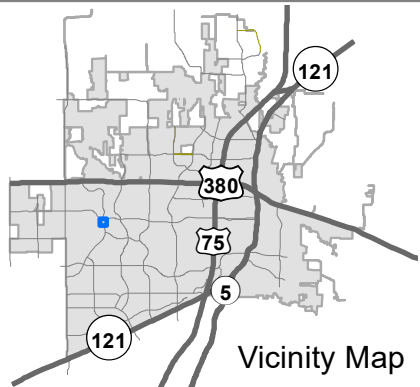
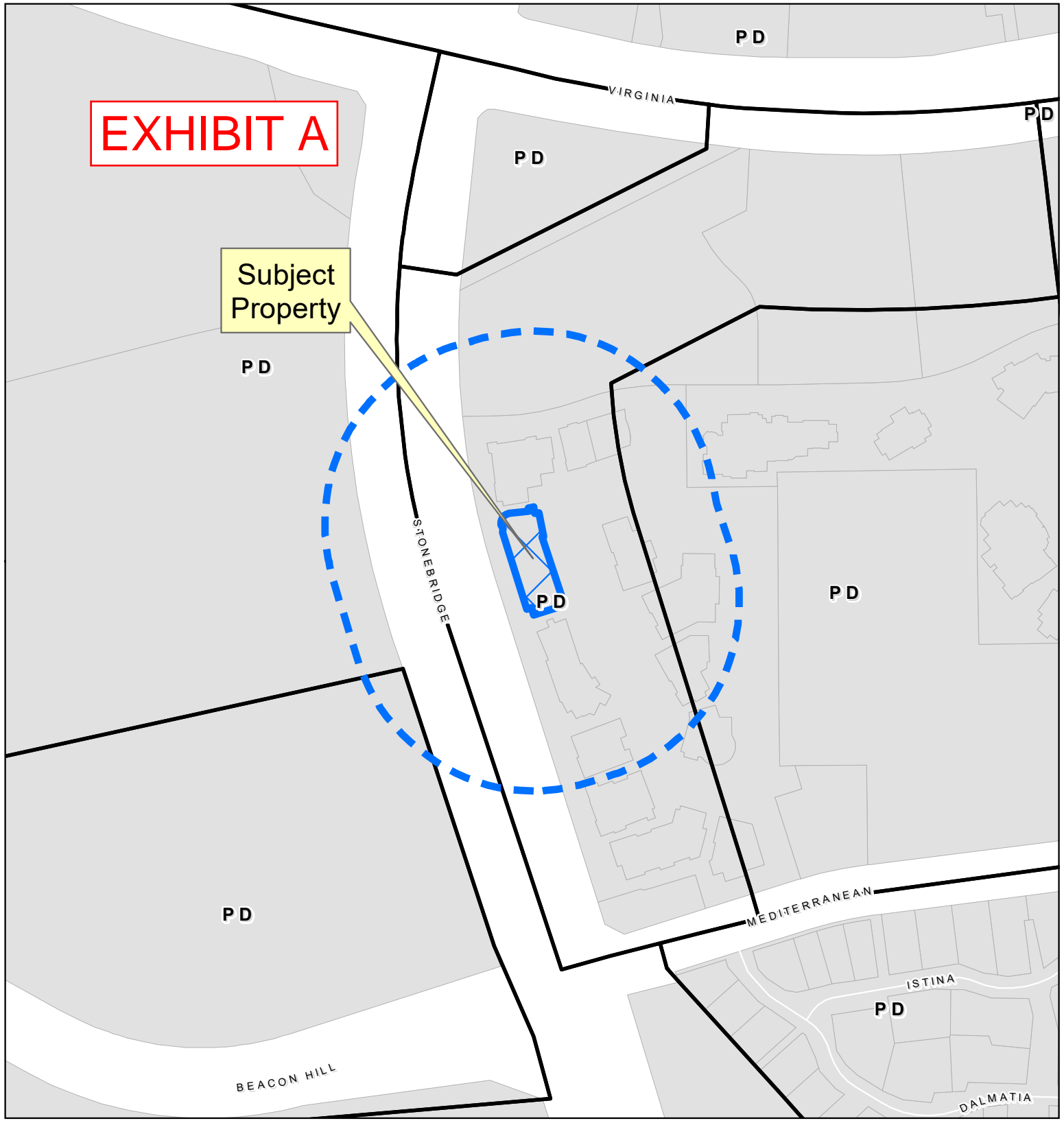


