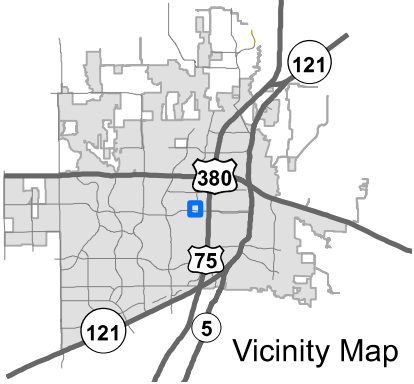
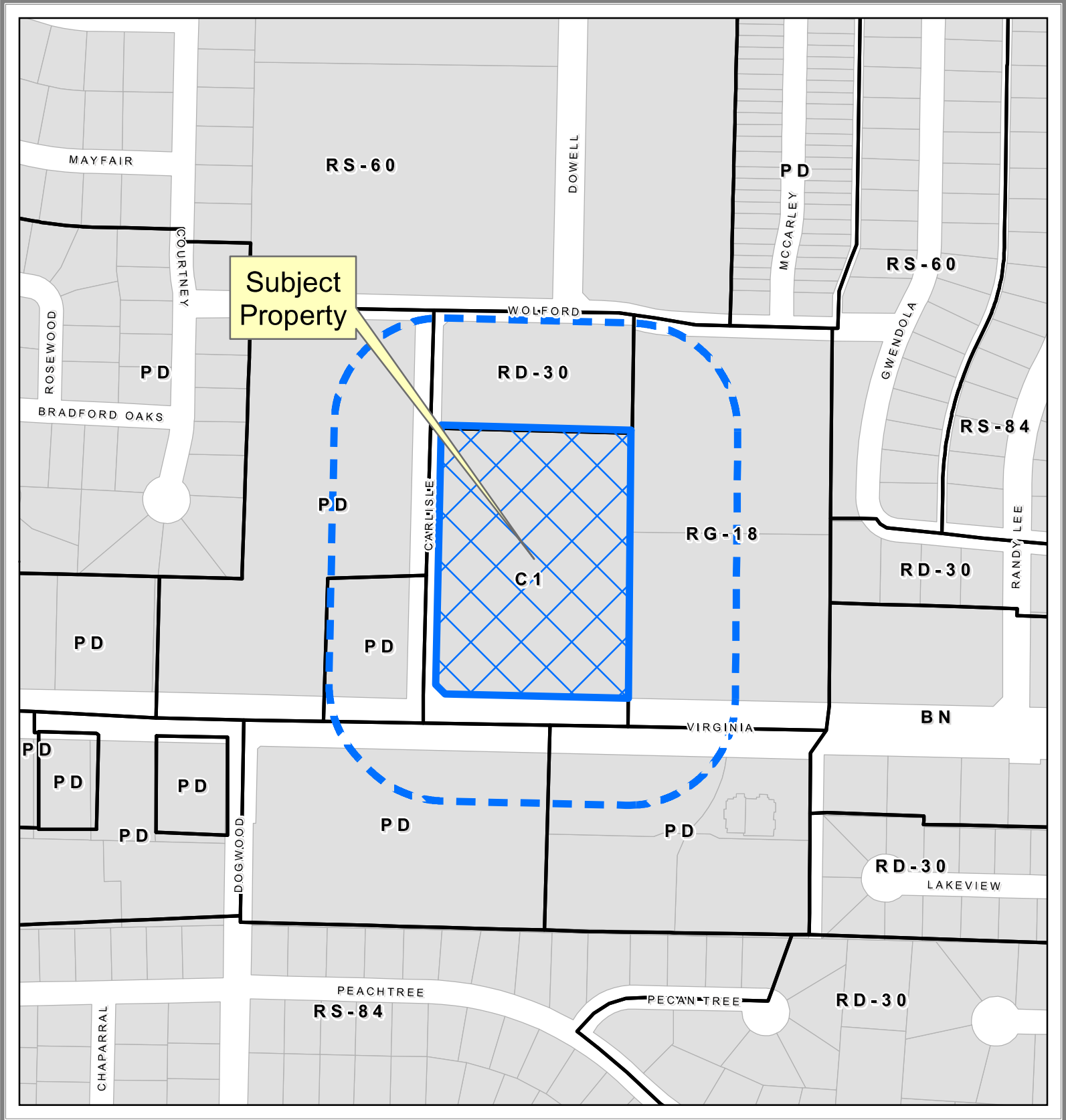
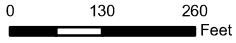


