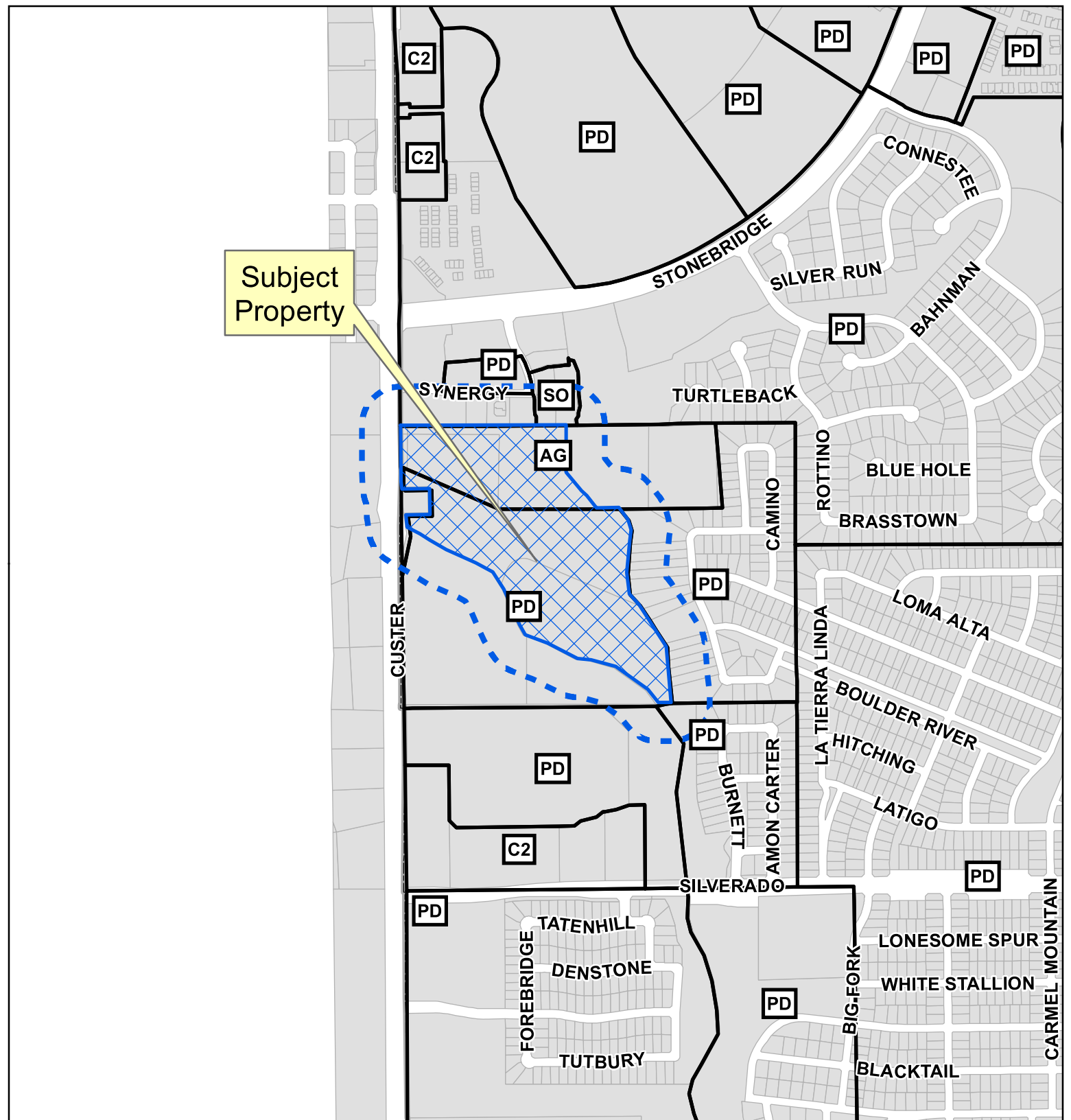


# EXHIBIT A

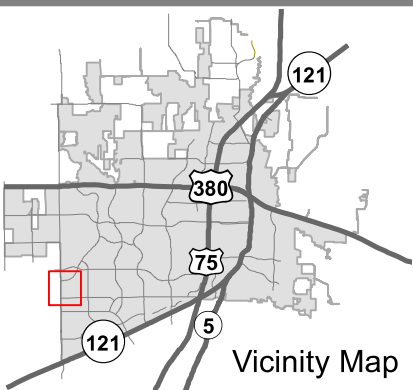


## Property Owner Notification Map

Zone2019-0072



0 380 760 Feet



Vicinity Map

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 29.507 ACRES

**BEING** a tract of land situated in the JACOB J. NAUGLE SURVEY, ABSTRACT NO. 662, City of McKinney, Collin County, Texas and being a portion of the tract of land described in the deed to River Ranch Education Charities, Inc. as recorded in Document Number 20100210000137550, Official Public Records, Collin County, Texas, all the tract of land described in the deed to Kenneth Richard Mayer, Trustee of the Tyler Elizabeth Mayer Trust and Kenneth Richard Mayer, Trustee of the Clark Perry Mayer Trust, equally as recorded in Document Number 20190211000143510 and in Document Number 20190211000143530, of said Official Public Records and all of that tract of land described as Tract 2 in in the deed to Reyburn Anderson and wife, Wanda Anderson (now deceased), as recorded in Document Number 20110208000135600, of said Official Public Records and being more particularly described as follows:

**BEGINING** at a 1/2" iron rod found for the northwest corner of said River Ranch Education Charities, Inc. tract, same being the southwest corner of the Minor Replat of Lots 1R1, 3 and 4, Block B, 5.3840 acres CUSTER CROSSING ADDITION, as described in the plat thereof recorded in Document Number 20070419010001410, Official Public Records, Collin County, Texas said being the northeast corner of that tract of land described in the deed to The State of Texas, recorded in Volume 2997, Page 232, Deed Records, Collin County, Texas, for the east right of way line of Custer Road;

**THENCE** N 89°50'21" E, along the north line of said River Ranch tract, a distance of 959.86;

**THENCE** S 00°09'39" E, a distance of 275.03 feet;

**THENCE** S 39°18'15" E, a distance of 138.92 feet;

**THENCE** S 46°29'11" E, a distance of 42.22 