EXHIBIT A

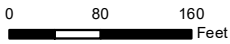
Subject Property



Vicinity Map

Property Owner Notification Map

ZONE2024-0128



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 DESC.:

GEOGRAPHIC ID: R-12384-000-000I-1

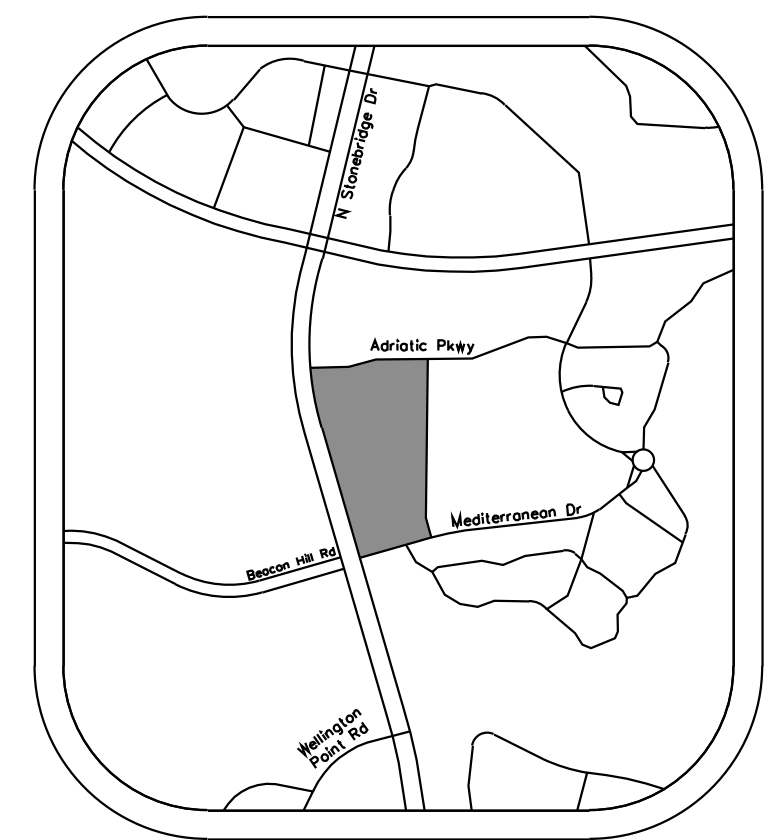
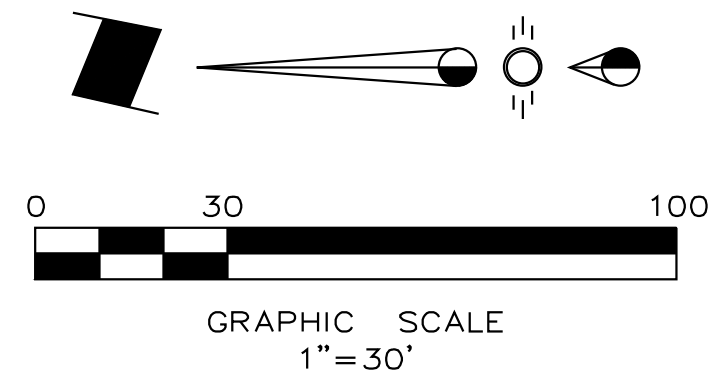
OWNER: GREEN SEA VENTURES LLC - SERIES 2

