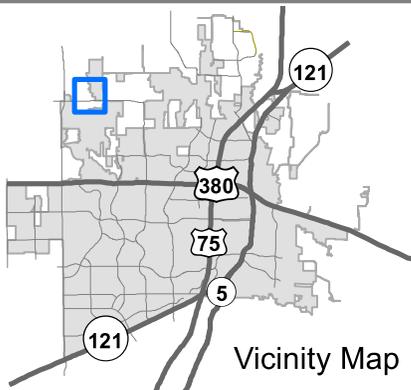
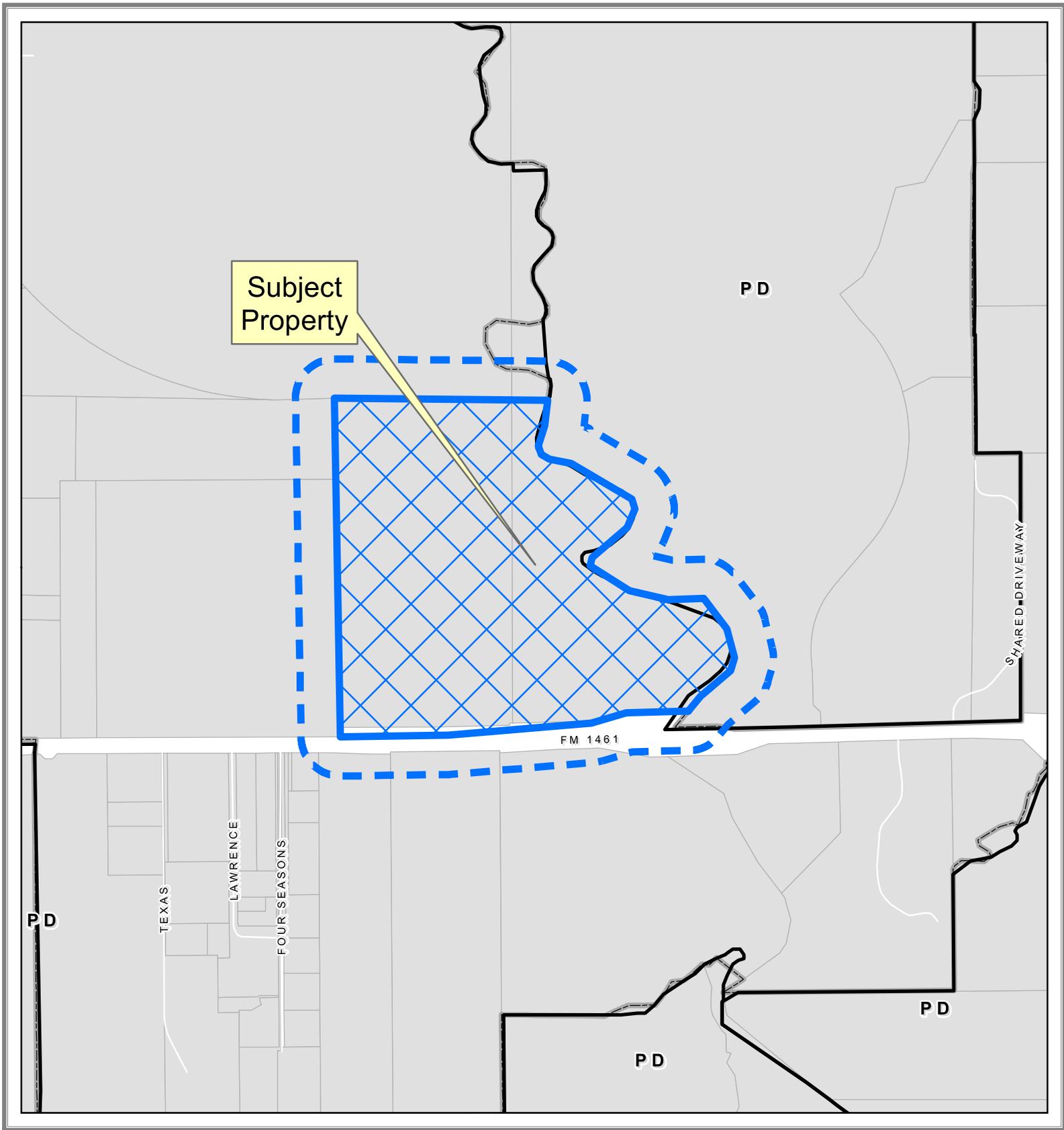
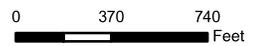