feet;

**THENCE** S 39°18'15" E, a distance of 89.96 feet;

**THENCE** N 89°42'55" E, a distance of 129.22 feet to the westerly northwest corner of the plat of CRAIG RANCH NORTH, PHASE 11 as it appears upon the plat recorded in Document Number 200611010100004730 of the said Official Public Records in the approximate center line of Rowlett Creek;

**THENCE** along the said approximate center line of Rowlett Creek and the west line of said CRAIG RANCH NORTH, THASE 11 the following courses and distances:

S 38°12 '08" E, a distance of 88.07 feet;

S 16°27'15" E, a distance of 61.24 feet;

# EXHIBIT B

S 07°43'36" W, a distance of 63.53 feet;

S 05°09'37" W, a distance of 184.61 feet;

S 07°12'25" E a distance of 127.28 feet;

S 41°55'42" E, a distance of 83.23 feet;

S 32°59'18" E, a distance of 289.42 feet;

S 05° 00'17" E, a distance of 325.01 feet to the north line of a tract of land described in Deed to River Ranch Educational Charities, as recorded in Document Number 20160128000101840 and in Document Number 20190423000441240, Official Public Records, Collin County, Texas;

**THENCE** S 89°25'02" W, along the common line of the above mentioned Mayer – Anderson tract and said River Ranch Educational Charities tract, 74.45 feet to the approximate center line of a Tributary of the Rowlett Creek;

**THENCE** along the common south line of the above mentioned Mayer – Anderson tract and with the approximate center line of said Tributary of the Rowlett Creek, the following courses and distances:

N 37°31'51" W, a distance of 98.51 feet;

N 55°11'12" W, a distance of 228.19 feet;

N 74°51'09" W, a distance of 148.44 feet;

N 83°50'01" W, a distance of 78.77 feet;

N 62°38'24" W, a distance of 195.28 feet;

N 69°49'34" W, a distance of 137.35 feet;

N 29°38'59" W, a distance of 68.74 feet;

N 24°02'56" W, a distance of 224.80 feet;

N 32°17'29" W, a distance of 117.53 feet;

N 61°42'29" W, a distance of 113.68 feet;

N 66°23'12" W, a distance of 186.77 feet;

