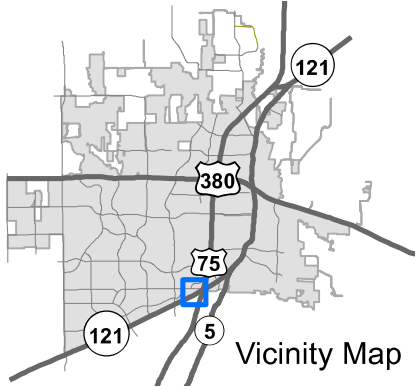
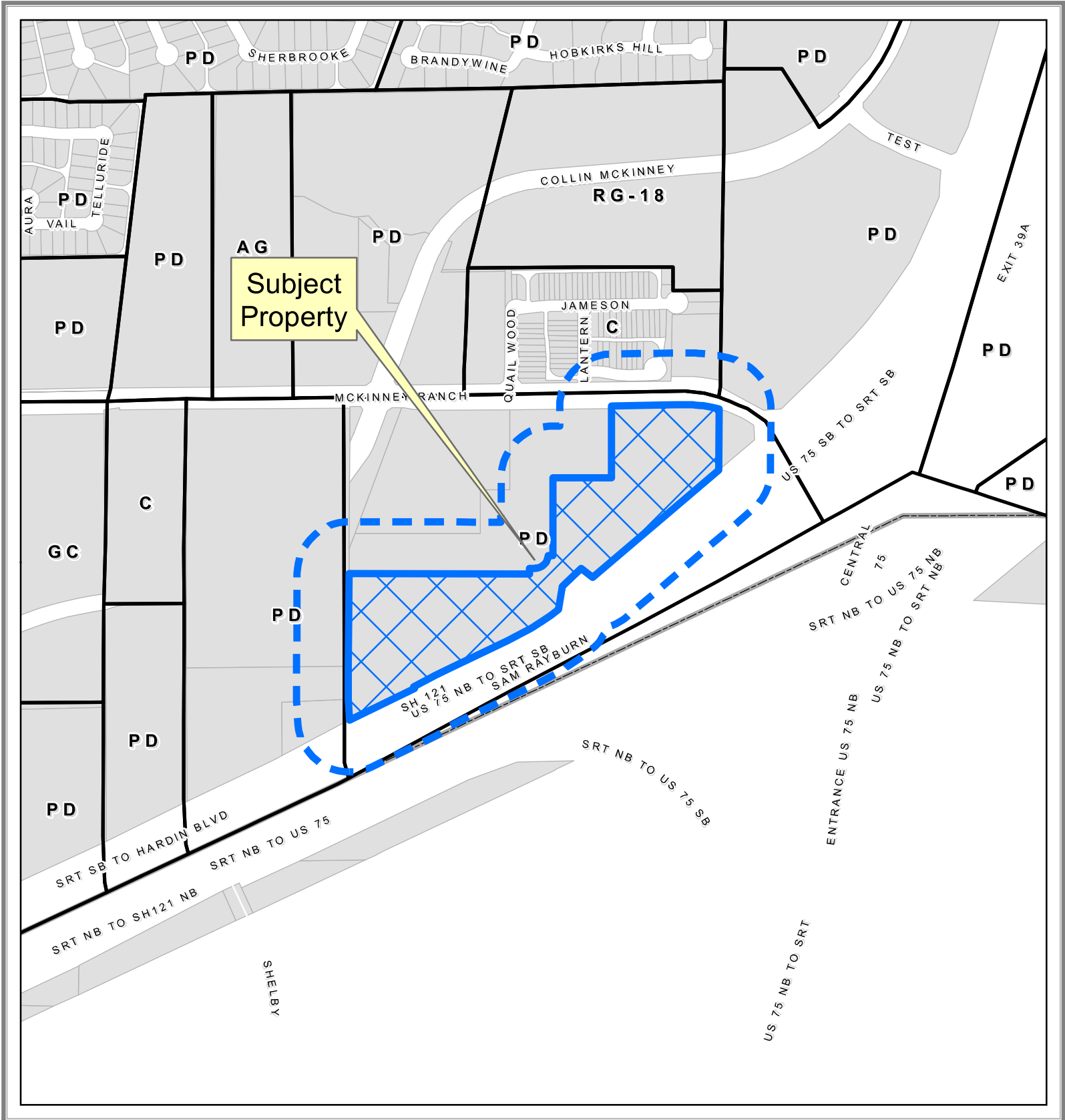
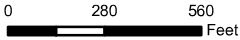