# EXHIBIT A



## Property Owner Notification Map

ZONE2022-0119



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

## LEGAL DESCRIPTION

BEING BEING A TRACT OF LAND LOCATED IN THE C.A. BURNS SURVEY, ABSTRACT NO. 109 AND THE COLEMAN WATSON SURVEY, ABSTRACT NO. 945, COLLIN COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO SAMUEL E. LEWIS AND WIFE, ELIZABETH J. LEWIS, RECORDED IN INSTRUMENT NO. 96-0010626, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A PINK TXDOT CAP FOUND AT THE INTERSECTION OF THE NEW NORTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD (F.M.) 1461, A VARIABLE WIDTH RIGHT-OF-WAY, WITH THE COMMON LINE OF SAID LEWIS TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO CB-MERRELL ROAD, LIMITED, RECORDED IN INSTRUMENT NO. 20160216000178090, O.P.R.C.C.T., FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE SOUTH COMMON CORNER OF SAID LEWIS TRACT AND SAID CB-MERRELL TRACT BEARS SOUTH 00°57'28" WEST, A DISTANCE OF 52.04 FEET;

THENCE NORTH 00°57'28" WEST, LEAVING SAID NORTH RIGHT-OF-WAY LINE AND A LONG THE COMMON LINE OF SAID LEWIS TRACT AND SAID CB-MERRELL ROAD TRACT AND SUBSEQUENTLY A TRACT OF LAND DESCRIBED IN DEED TO LBP 2008 INVESTMENT, INC., RECORDED IN INSTRUMENT NO. 20160216000178100, O.P.R.C.C.T., A DISTANCE OF 1884.55 FEET TO A 2-INCH METAL FENCE POST FOUND AT THE NORTH COMMON CORNER OF SAID LEWIS TRACT AND SAID LBP 2008 INVESTMENT TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO BCO TURNPIKE DISTRIBUTION CENTER M, LLC, RECORDED IN INSTRUMENT NO. 20160216000178110, O.P.R.C.C.T.;

THENCE SOUTH 89°26'14" EAST, ALONG THE COMMON LINE OF SAID LEWIS TRACT AND SAID BCO TURNPIKE DISTRIBUTION CENTER M TRACT, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 1083.78 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 1,230.80 FEET TO A POINT FOR CORNER IN THE APPROXIMATE CENTER OF STOVER CREEK;

THENCE SOUTHERLY, WITH THE APPROXIMATE CENTERLINE OF SAID CREEK, THE FOLLOWING THIRTY-ONE (31) COURSES AND DISTANCES:

SOUTH 08°22'03" WEST, A DISTANCE OF 142.61 FEET TO A POINT FOR CORNER;  
SOUTH 18°55'16" WEST, A DISTANCE OF 118.38 FEET TO A POINT FOR CORNER;  
SOUTH 05°24'00" EAST, A DISTANCE OF 40.27 FEET TO A POINT FOR CORNER;  
SOUTH 38°12'11" EAST, A DISTANCE OF 49.05 FEET TO A POINT FOR CORNER;  
SOUTH 82°58'55" EAST, A DISTANCE OF 112.82 FEET TO A POINT FOR CORNER;  
SOUTH 73°29'49" EAST, A DISTANCE OF 63.29 FEET TO A POINT FOR CORNER;  
SOUTH 62°08'35" EAST, A DISTANCE OF 228.53 FEET TO A POINT FOR CORNER;  
SOUTH 54°10'08" EAST, A DISTANCE OF 150.61 FEET TO A POINT FOR CORNER;  
SOUTH 30°22'01" EAST, A DISTANCE OF 55.02 FEET TO A POINT FOR CORNER;  
SOUTH 13°16'04" WEST, A DISTANCE OF 59.34 FEET TO A POINT FOR CORNER;  
SOUTH 31°00'34" WEST, A DISTANCE OF 90.71 FEET TO A POINT FOR CORNER;  
SOUTH 42°58'20" WEST, A DISTANCE OF 66.81 FEET TO A POINT FOR CORNER;  
SOUTH 50°19'09" WEST, A DISTANCE OF 70.79 FEET TO A POINT FOR CORNER;  
SOUTH 60°58'53" WEST, A DISTANCE OF 83.66 FEET TO A POINT FOR CORNER;  
SOUTH 41°23'59" WEST, A DISTANCE OF 50.56 FEET TO A POINT FOR CORNER;  
SOUTH 06°10'09" WEST, A DISTANCE OF 20.46 FEET TO A POINT FOR CORNER;  
SOUTH 25°25'46" EAST, A DISTANCE OF 58.04 FEET TO A POINT FOR CORNER;  
SOUTH 68°57'55" EAST, A DISTANCE OF 147.24 FEET TO A POINT FOR CORNER;  
SOUTH 56°56'25" EAST, A DISTANCE OF 71.56 FEET TO A POINT FOR CORNER;  
SOUTH 68°32'57" EAST, A DISTANCE OF 117.81 FEET TO A POINT FOR CORNER;  
SOUTH 83°31'28" EAST, A DISTANCE OF 246.52 FEET TO A POINT FOR CORNER;  
NORTH 63°21'40" EAST, A DISTANCE OF 43.91 FEET TO A POINT FOR CORNER;  
NORTH 86°35'14" EAST, A DISTANCE OF 36.16 FEET TO A POINT FOR CORNER;  
SOUTH 68°25'41" EAST, A DISTANCE OF 34.24 FEET TO A POINT FOR CORNER;  
SOUTH 41°53'09" EAST, A DISTANCE OF 44.13 FEET TO A POINT FOR CORNER;

