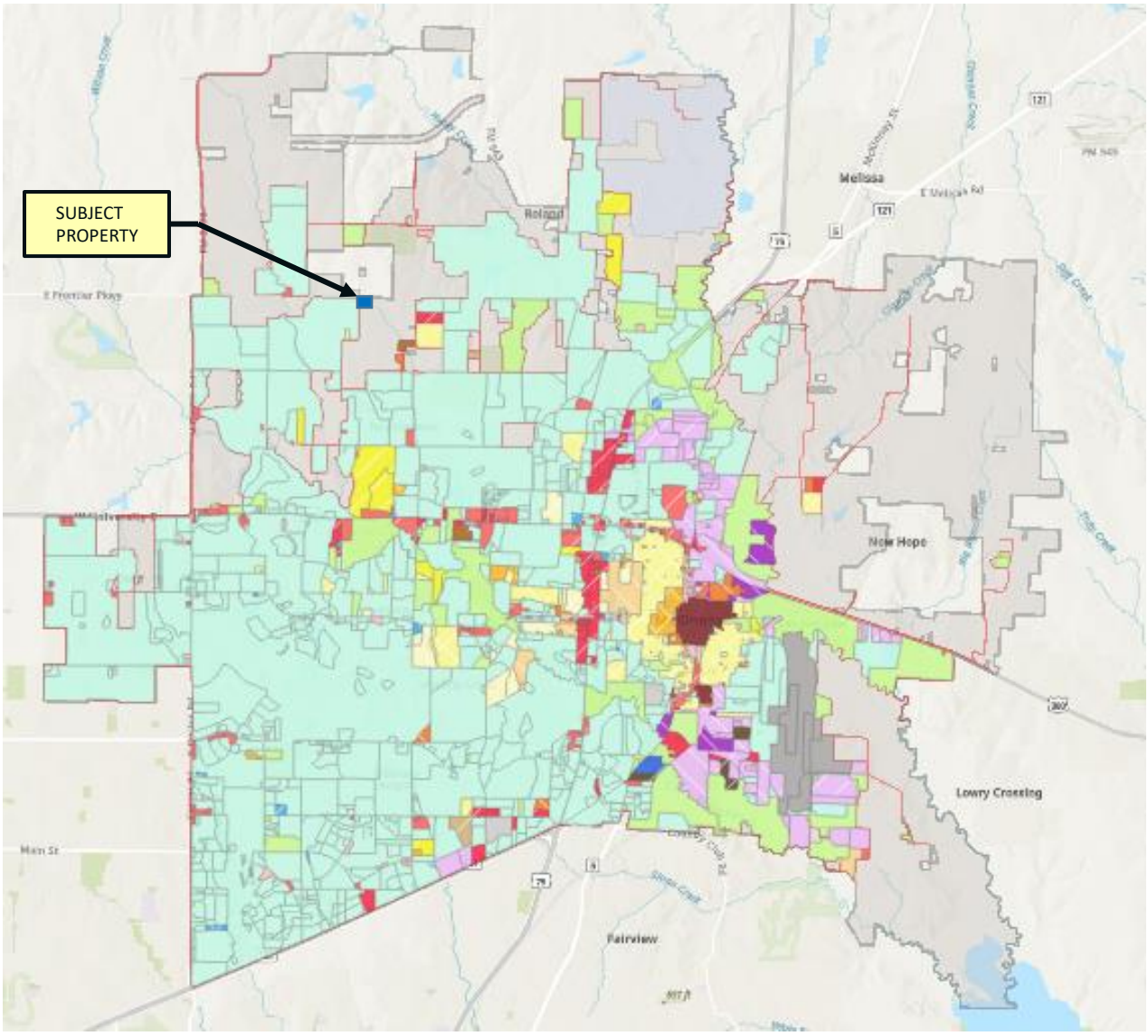
ENGINEER / SURVEYOR
 Spiars Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 TBPEL No. F-2121 And No. F-10043100
 Contact: Tristan Poore