EXHIBIT A



Property Owner Notification Map

ZONE2022-0109



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

WHEREAS TCI McKinney 34 is the owner of a 17.79 acre (775,103 square feet) tract of land situated in the J. PHILLIPS SURVEY, ABSTRACT NO. 719, City of McKinney, Collin County, Texas, and being a portion of that certain 34.56 acre tract of land described in Warranty Deed to TCI McKINNEY 34, LLC, as recorded in Instrument Number 20051227001794900, of the Deed Records of Collin County, Texas, (D.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "WHITEHAWK 10191200" found for corner on the north Right-of-Way line of the Sam Rayburn Tollway (State Highway 121 - a variable width Right-of-Way), same being the southwest corner of said 34.56 acre tract, and also being the southeast corner of that certain called 2.02 acre tract of land conveyed to Karen Dianne Lundell Shatley as recorded in Volume 907 Page 575 (D.R.C.C.T.);

THENCE North 00 degrees 01 minutes 13 seconds East, a distance of 98.50 feet to a 5/8 inch iron rod found for corner, said corner being the northeast corner of said Shatley tract, same also being the most northerly southeast corner of Lot 1R Block A, McKinney South Substation, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof as recorded in Instrument Number 20100901010001660, (D.R.C.C.T.), same being a point on the west line of said 34.56 acre tract;

THENCE North 00 degrees 00 minutes 17 seconds West, along the common line of the west line of said 34.56 acre tract of land and the east line of Lot 1R Block A, McKinney South Substation and the east line of a called 25.54 acre tract of land described in a deed to Charles Dean Weber as recorded in Instrument Number 20150323000315380 of the Deed Records of Collin County, Texas, a distance of 546.37 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner, from which a 1/2 inch iron rod found bears South 01 degrees 35 minutes 00 seconds West a distance of 0.85 feet, same being the southwest corner of Lot 2, Block A of the TCI McKinney Ranch Addition, an addition to the City of McKinney as recorded in Instrument Number 20170818010003980 of the Official Public Records of Collin County, Texas;

THENCE along the south and east lines of said TCI McKinney Ranch Addition, the following courses and distances:

North 89 degrees 28 minutes 02 seconds East, a distance of 785.45 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

North 00 degrees 31 minutes 58 seconds West, a distance of 24.50 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

North 89 degrees 28 minutes 02 seconds East, a distance of 17.19 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner at the beginning of a curve to the left having a radius of 61.50 feet, a central angle of 80 degrees 10 minutes 03 seconds and a chord that bears North 49 degrees 23 minutes 01 seconds East 79.20 feet;

Along said curve, an arc length of 86.05 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

North 89 degrees 28 minutes 02 seconds East, a distance of 18.90 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

North 00 degrees 31 minutes 58 seconds West, a distance of 336.96 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

EXHIBIT B

North 89 degrees 28 minutes 02 seconds East, a distance of 254.78 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

North 00 degrees 31 minutes 58 seconds West, a distance of 313.22 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner in the south Right-of-Way line of McKinney Ranch Parkway (Variable Width Right-Of-Way);

THENCE along the south Right-Of-Way line of said McKinney Ranch Parkway, the following courses and distances:

North 89 degrees 11 minutes 27 seconds East, a distance of 324.44 feet to a 5/8 inch iron rod with cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner at the beginning of a curve to the right having a radius of 500.00 feet, a central angle of 35 degrees 33 minutes 36 seconds, and a chord that bears South 73 degrees 01 minutes 46 seconds East a distance of 305.36 feet;

Along said curve an arc distance of 310.32 feet to a 5/8 inch iron rod with cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

South 05 degrees 06 minutes 45 seconds East, a distance of 46.86 feet to a capped iron rod found for corner on the north Right-Of-Way line of the Sam Rayburn Tollway (State Highway 121 - Variable Width Right-Of-Way);

THENCE along the north Right-Of-Way line of said Sam Rayburn Tollway, the following courses and distances:

South 46 degrees 35 minutes 24 seconds West, a distance of 438.03 feet to a capped iron rod found for corner;