# EXHIBIT B

SOUTH 32°29'58" EAST, A DISTANCE OF 165.47 FEET TO A POINT FOR CORNER;  
SOUTH 21°17'51" EAST, A DISTANCE OF 102.94 FEET TO A POINT FOR CORNER;  
SOUTH 05°36'53" EAST, A DISTANCE OF 81.13 FEET TO A POINT FOR CORNER;  
SOUTH 31°25'40" WEST, A DISTANCE OF 93.83 FEET TO A POINT FOR CORNER;  
SOUTH 49°56'58" WEST, A DISTANCE OF 217.22 FEET TO A 5/8-INCH IRON ROD WITH  
A CAP STAMPED "RPLS 5674" SET FOR CORNER;  
THENCE SOUTH 39°50'27" WEST, A DISTANCE OF 89.91 FEET TO A POINT FOR CORNER  
IN SAID NEW NORTH RIGHT-OF-WAY LINE OF F.M. 1461;  
THENCE WESTERLY, ALONG SAID NEW NORTH RIGHT-OF-WAY LINE, THE FOLLOWING FOUR  
(4) COURSES AND DISTANCES:  
SOUTH 88°32'59" WEST, A DISTANCE OF 358.07 FEET TO A 5/8-INCH IRON ROD WITH  
A PINK TXDOT CAP FOUND;  
SOUTH 73°22'00" WEST, A DISTANCE OF 210.00 FEET TO A 5/8-INCH IRON ROD WITH  
A PINK TXDOT CAP FOUND;  
SOUTH 88°32'59" WEST, A DISTANCE OF 876.12 FEET TO A 5/8-INCH IRON ROD WITH  
A PINK TXDOT CAP FOUND;  
SOUTH 89°43'59" WEST, A DISTANCE OF 569.67 FEET TO THE POINT OF BEGINNING AND  
CONTAINING 3,218,906 SQUARE FEET OR 73.896 ACRES OF LAND, MORE OR LESS.



# EXHIBIT D

## DEVELOPMENT REGULATIONS

### 1) **Definitions:**

A) Property means the approximately 73.89±acre property generally located on the north side of FM 1461 at the location of the future Stonebridge Dr. intersection.

B) Concept plan means Exhibit E of this Ordinance, as amended in accordance with Section 3.

2) **Conflicts:** In the event of a conflict between this Ordinance and any other City of McKinney, Texas (the, “City”) ordinance, rule or regulation, including, but not limited to, the provisions of City's comprehensive zoning ordinance, this Ordinance shall control.

3) **Concept Plan:** Development and use of the Property shall be in accordance with the Concept Plan Exhibit. The size and shape of each subdistrict shown on the Exhibit may change without City approval provided the overall changes to the subdistrict do not change the subdistrict shown on the original Exhibit by more than ten percent (10%).

4) **Tract 1 Townhome Residential District:** The following regulations apply to the Townhome area which is envisioned to be Townhomes covering approximately 41.62±acres of the Property as depicted on the Concept Plan:

A) **Base zoning district:** “TR1.8 - Townhome Residential” district standards as contained in Section 204I of the UDC and as amended.

B) **Development Standards:**

I) Development of Tract 1 shall comply with the TR1.8 District regulations, as amended, except as follows:

(1) One hundred and forty (140) Townhome dwelling units are permitted in Tract 1 at a maximum density of 12 dwelling units per acre.

5) **Tract 2 Multi-Family.** The following regulations apply to the Multi-Family Residential area covering approximately 25.65±acres of the Property as depicted on the Concept Plan:

A) **Base zoning district:** “MF-30 – Multi-Family Residential” district development standards as contained in Section 204L of the UDC and as amended.

B) **Development Standards.**

I) Development of Tract 2 shall comply with the MF-30 District regulations, as amended, except as follows:

(1) Six hundred (600) multi-family dwelling units are permitted in Tract 2 at a maximum density of 30 units/acre.

### 6) **General Provisions.**

A) The order of numbering herein does not control the order of construction for any of Tracts 1 or 2, but is only present for clarity of standards.

# EXHIBIT E