Drawing: C:\2025_0985\25-200 Bates 38 Acres CAD\Urban\Zoning Exhibit.dwg Saved By: Tracey Show Time: 1/31/2026 3:44:29 PM
 Plotted by: Tracey Show Date: 1/31/2026 3:45 PM

FM 1461 Bates Tract Zone

25-0176Z

Property Location



Comprehensive Plan

LAND USE DIAGRAM

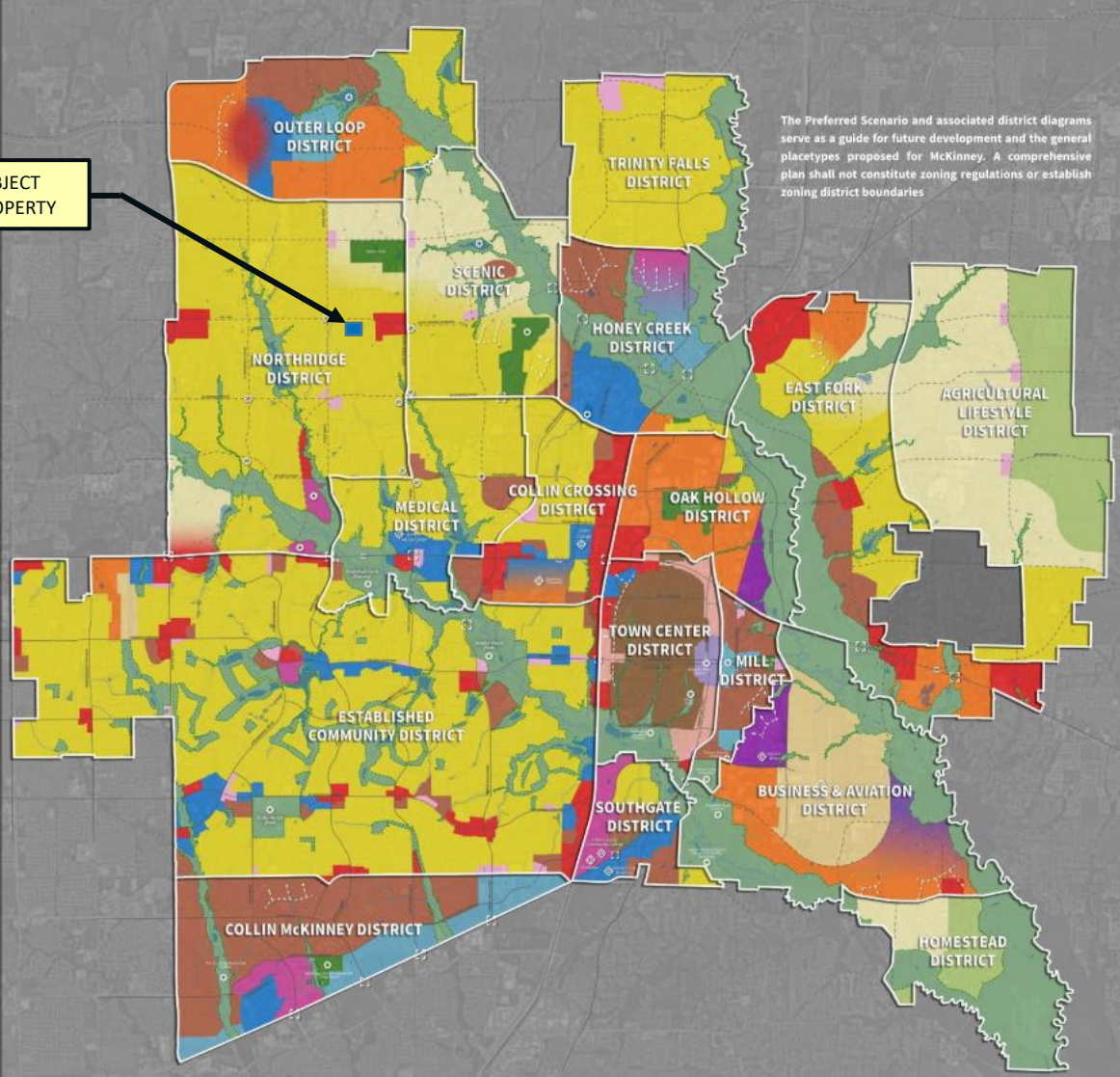
LEGEND Placetypes

- Aviation
- Commercial Center
- Employment Mix
- Entertainment Center
- Estate Residential
- Historic Town Center - Downtown
- Historic Town Center - Mix
- Historic Town Center - Residential
- Manufacturing & Warehousing
- Mixed Use Center
- Neighborhood Commercial
- Professional Center
- Rural Residential
- Suburban Living
- Transit-Ready Development
- Urban Living

Other Features

- Floodplain / Amenity Zone
- District Boundary

SUBJECT PROPERTY



The Preferred Scenario and associated district diagrams serve as a guide for future development and the general placetypes proposed for McKinney. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

