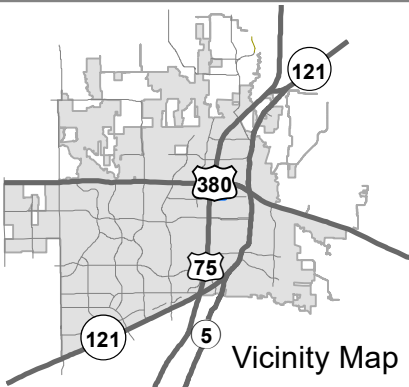
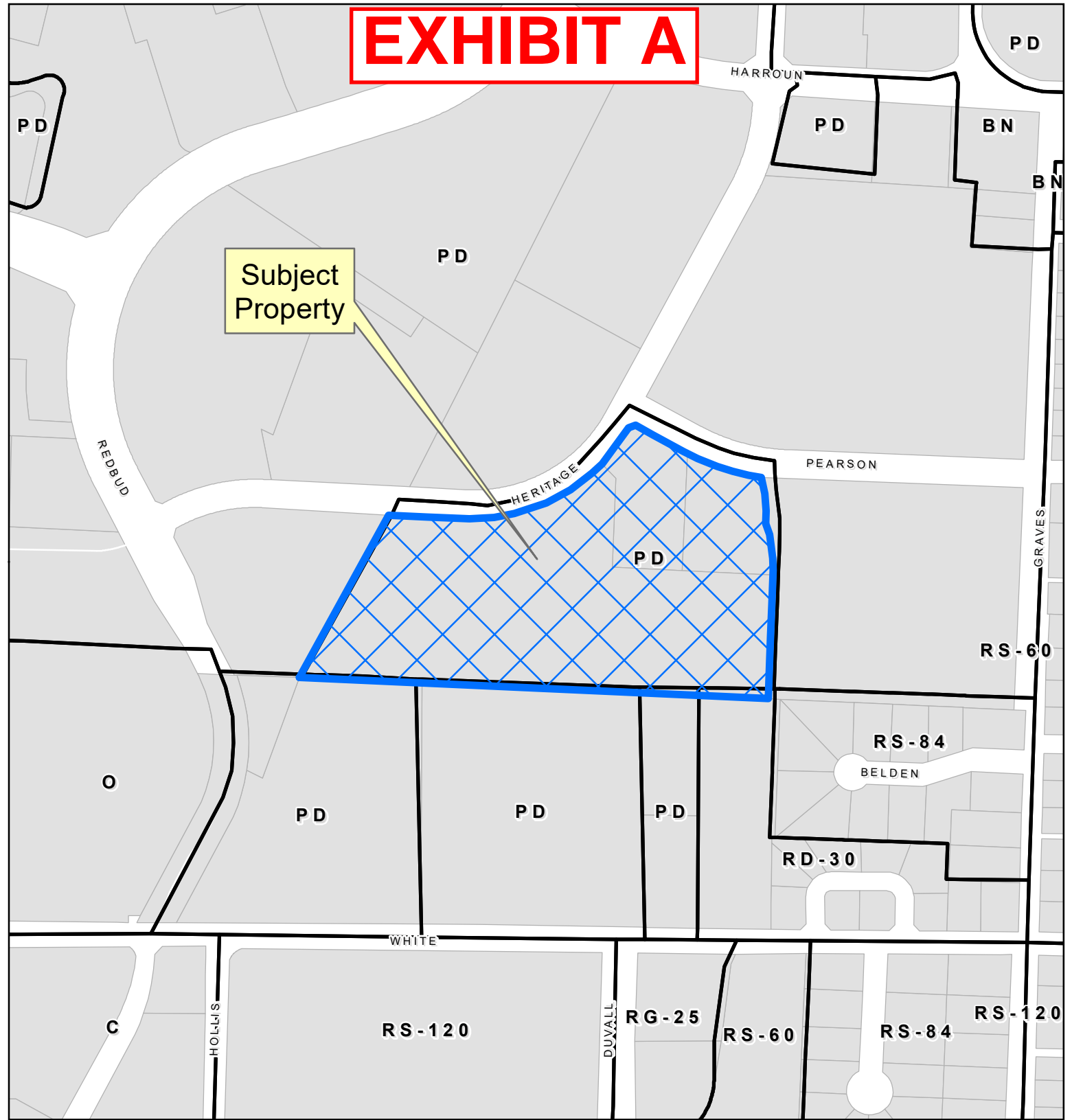
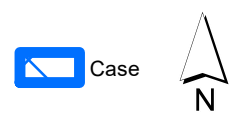
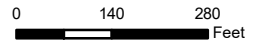


