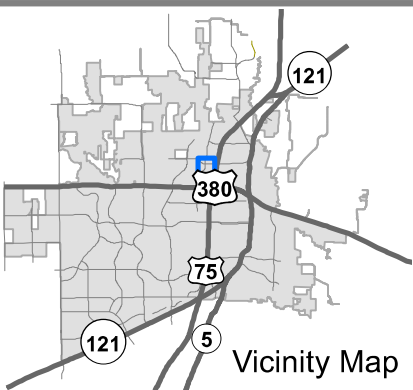
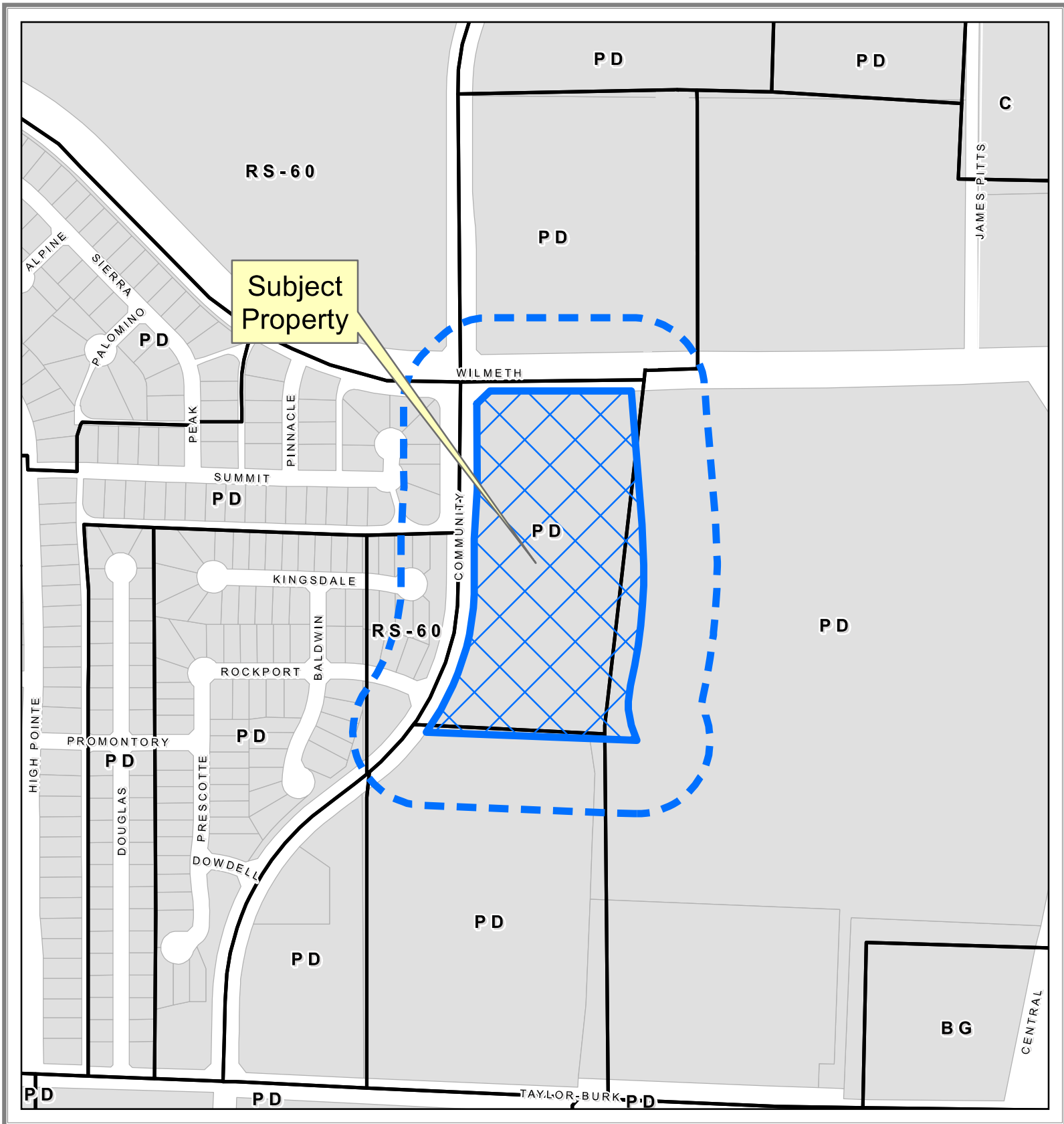
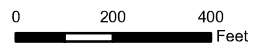