EXHIBIT A



Property Owner Notification Map

ZONE2021-0006



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

BEING a 5.083 acres of land situated in the W. D. Thompson Survey Abstract No. 891, City of McKinney, Collin County, Texas and being a portion of Lot 1, Block A of Virginia Plaza an addition to the City of McKinney according to the plat recorded in Cabinet F, Page 645, Plat Records, Collin County, Texas (PRCCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the east line of Carlisle Street a 60 feet wide right of way and being the northwest corner of a Right of Way Deed recorded in cc# 20150722000906320, Official Public Records, Collin County, Texas (OPRCCT);

THENCE along the east line of said Carlisle Street, North $02^{\circ} 00' 15''$ EAST a distance of 538.31 feet to a 1/2 inch iron rod found for corner at the northwest corner of said Lot 1 and being the southwest corner of McKinney Church of Christ Addition an addition to the City of McKinney according to the plat recorded in Cabinet E, Page 39 (PRCCT);

THENCE along the south line of said McKinney Church of Christ Addition, South $87^{\circ} 35' 38''$ EAST a distance of 397.66 to an x- cut in concrete found for corner for the northwest corner of said Lot 1 and in the west line of Lot 2, Block A of Quail Creek Addition an addition to the City of McKinney according to the plat recorded in Cabinet C, page 688 (PRCCT);

THENCE along the east line of said Quail Creek addition, South $02^{\circ} 02' 38''$ WEST a distance of 206.96 feet to a 5/8 inch iron rod set for corner at the northwest corner of Lot 1, Block A of said Quail Creek Addition;

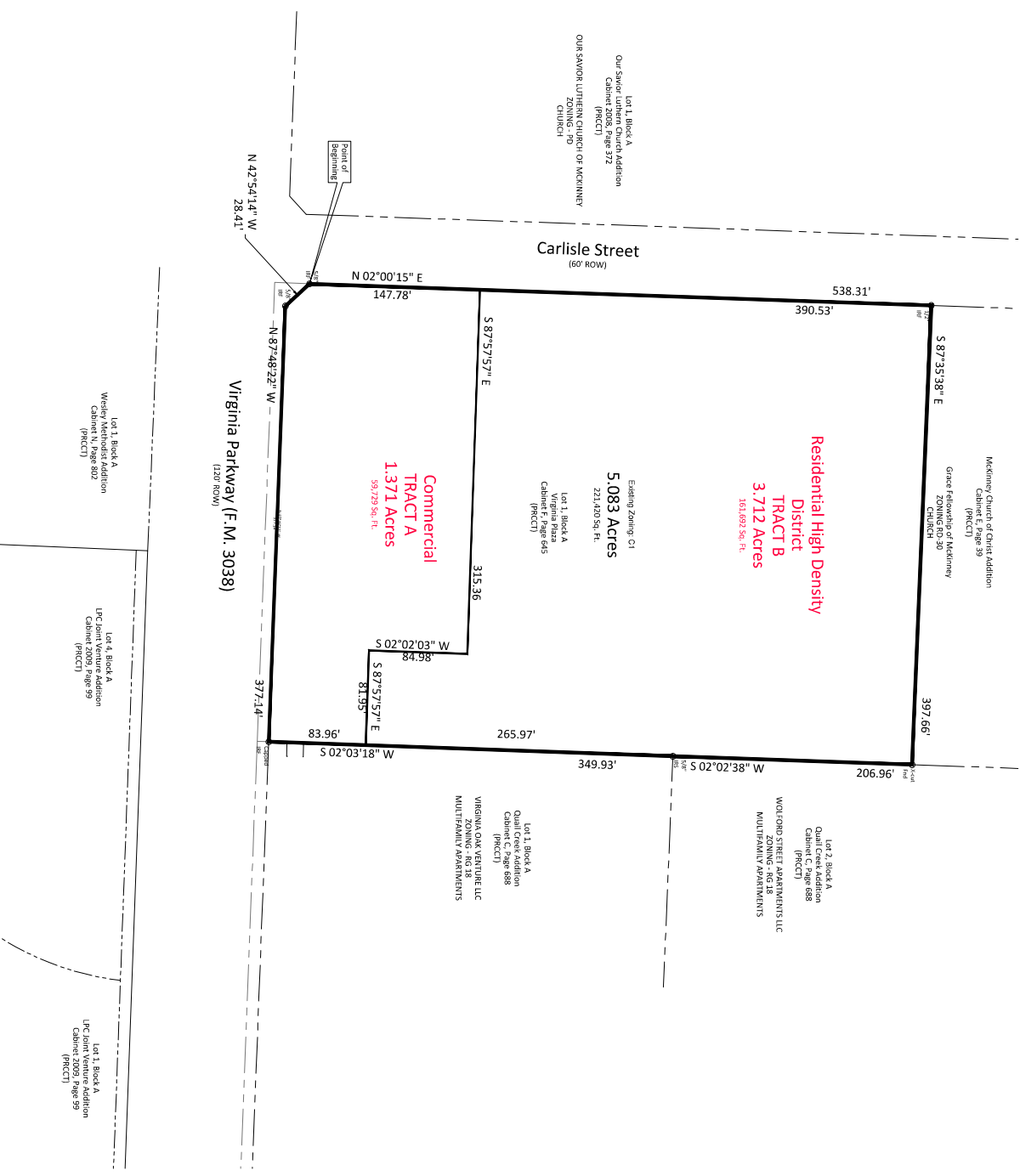
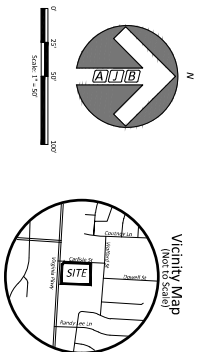
THENCE continuing along said east line, South $02^{\circ} 03' 18''$ WEST a distance of 349.93 to a capped iron rod found for corner in the north line of said Right of Way Deed and in the north line of Virginia Parkway a 120 feet wide right of way;