# EXHIBIT A



## Location Map

22-0135Z



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

## METES AND BOUNDS

BEGINNING, at a 1/2-inch iron rod found at the Intersection of the southerly right-of-way line of Pearson Avenue (o 60-foot wide right-of-way) and the southeasterly right-of-way line of Heritage Drive (o 60-foot wide right-of-way); sold point also being the northernmost corner of said Lot 2R, Block E;

THENCE, along the said southerly line of Pearson Avenue, the following two (2) calls:

South 60 degrees, 39 minutes, 29 seconds East, o distance of 114.09 feet to a 5/8-inch Iron rod found at the beginning of a tangent curve to the left;

In a southeasterly direction, along sold curve to the left, having a central angle of 20 degrees, 30 minutes, 12 seconds, a radius of 529.97 feet, a chord bearing and distance of South 70 degrees, 54 minutes, 35 seconds East, 188.64 feet, on ore distance of 1 B9.65 feet to a 1 /2-Inch Iron rod found at the end of sold curve; sold point being the northeast corner of sold Lot 2R, Block E and the northwest corner of Lot JR, Block E Heritage; said point also being the beginning of a non-tangent curve to the right;

THENCE, departing the said southerly line of Pearson Avenue and along the east line of said Lot 2R, Block E and the west line of said Lot 3R, Block E, the following three (3) calls:

In a southeasterly direction, along said curve to the right, having a central angle of 19 degrees, 18 minutes, 19 seconds, a radius of 284.88 feet, a chord bearing and distance of South 06 degrees, 04 minutes, 17 seconds East, 95.53 feet, on ore distance of 95.99 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set at the end of sold curve; said point also being the beginning of a non-tangent curve to the right;

In a southeasterly direction, along sold curve to the right, having a central angle of 20 degrees, 40 minutes, 36 seconds, a radius of 310.00 feet, a chord bearing and distance of South 07 degrees, 28 minutes, 26 seconds East, 111.27 feet, on ore distance of 111.87 feet to a 1/2-Inch iron rod found at the end of said curve;

South 02 degrees, 51 minutes, 52 seconds West, a distance of 266.33 feet to a 1/2-inch iron rod found at the southeast corner of said Lot 2R, Block E; said point also being the southwest corner of said Lot 3R, Block E;

THENCE, North 87 degrees, 12 minutes, 14 seconds West, departing the said east line of Lot 2R, Block E and the said west line of Lot 3R, Block E and along the south line of said Lot 2R, Block E, a distance of 999.91 feet to a 1 /2-inch Iron rod found at southwest corner of sold Lot 2R, Block E; said point also being the southeast corner of Lot 1, Block E, Heritage, on addition to the City of McKinney, Texas according to the plot recorded In Cabinet F, Page 744 of the said Plat Records;

THENCE, North 29 degrees, 17 minutes, 08 seconds East, departing the said south line of Lot 2R, Block E and along the common line between the said Lot 2R, Block E and the said Lot 1, Block E, a distance of 394.24 feet to a 3/8-inch iron rod found in the southerly right-of-way line of said Heritage Drive; said point being the northwest corner of said Lot 2R, Block E and the northeast corner of sold Lot 1, Block E;

# EXHIBIT B

THENCE, departing the common line between sold Lots 2R and 1, Block E and along the said southerly and southeasterly line of Heritage Drive, the following three (3) calls:

South 87 degrees, 08 minutes, 39 seconds East, a distance of 160.73 feet to a 5/8-Inch iron rod found at the beginning of c tangent curve to the left;

In a northeasterly direction, along sold curve to the left, having a central angle of 63 degrees, 30 minutes, 50 seconds, a radius of 380.00 feet, a chord bearing and distance of North 61 degrees, 05 minutes, 56 seconds East, 400.00 feet, an arc distance of 421.24 feet to o 5/8-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve;