Lot 7R3 Block A Adriatica Addition

ADRIATICA VILLAGE WEST
CONDOMINIUMS, UNIT I,
15.3909% CMN INT

6952 Mediterranean Drive
McKinney, TX 75072

EXHIBIT C



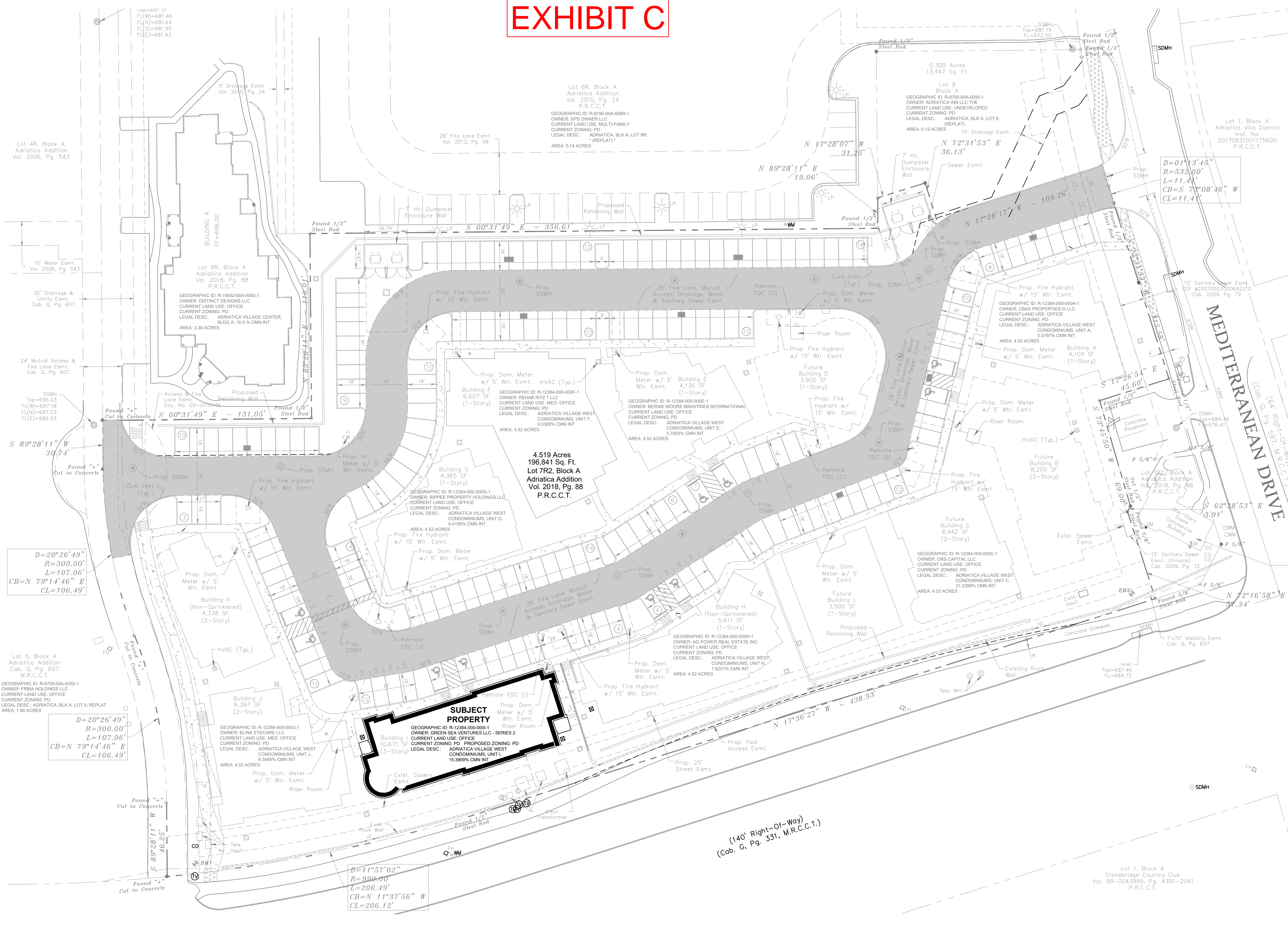
VICINITY MAP
NTS

CITY OF MCKINNEY STANDARD NOTES:

Mechanical and Heating and air conditioning equipment in non-residential uses shall be screened from view from the public right-of-way and from adjacent residential properties.