THENCE along the north line of said Right of Way Deed and said Virginia Parkway, NORTH $87^{\circ} 48' 22''$ WEST a distance of 377.14 to a 5/8 inch iron rod set for corner;

THENCE continuing along said north line, NORTH $42^{\circ} 54' 14''$ WEST a distance of 28.41 feet to the POINT OF BEGINNING;

CONTAINING 5.083 acres or 221420 square feet of land more or less, all according to that survey prepared by A. J. Bedford Group, Inc.

EXHIBIT C



PROPERTY DESCRIPTION

BEGINNING 5.083 acres of land situated in the W. D. Thompson Survey Abstract No. 891, City of McKinney, Texas and being a portion of Lot 11 in the right of way addition to the City of McKinney recorded in the Public Records, Collin County, Texas, (PRCCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the east line of Carlisle Street a 60 feet wide right of way and being the northwest corner of a Right of Way Deed recorded in cct 20150722009096320, Official Public Records, Collin County, Texas (OPRCCT);

THENCE along the east line of said Carlisle Street, NORTH 02°00'15" EAST a distance of 538.31 feet to a 1/2 inch iron rod found for corner at the northwest corner of said Lot 1 and being the southwest corner of McKinney Church of Christ Addition an addition to the City of McKinney according to the plat recorded in Cabinet E, Page 39 (PRCCT);

THENCE along the south line of said McKinney Church of Christ Addition, SOUTH 87°35'38" EAST a distance of 397.66 feet to an "x" mark concrete found for corner of the northwest corner of said Quail Creek Addition, SOUTH 02°02'38" WEST a distance of 206.96 feet to a 5/8 inch iron rod set for corner at the northwest corner of Lot 1, Block A of said Quail Creek Addition;

THENCE continuing along said east line, SOUTH 02°02'38" WEST a distance of 349.93 to a capped iron rod found for corner in the north line of said Right of Way Deed and in the north line of Virginia Parkway a 120 feet wide right of way;

THENCE along the north line of said Right of Way Deed and said Virginia Parkway, NORTH 87°48'22" WEST a distance of 377.14 to a 5/8 inch iron rod set for corner;

THENCE continuing along said north line, NORTH 42°54'14" WEST a distance of 284.41 feet to the POINT OF BEGINNING;

CONTAINING 5.083 acres or 221,420 square feet of land more or less.

