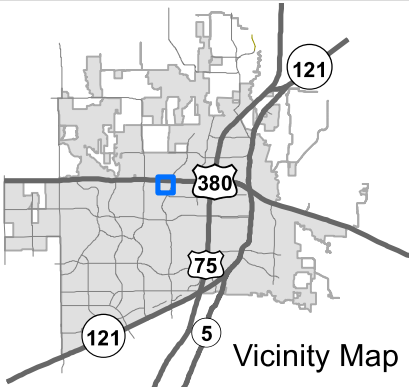
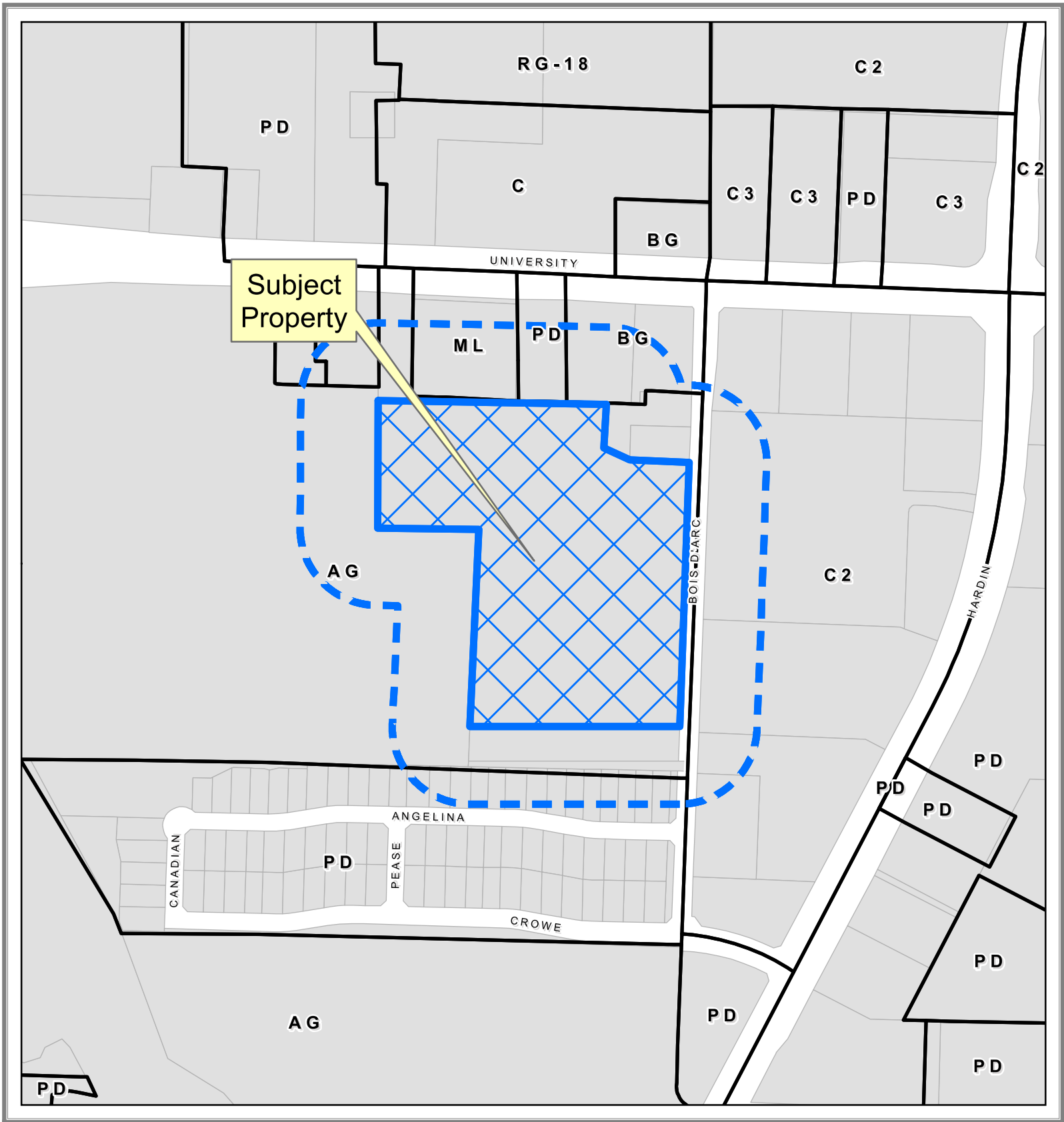
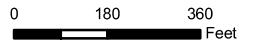