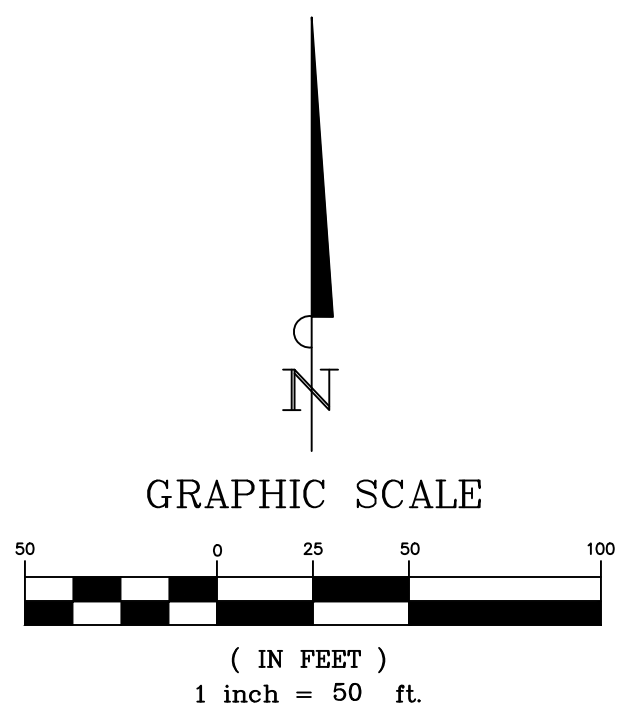
North 29 degrees, 20 minutes, 31 seconds East, a distance of 12.59 feet to the POINT OF BEGINNING;

CONTAINING, 389,348 square feet or 8.9382 acres of land, more or less.

**EXHIBIT C**



LOCATION MAP  
SCALE: NTS



Master Planning  
Civil Engineering  
Land Development  
2000 N. McDONALD STREET, SUITE 100  
MCKINNEY, TX 75071  
Tel 469.424.5900  
Fax 214.544.5200  
Certificate of Registration No. F-58665

**SANCHEZ**  
& ASSOCIATES

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

THE MERANO  
MCKINNEY, TEXAS

ZONING EXHIBIT

Scale: SEE GRAPHIC SCALE

Designed by:	RCG
Drawn by:	CDR
Checked by:	RCG
Date:	11/14/2022
Project No.:	02015.023

EXHIBIT

**SITE DATA**  
EX. ZONING: PD 1463  
EX. LAND USE: OFFICE

**SITE DATA**  
EX. ZONING: PD 1463  
EX. LAND USE: REAL OFFICE COMMERCIAL

**SITE DATA**  
EX. ZONING: PD 1463  
EX. LAND USE: RESIDENTIAL MULTIFAMILY

D=20°30'12"  
R=529.97'  
L=189.65'  
T=95.85'  
CB=S70°54'35"E  
CD=400.00'

D=63°30'50"  
R=380.00'  
L=421.24'  
T=235.21'  
CB=N61°05'56"E  
CD=400.00'

D=19°18'19"  
R=284.88'  
L=189.65'  
T=95.85'  
CB=S06°04'17"E  
CD=95.53'

D=20°40'36"  
R=310.00'  
L=111.87'  
T=56.55'  
CB=S07°28'26"E  
CD=111.27'