ZONING EXHIBIT
5.083 ACRES

W. D. THOMPSON SURVEY ABSTRACT NO. 891
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

Client: JES DEV CO, INC.
206 FRACK WAY
COLUMBIA, MO 65203

Scale: 1" = 50'	Checked By: F. R. OWENS
Date: December 20, 2021	Title: City/Spraying
Technician: Spraying/Bedford	File: Class/Commissioner
Drawn By: Spraying/Bedford	Tab. No.: 159-201
	Sheet No.: 67-N0

Sheet 1 of 1

Bedford Group, Inc.
Registered Professional Land Surveyors

331 N. Adams St., Mesquite, Texas 75068
9721-722-0225 www.bedfordgroup.com alic@bedfordgroup.com

TBNS REG1018220

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.

Tract A. The regulations set forth below shall apply to development within Tract A shown on the Zoning Exhibit.

1. Permitted Uses

- 1.1. Clinic;
- 1.2. Day-care;
- 1.3. Accessory building or use;
- 1.4. Amusement, commercial (indoor);
- 1.5. Fitness club, gymnasium, exercise area or similar use;
- 1.6. Parking incidental to main use;
- 1.7. Banks and financial institutions;
- 1.8. Drug store, pharmacy;
- 1.9. Office building;
- 1.10. Office use;
- 1.11. Personal service, but not including tattoo parlor or massage parlor;
- 1.12. Retail store (indoor);
- 1.13. Restaurant or cafeteria (carry out only);
- 1.14. Restaurant or cafeteria (indoor service and/or drive-through window);
- 1.15. Restaurant or cafeteria (drive-in service);
- 1.16. Travel agent.

2. Temporary Uses

- 2.1. Field Office or Real Estate Sales Office.

3. Space Limits

- 3.1. Minimum Lot Area: 10,000 sq ft;
- 3.2. Minimum Lot Width: 50’;
- 3.3. Minimum Lot Depth: 50’;
- 3.4. Minimum Front Yard Setback: 20’;
- 3.5. Minimum Rear Yard Setback: 0’;
- 3.6. Minimum Side Yard Setback: 0’;
- 3.7. Maximum Height of Structure: 45’;
- 3.8. Maximum Lot Coverage: 70%.

EXHIBIT D

Tract B. The regulations set forth below shall apply to development within Tract B shown on the Zoning Exhibit.

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 Two Family Dwelling (duplex);
 - 1.6 Assisted Living Facility, Nursing Home, or Rest Home;
 - 1.7 Accessory Building or Use;
 - 1.8 Swimming Pool (private);
 - 1.9 Garage or Lot (private);
 - 1.10 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: 1300 sq ft per unit;
 - 3.2 Minimum Lot Width: 60’;
 - 3.3 Minimum Lot Depth: 100’;
 - 3.4 Minimum Front Yard Setback: 35’;
 - 3.5 Minimum Rear Yard Setback: 25’;
 - 3.6 Minimum Side Yard Setback of Corner Lots: 35’;
 - 3.7 Maximum Height of Structure: 55’ (four stories);
 - 3.8 Maximum Lot Coverage: 50%;
 - 3.9 Maximum Density (dwelling units per gross acre): 34.0.
4. Parking
 - 4.1 The required off street parking shall be calculated at 1.5 spaces for each unit
 - 4.2 No enclosed parking spaces shall be required; the number of covered parking spaces (carports) shall be equal to 50% of the total number of units and may be constructed of steel frame with gabled standing seam metal roofs supported by steel columns clad in metal or painted wood.
5. Residential Site Design
 - 5.1 The project shall contain no less than four (4) amenities of the type required in Section 146-139(f)(2) of the Zoning Ordinance, as amended.
6. Landscape Requirements
 - 6.1 Landscape buffers along the rear and side property lines shall be a minimum of ten feet (10’) in width;
 - 6.2 No entry island is required off of Carlisle and in lieu thereof enhanced landscaping reasonably satisfactory to the City arborist shall be planted on each side of the entry.