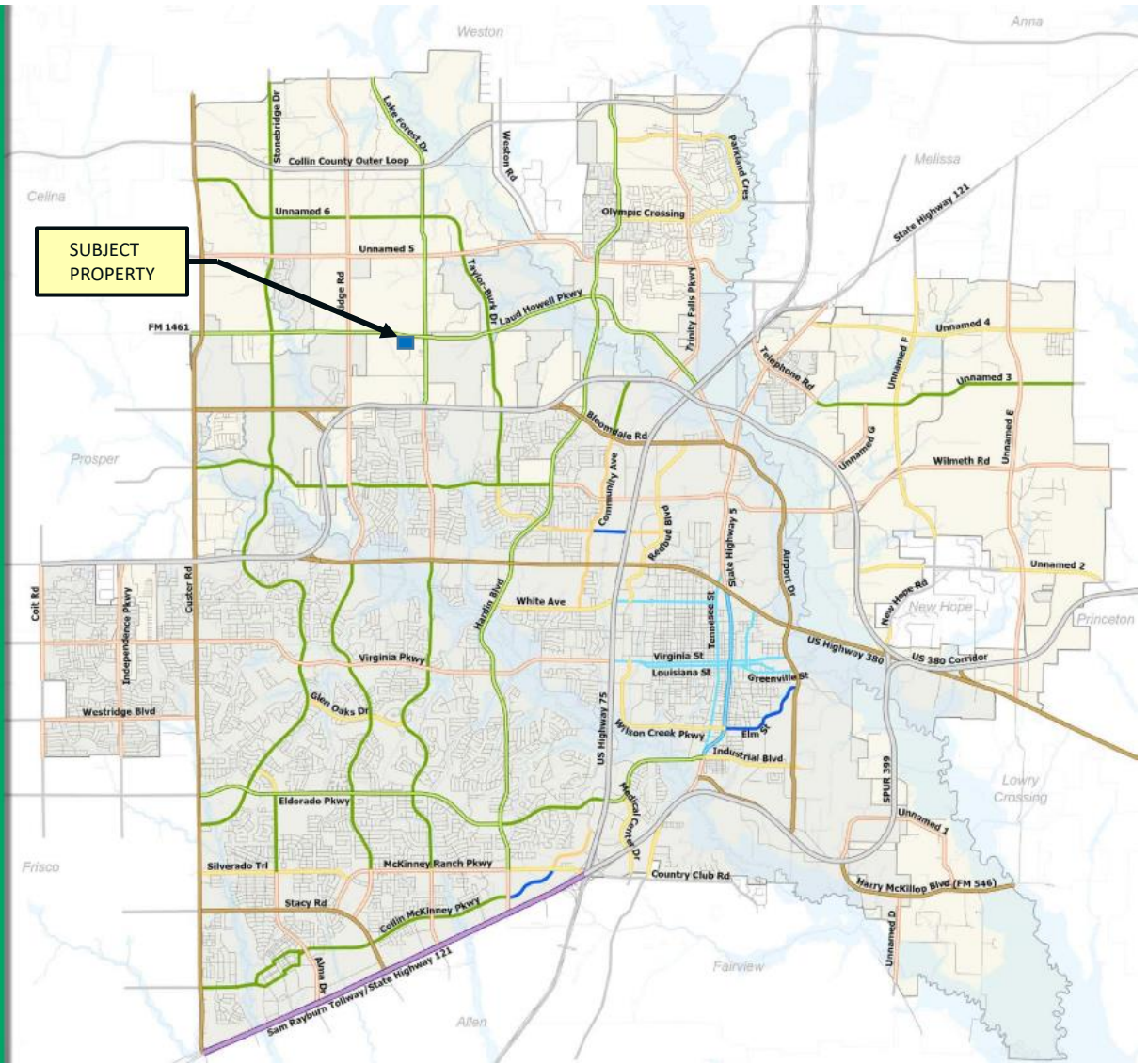
Major Thoroughfare Plan

MASTER THOROUGHFARE PLAN

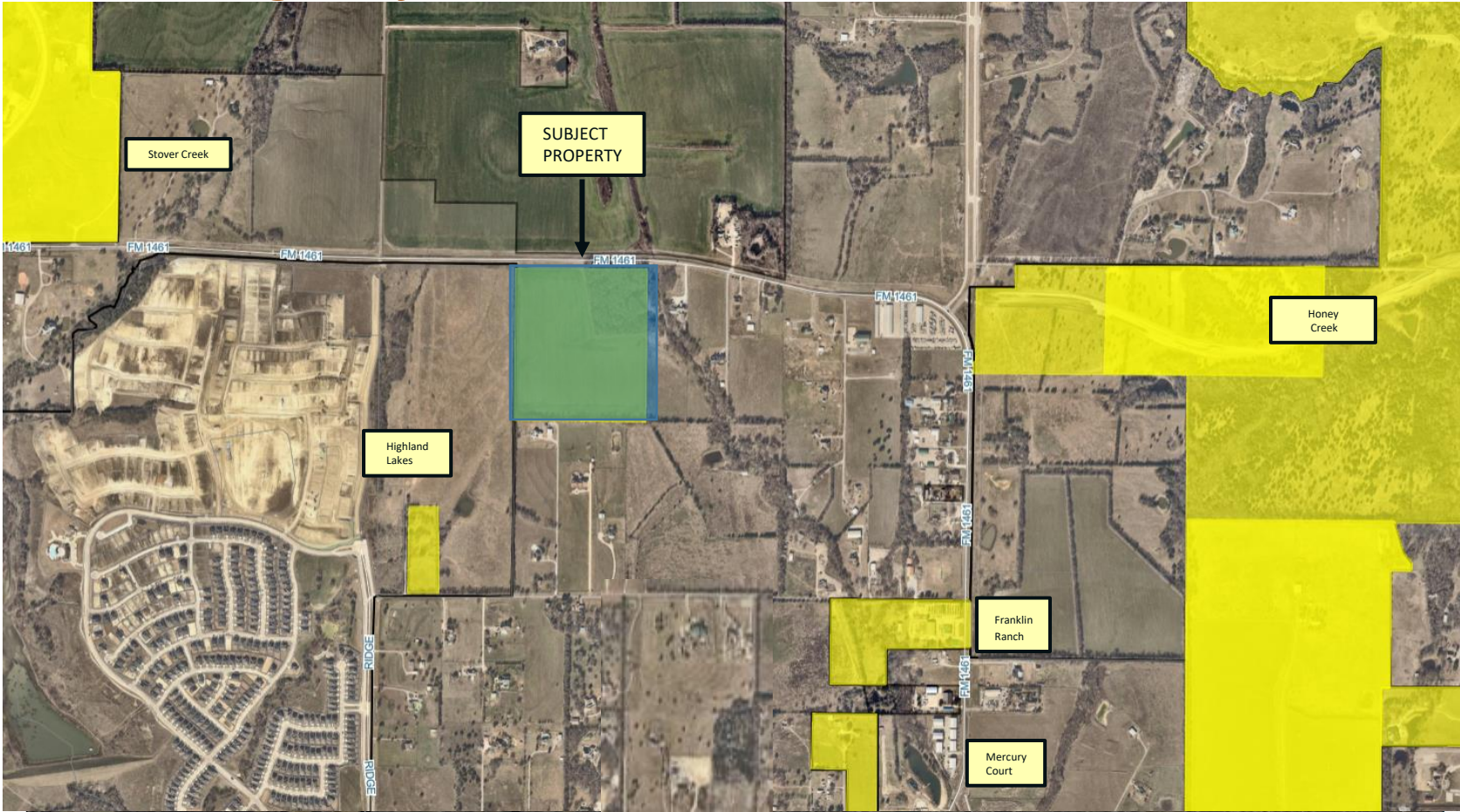
LEGEND

-  Major Regional Highway/Multi-Modal
-  Tollway
-  Principal Arterial (130' - 6 lanes)
-  Major Arterial (124' - 6 lanes)
-  Greenway Arterial (140' - 6 lanes)
-  Greenway Arterial (120' - 4 lanes)
-  Minor Arterial (100' - 4 lanes divided)