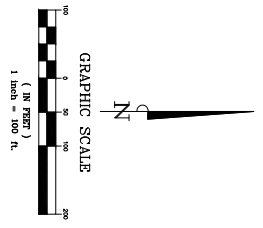
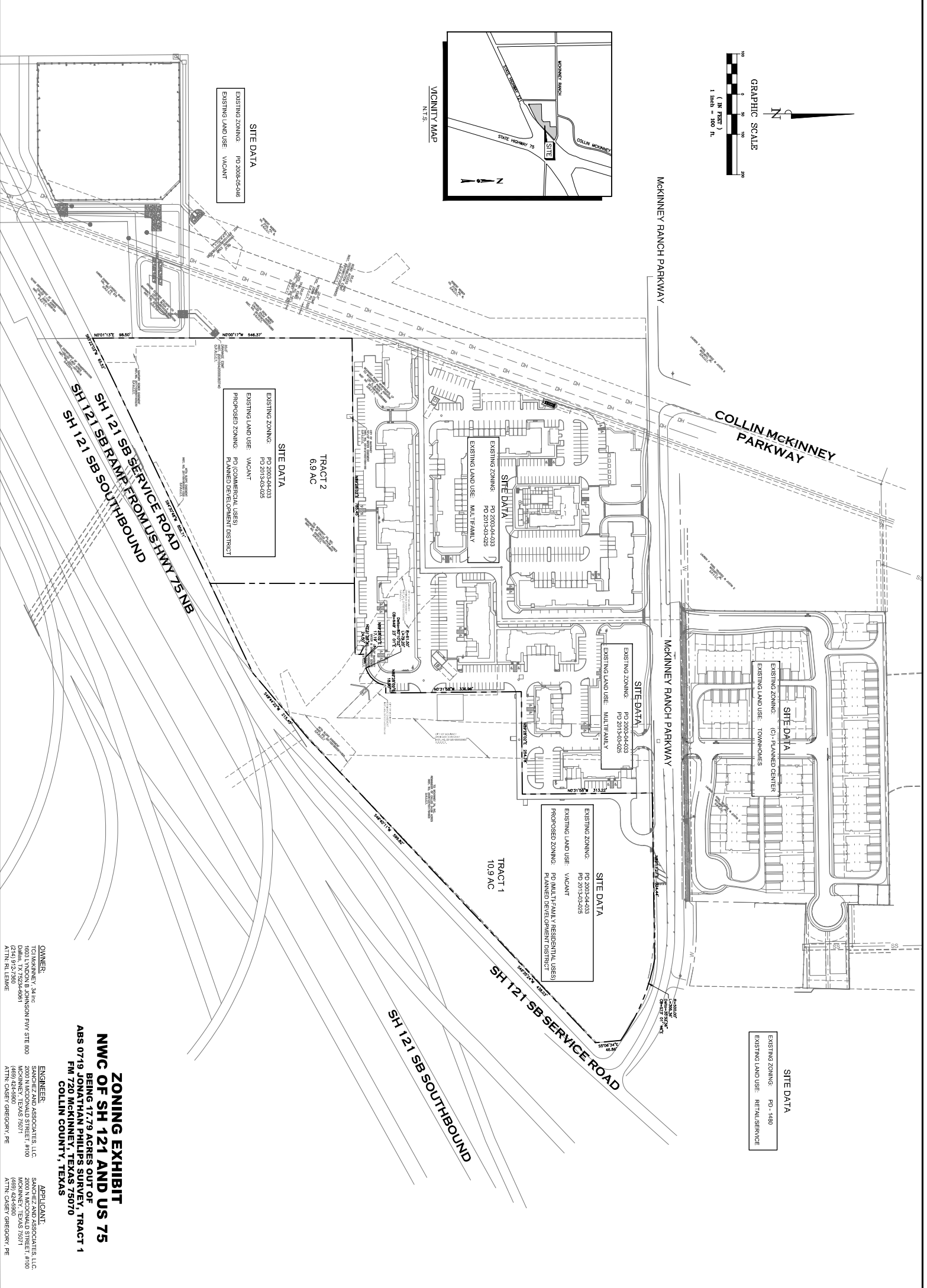
South 46 degrees 40 minutes 11 seconds West, a distance of 599.82 feet to a 5/8 inch iron rod with cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

South 49 degrees 44 minutes 22 seconds West, a distance of 215.45 feet to a 5/8 inch iron rod with cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

South 64 degrees 30 minutes 48 seconds West, a distance of 856.71 feet to a 60D nail found for corner;

South 63 degrees 22 minutes 03 seconds West, a distance of 65.52 to the POINT OF BEGINNING and containing 17.79 acre (775,103 square feet) of land, more or less.