EXHIBIT A



Property Owner Notification Map

ZONE2021-0139



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

ZONING DESCRIPTION

12.7349 ACRES

BEING a 12.7349 acres (554,730 square foot) tract of land situated in the T J McDonald Survey, Abstract No. 576, City of McKinney, Collin County, Texas; said tract being all of Lot 1, Block A, Wilmeth Central Addition, an addition to the City of McKinney according to the plat recorded in Instrument No. 20201006010003850 of the Official Public Records of Collin County, Texas; said tract being more particularly described as follows:

BEGINNING at a point at the east end of a right-of-way corner clip at the intersection of the south right-of-way line of Wilmeth Road (a variable width right-of-way) and the east right-of-way line of Community Avenue (a variable width right-of-way);

THENCE North 89°46'48" East, along the said south line of Wilmeth Road, a distance of 434.57 feet to a point for corner; said point being the northeast corner of said Lot 1;

THENCE South 04°14'44" East, departing the said south line of Wilmeth Road and along the east line of said Lot 1, a distance of 414.65 feet to a point for corner at the beginning of a tangent curve to the right with a radius of 1,639.02 feet, a central angle of 17°30'11", and a chord bearing and distance of South 04°30'22" West, 498.75 feet;

THENCE in a westerly direction, continuing along the said west line of Lot 1 and with said tangent curve to the right, an arc distance of 500.70 feet to a point for corner at the beginning of a reverse curve to the left with a radius of 260.98 feet, a central angle of 38°34'00", and a chord bearing and distance of South 06°01'33" East, 172.37 feet;

THENCE in an easterly direction, continuing along the said east line of Lot 1 and with said reverse curve to the left, an arc distance of 175.67 feet to a point for corner; said point being the southeast corner of said Lot 1;

THENCE North 87°52'35" West, along the said south line of Lot 1, a distance of 646.85 feet to a point for corner in the said east line of Community Avenue; said point being the beginning of a non-tangent curve to the left with a radius of 790.00 feet, a central angle of 36°22'45", and a chord bearing and distance of North 17°58'11" East, 493.22 feet;

THENCE along the said east line of Community Avenue, the following five (5) calls:

In a westerly direction, with said non-tangent curve to the left, an arc distance of 501.60 feet to a point for corner;

North 00°13'12" West, a distance of 130.39 feet to a point for corner;


North 03°45'11" East, a distance of 152.92 feet to a point for corner;

North 00°06'18" East, a distance of 264.21 feet to a point for corner at the south end of said corner clip;

North 44°56'33" East, along the southeast line of said corner clip, a distance of 56.73 feet to the **POINT OF BEGINNING** and containing 554,730 square feet or 12.7349 acres of land, more or less.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

ZONING DESCRIPTION
WILMETH CENTRAL ADDITION
LOT 1, BLOCK A
12.7349 ACRES
T J MCDONALD SURVEY,
ABSTRACT NO. 576
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS


MICHAEL C. BILLINGSLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6558
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
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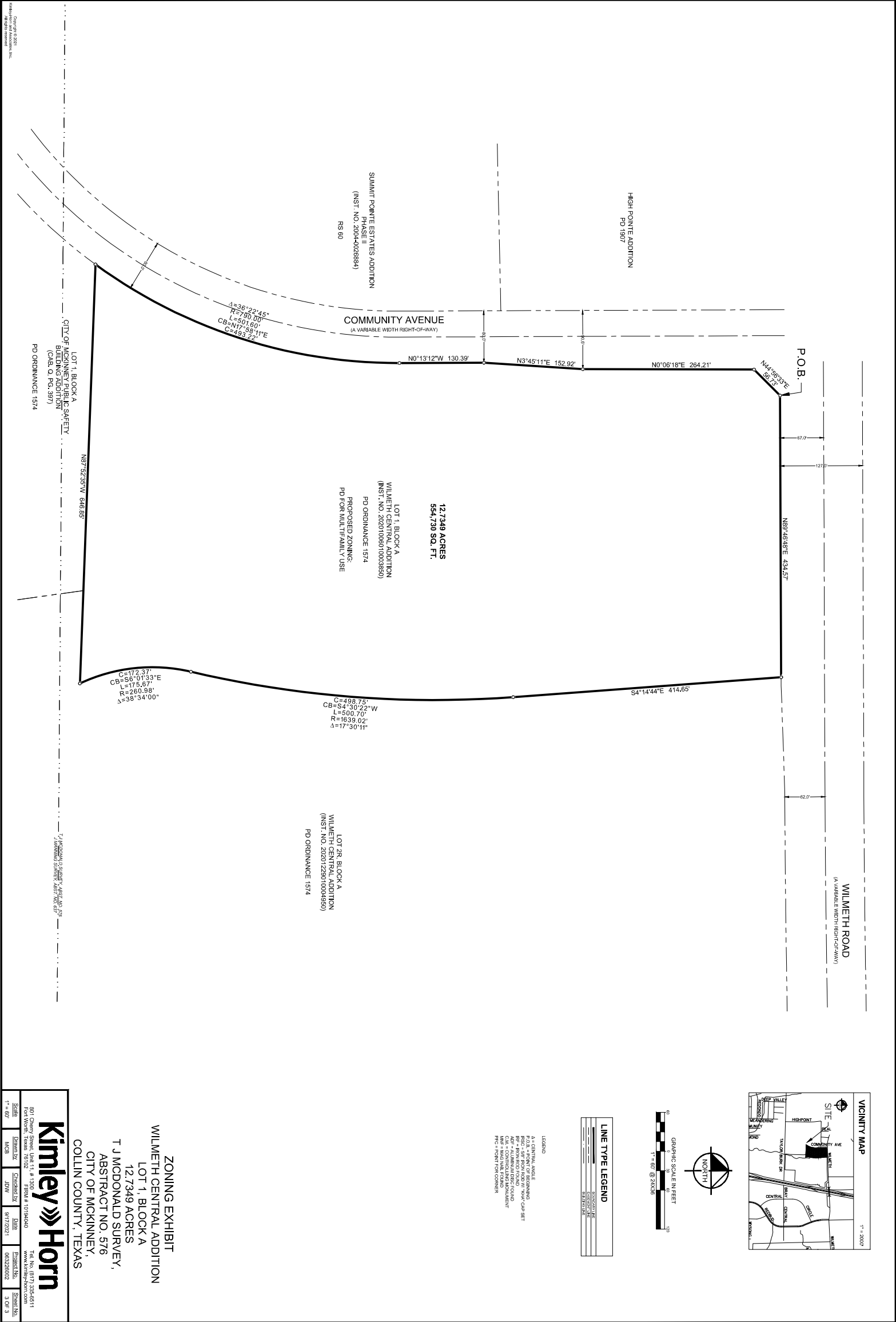
Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MCB	KHA	9/17/2021	063226002	1 OF 1

EXHIBIT C



VICINITY MAP
1" = 200'

LEGEND

- A = GENERAL ANGLE
- P.O.B. = POINT OF BEGINNING
- CB = CURVED BACKSIGHT
- FC = FORESIGHT
- RF = FROM RIGHT TO LEFT
- CF = CONTROL LINE CURVED
- CL = CONTROL LINE CURVED
- MC = CONTROL LINE CURVED
- ML = CONTROL LINE CURVED
- MT = CONTROL LINE CURVED
- MS = CONTROL LINE CURVED
- MP = CONTROL LINE CURVED
- MPC = CONTROL LINE CURVED
- MPL = CONTROL LINE CURVED
- MPT = CONTROL LINE CURVED
- MPC = CONTROL LINE CURVED
- MPL = CONTROL LINE CURVED
- MPT = CONTROL LINE CURVED