-  Minor Arterial (80' - 4 lanes undivided)
-  Minor Arterial (70' - 3 lanes)
-  Town Thoroughfare (4 lanes)
-  Town Thoroughfare (2-3 lanes)
-  McKinney City Limits
-  McKinney ETJ
-  Other Cities

Disclaimer: The Master Thoroughfare Plan provides generalized locations for future thoroughfares. Alignments may shift as roads are engineered and designed to accommodate floodplain areas and to meet sound engineering and urban planning principles. The Roadway lines shown on the plan are not precise (site specific) locations of future thoroughfares.

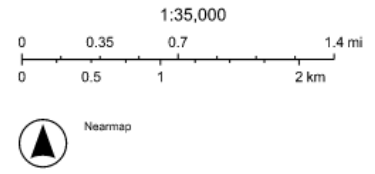


Recent Zoning Projects

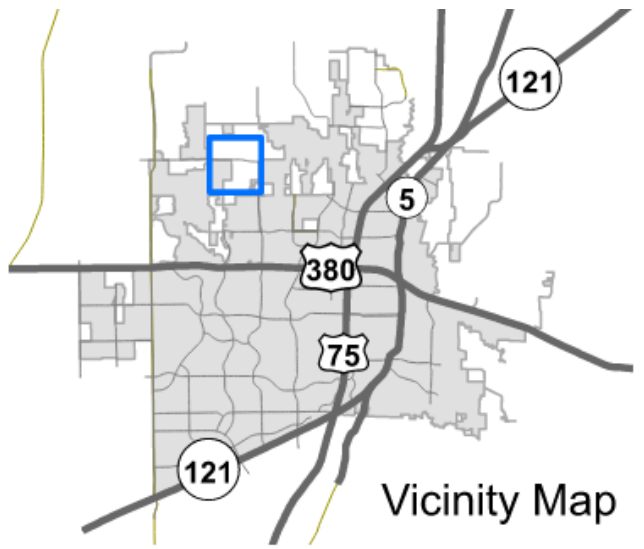
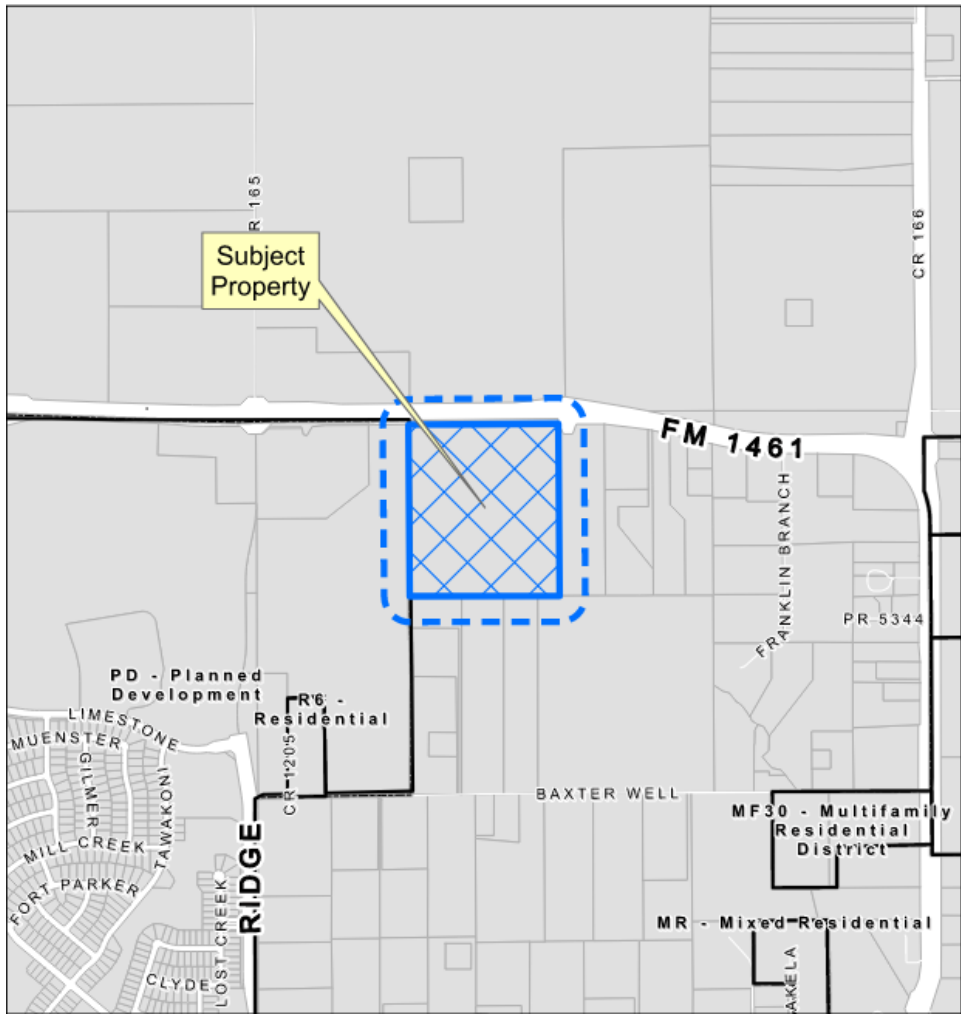