EXHIBIT C



VICINITY MAP
N.T.S.

SITE DATA
 EXISTING ZONING: PD 2008-04-036
 EXISTING LAND USE: VACANT

SITE DATA
 EXISTING ZONING: PD 2008-04-033
 EXISTING LAND USE: VACANT
 PROPOSED ZONING: PD (COMMERCIAL USES) PLANNED DEVELOPMENT DISTRICT

SITE DATA
 EXISTING ZONING: PD 2008-04-033
 EXISTING LAND USE: MULTIFAMILY

SITE DATA
 EXISTING ZONING: PD 2008-04-033
 EXISTING LAND USE: MULTIFAMILY
 PROPOSED ZONING: PD (MULTIFAMILY RESIDENTIAL USES) PLANNED DEVELOPMENT DISTRICT

SITE DATA
 EXISTING ZONING: PD - 148
 EXISTING LAND USE: RETAIL/SERVICE

OWNER:
 COLMAN, 3411c
 1603 LYNDON B JOHNSON HWY STE 800
 DALLAS, TX 75244-8981
 ATTN: BRIAN WILSON

ENGINEER:
 SANCHEZ AND ASSOCIATES, LLC
 2000 N. McDONALD STREET, #100
 MCKINNEY, TEXAS 75071
 ATTN: CASEY GREGORY, PE

ZONING EXHIBIT
NWC OF SH 121 AND US 75
 BEING 17.79 ACRES OUT OF
 ABS 0719 JONATHAN PHILIPS SURVEY, TRACT 1
 FM 1700 MCKINNEY, TEXAS 75070
 COLLIN COUNTY, TEXAS

Scale: SEE GRAPHIC SCALE
Designed by: CDR
Drawn by: CDR
Checked by: RDG
Date: 3/24/2023
Project No. 0201 S.022

ZONING EXHIBIT

NWC OF SH 121 AND US 75

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

Master Planning
Civil Engineering
Land Development

2000 N. McDonald Street, Suite 100
McKinney, TX 75071
Tel: 469-424-5900
Fax: 214-544-3200
Certificate of Registration No. F-3665

EXHIBIT D

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

The subject property shall be zoned "PD" – Planned Development District and Highway Commercial Overlay District (High Rise Subzone). Use and development of the subject property shall conform to the requirements of the City's Code of Ordinances and as amended, except as noted below.

Tract(s). The Property shall be divided into two (2) tracts (collectively, the "Tracts" and each separately, a "Tract") as shown on the Zoning Exhibit attached hereto. 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.

1. The approximately 10.9-acre eastern portion labeled as "Tract 1" on the attached Zoning Exhibit and shall conform with the following restrictions:

a. Permitted Uses

The following uses shall be allowed by right within Tract 1:

- i. Multi-family, traditional;
- ii. Agricultural and ranching, private or wholesale;
- iii. Amenity center, neighborhood;
- iv. Arts of cultural center;
- v. Civic club or fraternal organization;
- vi. College or university;
- vii. Country club;
- viii. Government facilities (city, excluding airport uses);
- ix. Hospital;
- x. Parking garage or lot, paid or private;
- xi. Recreation area, private;
- xii. School, public, private, or parochial;
- xiii. Telecommunication structure, low rise;
- xiv. Telecommunication structure, stealth;
- xv. Wind energy conversion system (WECS).

EXHIBIT D

b. Permitted Uses with a Specific Use Permit (SUP)

The following uses shall be allowed within Tract 1 with an approved Specific Use Permit (SUP):

- i. Commercial entertainment, outdoor;
- ii. Utility substation;
- iii. Telecommunications structure, high rise.

c. Permitted Accessory Uses

- i. Accessory building, detached;
- ii. Accessory structure;
- iii. Electric vehicle charging station;
- iv. Home occupation;
- v. Swimming pool.

d. Space Limits

- i. Minimum Lot Area: - N/A
- ii. Minimum Lot Width: - 60 feet
- iii. Minimum Lot Depth: - 100 feet
- iv. Minimum Front Yard Setback: - 35 feet
- v. Minimum Rear Yard Setback: - 20 feet
- vi. Minimum Side Yard Setback (interior lots): - 20 feet
- vii. Minimum Side Yard Setback (corner lots): - N/A
- viii. Minimum Height - 4 stories, 55 feet
- ix. Maximum Height: - 6 stories, 75 feet
- x. Maximum Lot Coverage: - 90%
- xi. Maximum Dwelling Units Per Acre - 60

e. Parking

- i. Structured parking shall be required.