# EXHIBIT A



## Property Owner Notification Map

ZONE2021-0083



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

## FIELD NOTE DESCRIPTION

Being a **14.989** acre tract of land located in the W. H. Hunt Survey, Abstract No. 450, Collin County, Texas and per Special Warranty Deed recorded in Volume 4956, Page 1842, Deed Records Collin County, Texas to McKinney Independent School District and being more particularly described as follows:

**BEGINNING** at an iron rod with cap found at the intersection of the west line of Bois D' Arc Road (Variable Width) and the easetermost north line of parent 15.58 acre tract recorded in Volume 4956, Page 1842;

**THENCE** along the west line of said Bois D' Arc, **SOUTH 02°18'35" WEST** a distance of **766.86** feet to a 5/8 inch iron rod found for the southeast corner of said 14.989 acre tract and being in the north line of a tract of land to Uyen Ann Nguyen per cc# 20180123000089630, Official Public Records, Collin County, Texas;

**THENCE** departing west line of said Bois D' Arc and continuing along the common line of said Nguyen tract, **NORTH 89°48'30" WEST** a distance of **608.92** feet to a ½ inch iron rod found for the southwest corner of said 14.989 acre tract and being in the west line of a tract of land to Denvil Mixon (no recording information found);

**THENCE** continuing along the common line of said 14.989 acre tract and said Denvil Mixon tract as follows:

**NORTH 01°40'25" EAST** a distance of **564.93** feet to an ½ inch iron rod found for an ell corner;

**NORTH 88°39'14" WEST** a distance of **298.35** feet to an ½ inch iron rod stamped "OWENS 5387" set for the most westerly southwest corner of said 14.989 acre tract;

**NORTH 02°02'12" EAST** a distance of **390.25** feet to an ½ inch iron rod stamped "OWENS 5387" set for the northwest corner of said 14.989 acre tract and being the southwest corner of a tract to Jim Furlong per Deed recorded in Volume 666, Page 522, Deed Records, Collin County, Texas;

**THENCE SOUTH 87°28'03" EAST** a distance of **410.75** feet to an iron rod with cap found for the southeast corner of a tract of land to J2 Services Inc. per cc# 201701090000360060, Official Records, Collin County, Texas and the southwest corner of a tract of land to Collin County Farm Bureau, per Deed recorded in Volume 510, Page 272, Deed Records, Collin County, Texas;

**THENCE** along the common line of said Collin County Farm Bureau tract, **SOUTH 88°02'20" EAST** a distance of **139.71** feet to a ¾" iron rod found for the southwest corner of a tract of land to DRM Realty LP per cc# 20200910001531400, Official Public Records, Collin County, Texas;

**THENCE** along the common line of said DRM Realty LP tract, **SOUTH 87°52'49" EAST** a distance of **122.20** feet to an ½ inch iron rod stamped "OWENS 5387" set for the most northerly northeast corner of said 14.989 acre tract;

**THENCE** departing the common line of said DRM Realty LP tract, **SOUTH 03°57'54" WEST** a distance of **126.98** feet to an iron rod with cap found for corner located in the west line of a tract of land to

## EXHIBIT B

McKinney 380 South Retail LTD per cc# 20210114000084610, Official Public Records, Collin County, Texas;

**THENCE** continuing along the common line of said McKinney 380 South Retail LTD tract, **SOUTH 63°51'54" EAST** a distance of **83.03** feet to an ½ inch iron rod found for corner located at the southwest corner of a tract of land to said McKinney 380 South Retail LDT per cc# 20210114000084680, Official Public Records, Collin County, Texas;

**THENCE SOUTH 87°42'21" EAST** along the south line of said McKinney 380 South Retail LDT tract, a distance of **170.00** feet to the **POINT OF BEGINNING**;

**CONTAINING** within these metes and bounds **14.989** acres or 652,917 square feet of land more or less.



# 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.

The Property shall develop in accordance with Section 146-81 (“MF-3 – Multiple Family Residential Medium-High Density District”), as amended from time to time, except as follows:

- i. the maximum density shall be 28 units per gross acre;
- ii. the minimum lot area shall be 1,500 square feet per unit; and
- iii. the maximum building height shall be three (3) stories, not to exceed 45’.

The required parking shall be in accordance with Section 146-130 (“Parking”) of the Zoning Ordinance, as amended from time to time, except as follows:

- i. required off street parking shall be calculated at 1 space for each bedroom with an additional 0.2 parking spaces per unit;
- ii. required number of enclosed parking spaces shall be a minimum of not less than 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;
- iii. required number of covered parking spaces (carports) shall be not less than the number required to bring both enclosed and covered parking spaces to 50% of the total number of units.

The required amenities shall be in accordance with Section 146-139(f)(2) (“Multi-family Residential Site Design”) of the Zoning Ordinance, as amended, except as follows:

- i. the number of required amenities shall be increased by two (2) additional amenities.