3/4/2026, 3:37:54 PM

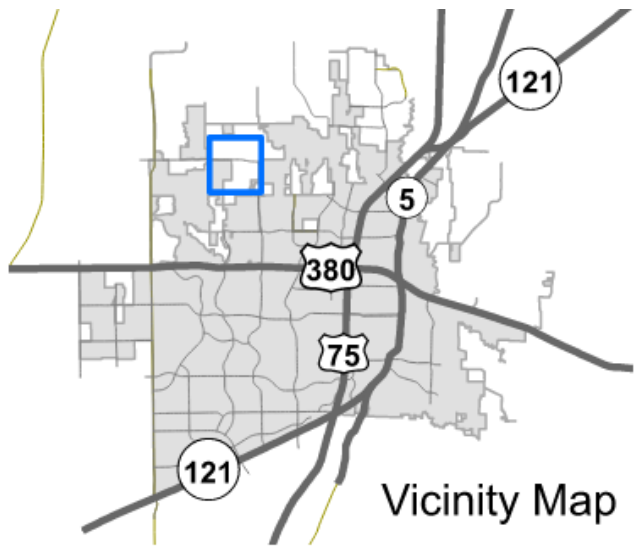
- Development Projects result
- Major Roads
- ETJ



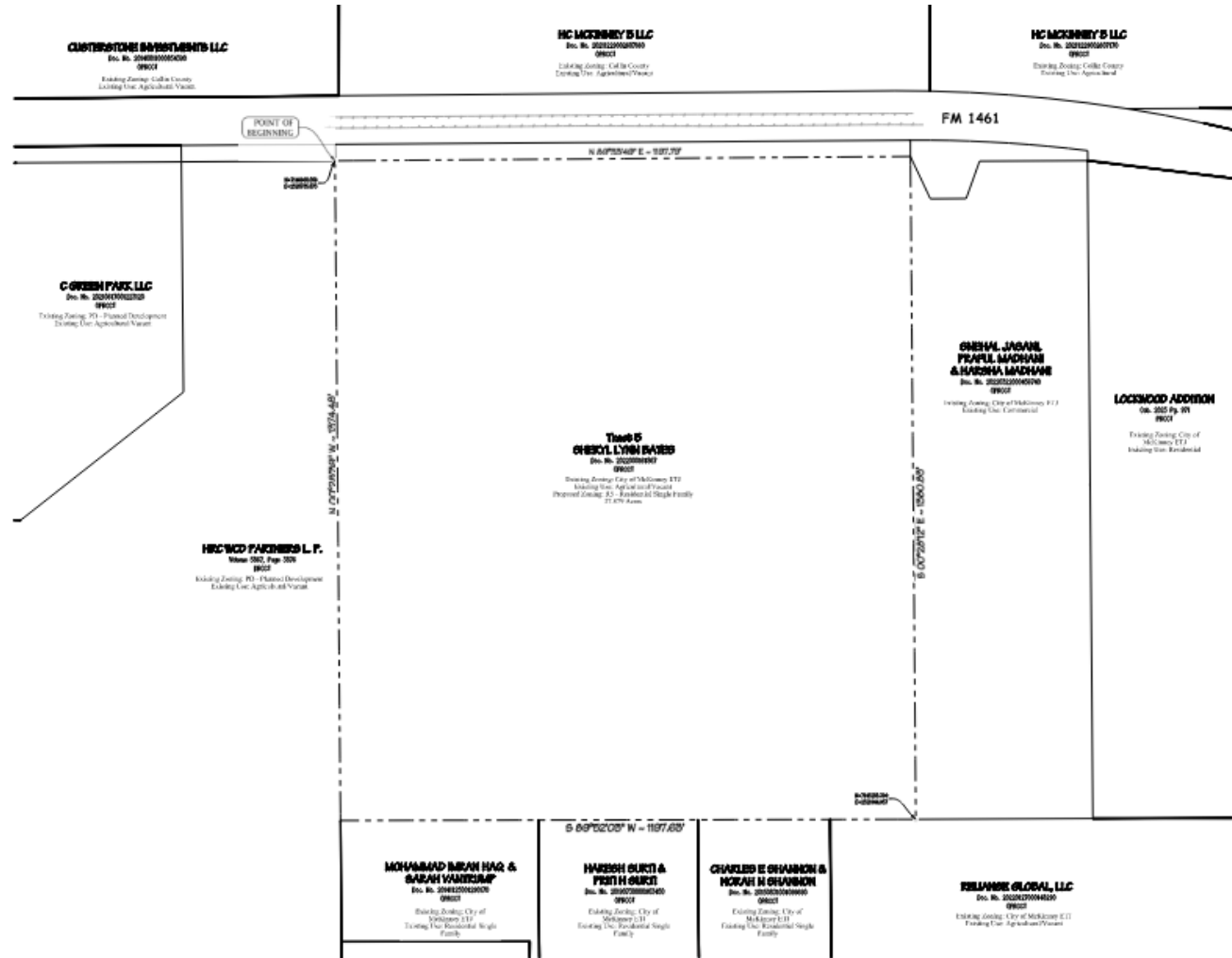
Location Map



Aerial Exhibit



Proposed Zoning Exhibit



ZONING EXHIBIT
BATES TRACT

37.879 ACRES
OUT OF THE JOEL B. STEWART SURVEY -
ABSTRACT NO. 838, TRACT 17
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER
384511284 John
4928 Country Street, 1005
McKinney, TX 75071

AGENT / SET
Majid M. Durrani
2028 W. Virginia Street, Suite 110
McKinney, TX 75063
Contact: Sam Frazier
Email: sam@papa404.com

OWNER / SURVEYOR
Suzanne Highsmith, Inc.
701 Center Road, Suite 300
Plano, TX 75075
Telephone: 972-422-0827
TERRA Inc. 401271 Add. No. 9-10011100
© William T. Johnson Plans