LINE TYPE LEGEND

---	BOUNDARY
---	EXISTING EASEMENT
---	EXISTING EASEMENT
---	EXISTING EASEMENT

GRAPHIC SCALE IN FEET
1" = 60' @ 21X28

LEGEND

- A = GENERAL ANGLE
- P.O.B. = POINT OF BEGINNING
- CB = CURVED BACKSIGHT
- FC = FORESIGHT
- RF = FROM RIGHT TO LEFT
- CF = CONTROL LINE CURVED
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- MPT = CONTROL LINE CURVED

ZONING EXHIBIT
WILMETH CENTRAL ADDITION
LOT 1, BLOCK A
12.7349 ACRES
T J McDONALD SURVEY,
ABSTRACT NO. 576
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 114, 1320
Fort Worth, Texas 76102 Phone # 817-344-6400
www.kimleyhorn.com
Tel. No. (817) 353-6511
Fax No. (817) 353-6511
Project No. 082326602
Sheet No. 3 OF 3

SCALE	DATE	PROJECT NO.	SHEET NO.
1" = 60'	08/17/2021	082326602	3 OF 3

EXHIBIT D

DEVELOPMENT REGULATIONS

The subject property (the “Property”) shall be zoned “PD” – Planned Development District. Use and development of the Property shall conform to the regulations contained herein. All provisions contained in the City’s Zoning Ordinance relating to development within the Property which are not in conflict with the provisions contained herein shall continue to apply to the development of the Property.

1. Permitted Uses

- 1.1. Independent Living Facility (retirement community)
- 1.2. Multiple Family Dwelling (apartment)
- 1.3. Multiple Family Dwelling Senior (senior apartments)
- 1.4. Single Family Dwelling (attached)
- 1.5. Single Family Dwelling (detached)
- 1.6. Two Family Dwelling (duplex)
- 1.7. Assisted Living Facility, Nursing Home, or Rest Home
- 1.8. Accessory Building or Use
- 1.9. Parking Incidental to Main Use

2. Temporary Uses

- 2.1. Field Office or Real Estate Sales Office

3. Space Limits

- 3.1. Minimum Lot Area: 1,500 square feet per unit;
- 3.2. Minimum Lot Width: 60’;
- 3.3. Minimum Lot Depth: 100’;
- 3.4. Minimum Front Yard Setback: 25’;
- 3.5. Minimum Rear Yard Setback: 25’;
- 3.6. Minimum Side Yard Setback of Corner Lots: 25’;
- 3.7. Maximum Height of Structure: three stories not to exceed 45’ ;
- 3.8. Maximum Lot Coverage: 50%, including accessory buildings except covered parking;
- 3.9. Maximum Density (dwelling units per gross acre): 28 units per gross acre.

4. Parking

- 4.1. The required off street parking shall be calculated at 1 space for each bedroom with an additional 0.2 parking spaces per unit;
- 4.2. The required number of enclosed parking spaces shall be a minimum of 30% of the total number of units and the additional 0.5 parking space for each enclosed space with a garage door is not required;
- 4.3. The required number of covered parking spaces (carports) shall not be less than the number required to bring both enclosed and covered parking spaces to 50% of the total number of units and may be constructed of steel frame with gabled standing seam steel roofs and steel columns clad in metal or painted wood.

EXHIBIT D

5. Residential Site Design

5.1. If developed for Multiple Family Dwellings (Apartment or Senior), the project shall contain no less than seven (7) of amenities of the type required in Section 146-139(f)(2) of the Zoning Ordinance, as amended.

6. Landscape Requirements

6.1. At least 30% of the street yard shall be permanent landscape area.