The Lighting for the subject property will be constructed and operated in conformance with Chapter 58 of the City of McKinney Code of Ordinances.

The Sanitation Container Screening Walls Will Be Brick Masonry, Stone Masonry, Or Other Architectural Masonry Finish, Including A Metal Gate, Primed And Painted, And The Sanitation Container Screening Walls, Gate, And Pad Site Will Be Constructed In Accordance With The City Of McKinney Design Specifications. The Sanitation Screening Walls Will Be A Minimum Of 7' In Height.



4.519 Acres
196,841 Sq. Ft.
Lot 7R2, Block A
Adriatica Addition
Vol. 2018, Pg. 88
P.R.C.C.T.

SUBJECT PROPERTY
10,671 SF
CURRENT ZONING: PD
PROPOSED ZONING: PD
ADRIATICA VILLAGE WEST CONDOMINIUMS, UNIT 1
15.3099% CMN INT

SYNOPSIS

Address:	Lot 7R2, Block A Adriatica Addition					
Zoning:	PD 2010-11-052					
Proposed Use:	Office (Professional / Medical)					
Lot Area:	4.519 Acres (196,841 sf)					
Building Areas:	Building No.	Footprint (SF)	Under Roof (SF)	A/C (SF)	Height	Stories
Future Buildings:	Bldg. A	4,398	4,398	4,109	31'	1
	Bldg. B	6,425	6,425	8,200	50'	2
	Bldg. C	4,570	9,076	8,942	40'	2
	Bldg. D	3,900	3,900	3,900	29.5'	1
	Bldg. E	4,294	4,294	4,136	31'	1
	Bldg. F	6,809	6,809	6,607	31'	1
	Bldg. G	4,836	4,836	4,365	31'	1
	Bldg. H	5,744	5,744	5,611	29.5'	1
	Bldg. I	6,180	11,594	10,671	55'	3
	Bldg. J	5,366	7,041	6,397	29.5'	2
	Bldg. K	4,569	4,569	4,338	35'	1
Bldg. L	3,586	3,586	3,500	35'	1	
Total:	60,676	72,272	70,776			

Lot Coverage: 30.73% (Total Footprint Area 60,676 sf)
Floor Area Ratio: 0.37 : 1
Building Height: 29.5' - 55'

Required Parking: Prof. Office (A-E,G-I,K) 1:400 (56,117/400) = 141 Spcs.
Medical Office (J,F) 1:300 (13,004/300) = 44 Spcs.
*Assembly 1:150 (1655/150) = 11 Spcs.

Parking Required Total: (196 Parking Spaces)
Parking Required w/ 10% Reduction: (177 Parking Spaces)
Total Parking Provided: (175 Parking Spaces) 10 Handicap Spc.

*Assembly space will only be used during off-peak hours.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

- LEGEND**
- Firelane
 - Proposed Sidewalk
 - Ex. Concrete
 - Proposed Wheel Stop Typical
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - Barrier Free Ramp

BENCHMARK:
City of McKinney Central Monument
CM12 located north of the intersection of Creekside Way and Lake Creek Drive. Posted Elevation = 665.776
Benchmark #1:
1/2" Steel Rod, N 7123347.749, E 2516221.379
Elevation = 701.87
Benchmark #2:
1/2" Steel Rod, N 7122759.912, E 2516390.792
Elevation = 688.55

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia Street
McKinney, Texas 75069
Phone (972) 562-4409
Contact: Jon David Cross, P.E.