EXHIBIT D

2. The approximately 6.9-acre western portion labeled as “Tract 2” on the attached Zoning Exhibit shall conform with the following restrictions:

a. Permitted Uses

The following uses shall be allowed by right within Tract 2:

- i. Agricultural or ranching, private or wholesale;
- ii. Amenity center, neighborhood;
- iii. Animal care and services, indoor only;
- iv. Animal care and services, outdoor area;
- v. Arts or cultural center;
- vi. Banks and financial services;
- vii. Body art studio;
- viii. Car wash;
- ix. Civic club or fraternal organization;
- x. Clinic, medical or dental;
- xi. College or university;
- xii. Commercial entertainment, indoor;
- xiii. Community garden;
- xiv. Cottage industrial;
- xv. Country club;
- xvi. Day care center;
- xvii. Dispatch office;
- xviii. Electric vehicle charging facility;
- xix. Farmers’ market, permanent;
- xx. Fuel sales, passenger vehicles;
- xxi. Funeral home or mortuary;
- xxii. Government facilities (city, excluding airport uses);
- xxiii. Government or public facility (non-city);
- xxiv. Greenhouse or plant nursery;
- xxv. Gun range, indoor;
- xxvi. Gym or fitness studio;
- xxviii. Hospital;
- xxix. Hotel or motel;
- xxx. Microbrewery, distillery, winery, or cidery;
- xxxi. Office showroom / warehouse;
- xxxii. Office;
- xxxiii. Parking garage or lot, paid or private;

EXHIBIT D

- xxxiv. Personal service;
- xxxv. Radio or TV broadcast station;
- xxxvi. Reception or event center, indoor;
- xxxvii. Reception or event center, outdoor;
- xxxviii. Recreation area, private;
- xxxix. Religious assembly;
- xl. Restaurant, brew pub;
- xli. Restaurant, carry out and delivery only;
- xlii. Restaurant, dine in;
- xliii. Restaurant, drive-in or drive-through;
- xliv. Retail sales;
- xlv. School, business or trade;
- xlvi. School, public, private, or parochial;
- xlvii. Vehicle repair, minor;
- xlviii. Telecommunications structure, low rise;
- xliv. Telecommunications structure, stealth;
- I. Wind energy conversion system (WECS).

b. Permitted Uses with a Specific Use Permit (SUP)

The following uses shall be allowed within Tract 2 with an approved Specific Use Permit (SUP):

- i. Displacement shelter;
- ii. Agricultural and ranching, retail;
- iii. Animal care and services, outdoor boarding;
- iv. Auto, motorcycle, truck, or boat, rental or sales;
- v. Commercial entertainment, outdoor;
- vi. Data center;
- vii. Heavy machinery, rental, sales, and storage;
- viii. Recreational vehicles, rental or sales;
- ix. Self storage;
- x. Stable, commercial,
- xi. Storage, automobile,
- xii. Transportation station;
- xiii. Utility substation;
- xiv. Vehicle repair, major;
- xv. Food trucks, operation sites, and food truck courts;
- xvi. Telecommunications structure, high rise.

EXHIBIT D

c. Permitted Accessory Uses

- i. Caretaker's or watchman's quarters;
- ii. Electric vehicle charging station;
- iii. Helistop;
- iv. Outdoor storage;
- v. Donation collection container.

d. Space Limits

- i. Minimum Lot Area: - 0 feet
- ii. Minimum Lot Width: - 0 feet
- iii. Minimum Lot Depth: - 0 feet
- iv. Minimum Front Yard Setback: - 20 feet
- v. Minimum Rear Yard Setback: - 0 feet
- vi. Minimum Side Yard Setback (interior lots): - 0 feet
- vii. Minimum Side Yard Setback (corner lots): - 20 feet
- viii. Maximum Height: - 4 stories, 55 feet
- ix. Maximum Lot Coverage: - 75%