# EXHIBIT B

N 58°49'26" W, a distance of 112.02 feet;

N 58°32'28" W, a distance of 66.27 feet;

N 62°02'10" W, a distance of 82.01 feet to a west common corner of the above mentioned Mayer Trust tract with a tract of land described in Deed to Kenneth Richard Mayer, a single person, as recorded in Document Number 20190211000143520, Official Public Records, also being a point on the east right-of-way line of the above mentioned F.M. 2478;

**THENCE** N 07°23'08" West, along the east right-of-way line of said F.M. 2478, a distance of 72.65 feet to a 3-3/4" TxDOT brass disk found at the southwest corner of a tract of land described as MEASURING STATION SITE in Condemnation Proceeding Case Number 3-C278-91, between Lone Star Gas Company, a division of Enserch Corporation versus Custer 66 Joint Venture, Et Al., recorded in Volume 3737, Page 223, Official Public Records, Collin County, Texas;

**THENCE** N 89°06'13" E, leaving said east right-of-way line of F.M. 2478 and along the southerly common line of said Mayer Trust tract and said Lone Star Gas Company MEASURING STATION SITE, a distance of 139.73 feet to the southeast corner of said Lone Star Gas Company MEASURING STATION SITE;

**THENCE** N 00°53'47" W, along the easterly common line of said Mayer Trust tract and said Lone Star Gas Company MEASURING STATION SITE, a distance of 150.00 feet to a "T" bar found at the northeast corner of said Lone Star Gas Company MEASURING STATION SITE;

**THENCE** S 89° 06' 13" W, along the easterly common line of said Mayer Trust tract and said Lone Star Gas Company MEASURING STATION SITE, a distance of 158.58 feet to 1/2" iron rod with a silver cap found for the northwest corner of said Lone Star Gas Company MEASURING STATION SITE, also being a point on the east right-of-way line of said F.M. 2478;

**THENCE** Northerly along the east right-of-way line of said F.M. 2478 the following courses and distances:

North 08 degrees 30 minutes 39 seconds West, a distance of 42.57 feet to a 3-3/4" TxDOT brass disk found;

North 00 degrees 27 minutes 20 seconds West, passing the west common corner of the above mentioned River Ranch Education Charities, Inc. tract and said Mayer Trust tract, a distance of 80.95 feet and continuing for a total distance of 327.42 feet to the **POINT OF BEGINNING**, and containing 1,285,324 square feet or 29.507 acres of land, more or less.



# EXHIBIT D

## DEVELOPMENT REGULATIONS

The following Development Regulations shall apply to the subject Property:

- A. **Tract A**. The 2.10 acres comprising Tract A depicted on the Zoning Exhibit shall conform to the regulations of C-2, Local Commercial District.
- B. **Tract B**. The 27.407 acres comprising Tract B depicted on the Zoning Exhibit shall conform to the regulations of MF-3, Multiple Family Residential Medium-High Density, with the following modifications:
- i. Space Limits
    - a. Maximum density: twenty-two (22) units per gross acre
    - b. Maximum height: four (4) stories (not to exceed 55'), provided that no structure will exceed two (2) stories (not to exceed 35') in height within 250' of the *rear building setback line* of the adjacent single family residential lots in Phase 11 of the Craig Ranch North subdivision
  - ii. Screening Requirements
    - a. Tubular steel (primed and painted) or ornamental iron fence (no masonry columns) with evergreen landscaping permitted along the north, east and south sides of Tract B
  - iii. Parking Requirements
    - a. 1 space per bedroom with an additional 0.20 parking spaces per unit; no additional parking spaces shall be required for garages and tuck-under parking without associated tandem spaces
  - iv. Landscape Requirements
    - a. Canopy trees within the landscape buffer along the east property line of Tract B shall be on 40' centers. All other required canopy trees shall follow Section 146-135- Landscape requirements and as amended.
  - v. Improvement to City Hike and Bike Trail

The following improvements shall be installed along that portion of the hike and bike trail to be constructed between the eastern property line of Tract B and Rowlett Creek:

    - a. wayfinding signage,
    - b. three bike racks,
    - c. three six-foot long benches, and

# EXHIBIT D

- d. three pet stations dispersed along the trail with pedestrian lighting at +/- 150' o.c.