ARCHITECT:
Seven d Four
8446 Winged Foot Drive
Frisco, Texas 75034
Phone (972) 768-8283
Contact: Kevin Dingman

SURVEYOR:
Underwood Surveying
3404 Interurban Road
Denison, Texas 75021
Phone (903) 465-2151
Contact: Doug Underwood, RPLS

ZONING EXHIBIT	Sheet No.
ADRIATICA OFFICES	SP
LOT 7R3, BLOCK A - ADRIATICA ADDITION	
CITY OF MCKINNEY, TEXAS	

ADRIATICA OFFICES

EXHIBIT D

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.

<i>LEGEND</i>	
●	Permitted use
X	Use not permitted
S	Requires a Specific Use Permit

RESIDENTIAL USES

Land Use Type	PD
Townhome	X
Patio home or zero-lot-line home	X
Multi-family dwelling including loft apartments	X
Single-family attached residential DU	X
Single-family detached residential DU	X
Residential accessory use	X
Retirement/nursing homes	X

RETAIL USES

Land Use Type	PD
Antique shop	●
Aquarium, bird and pet shops	●
Art gallery	●
Automobile and vehicle service	X
Bakery	●
Barber and beauty shop	●
Book or stationery store	●
Bicycle Shop	●
Camera shop	●
Candy, cigars and tobaccos	●
Department store	●
Drug store	●
Dry cleaning and pressing shops	●
Electrical goods and fixtures for consumer use	●
Electronics store	●
Film developing and printing	●
Florist	●
Grocery store	●
Hardware, sporting goods, toys, paints, wall paper	●
Hotel	●

EXHIBIT D

Household and office furniture, furnishings and appliances	●
Jewelry, optical goods, photographic supplies	●
Meat/butcher shop	●
Novelty or variety shop	●
Piano and musical instruments	●
Printing shop	●
Reception or Event Center, (Indoor)	●
Restaurant	●
Restaurant (with drive-through pick-up window)	●
Retail store or shop for custom work	●
Seamstress, dressmaker, or tailor	●
Shoe repair shop	●
Studio for the display and sale of glass, china, art objects, cloth and draperies	●
Video equipment and cassettes, sales and rental	●
Clothing and accessories	●
Copy shop	●

OFFICE & COMMERCIAL SERVICES

Land Use Type	PD
Bank, savings & loan, credit union	●
Caterer and wedding service	●
Commercial entertainment (indoor)	●
Daycare facility	●
Health club (private or public)	●
Hospital	●
Laundromat, equipped with automatic washing machines of the type customarily found in a home and where the customer may personally supervise the washing and handling of their laundry	●
Medical and dental offices	●
Photographers and artist studios	●
Private club	S
Professional office	●
Studios (dance, music, drama)	●
Wedding Chapel	X
Social/Country Club	●

CIVIC USES

Land Use Type	PD
Church, synagogue, house of worship	X
Civic center, auditorium, arena, theater, and/or exhibit hall	X

EXHIBIT D

Library	X
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OTHER USES

Land Use Type	PD
Mixed use with office and/or retail on street level and upper level residential	X
Mixed use with office and/or retail on street level and upper level office	X
Public garage, parking, no repairs	●
Private garage parking (for multiple residential or non-residential tenants)	●
Recreation area (private)	●
Recreation area (public)	●
Taxi stand	●
Transit/bus stop (no parking areas)	●

Definitions

- **Social/Country Club:** A privately-owned club with restricted membership that provides facilities for the leisure and enjoyment of its members. Such a club may, subject to other regulations controlling such uses, maintain dining facilities; engage professional entertainment for the enjoyment of members and their guests; or store, sell, possess, or serve any alcoholic beverage permitted by the law of the State of Texas. This definition does not include any form of sleeping accommodations.

Parking Ratios

- **Social/Country Club:** 1 space per 200 square feet of floor area

Space Limits

- i. Minimum lot area: None.
- ii. Minimum width of lot: None.
- iii. Minimum depth of lot: None.
- v. Maximum height of building: 50 feet.
- vii. Minimum front yard: None.
- viii. Minimum rear yard: 0 feet.
- ix. Minimum side yard: 0 feet.
- xii. Maximum FAR: 4.0 FAR.