**SITE DATA**  
EX. ZONING: PD 1463  
EX. LAND USE: NURSING HOME

**SITE DATA**  
EX. ZONING: PD 1463  
EX. LAND USE: OFFICE

EX. ZONING: PD 2021-04-031  
PROP. ZONING: PD  
EX. LAND USE: VACANT

LOT 1, BLOCK E  
HERITAGE ADDITION  
CAB. F, PG. 744

LOT 4, BLOCK E  
HERITAGE ADDITION  
CAB. 2008, PG. 284

LOT 5, BLOCK E  
HERITAGE ADDITION  
CAB. 2008, PG. 284

LOT 3R, BLOCK E  
HERITAGE ADDITION  
CAB. H, PG. 738

McKINNEY APTS AT  
HERITAGE LLC  
INS.# 2020063000099370

FIRST PRESBYTERIAN  
CHURCH  
VOL. 643, PG. 536

BROOKWOOD ADDITION  
CAB. C, PG. 396

CENTRAL CHURCH OF CHRIST ADDITION  
LOT 1, BLOCK A  
CAB. 2011, PG. 51

**SITE DATA**  
EX. ZONING: PD 1996-06-24  
EX. LAND USE: INSTITUTIONAL CHURCH

**SITE DATA**  
EX. ZONING: PD  
EX. LAND USE: RESIDENTIAL MULTIFAMILY

**SITE DATA**  
EX. ZONING: RD-30  
EX. LAND USE: INSTITUTIONAL CHURCH

**SITE DATA**  
EX. ZONING: RS-84  
EX. LAND USE: RESIDENTIAL SINGLE FAMILY

**SITE DATA**  
EX. ZONING: PD  
EX. LAND USE: UNDEVELOPED

McKINNEY APTS AT  
HERITAGE, LLC  
DRCC #20200630000999370

**ZONING EXHIBIT  
THE MERANO MULTIFAMILY  
BEING 8.9 ACRES OF THE  
SAMUEL McFALL SURVEY, ABSTRACT NO. 641  
HERITAGE ADDITION LOTS 2R1, 4 & 5 BLOCK E**

**OWNER:**  
McKINNEY APTS AT HERITAGE, L.L.C.  
1603 LYNDON B JOHNSON FWY, #800  
DALLAS, TEXAS 75234  
(469) 522-4200  
ATTN: LOUIS CORNA

**ENGINEER:**  
SANCHEZ AND ASSOCIATES, L.L.C.  
2000 N MCDONALD STREET, #100  
MCKINNEY, TEXAS 75071  
(469) 424-5900  
ATTN: CASEY GREGORY, PE

**APPLICANT:**  
SANCHEZ AND ASSOCIATES, L.L.C.  
2000 N MCDONALD STREET, #100  
MCKINNEY, TEXAS 75071  
(469) 424-5900  
ATTN: CASEY GREGORY, PE

# EXHIBIT D

## PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

1. The subject property shall be zoned "PD" - Planned Development District. Use and development of the subject property shall conform to the regulations contained herein (the "Regulations").
2. The subject property shall be zoned "MF-2" – Multiple Family Residential – Medium Density and shall conform to the requirements of the "MF-2" – Multiple Family Residential - Medium Density district as defined in Section 146-80 of the City of McKinney Code of Ordinances, except as follows:
  - i. The maximum allowed density of multi-family development on the subject property shall not exceed 25 dwelling units per acre.
  - ii. Where not adjacent to Heritage Drive or Pearson Avenue, the required landscape buffer along the property line shall be ten (10) feet wide with one canopy tree for each 30 linear feet or portion thereof of adjacent exposure. The landscape buffer adjacent to Heritage Drive and Pearson Avenue shall be twenty (20) feet wide with one canopy tree for each 30 linear feet or portion thereof of adjacent exposure. The trees along the street frontage may be clustered, while the trees along all other property lines may not. Landscape buffer along the southern property line shall be ten (10) feet.
  - iii. Maximum height of structures shall be 55 feet (3 stories).
  - iv. Minimum side yard setbacks shall be ten (10) feet.
  - v. Minimum rear yard setback shall be ten (10) feet.
  - vi. Ornamental trees shall be used in the place of canopy trees at a three to one replacement ratio along the western property line where adjacent to an Oncon easement.
  - vii. All garage and tandem parking spaces shall be within 80' of a canopy tree.
  - viii. All mechanical, heating, ventilation, and air conditioning equipment shall be either roof mounted and screened or located at ground level and completely screened by a masonry screening wall or a living screen.
  - ix. The minimum lot area for multi-family development on the subject property shall be no less than 1,860 square feet per unit.

# EXHIBIT D

- x. Screening around the property shall be provided as follows:
  - (1) Along the eastern property line and adjacent to Pearson Avenue, a six-foot masonry screening device shall be required.
  - (2) Along the southern property line, a six-foot ornamental iron fence with masonry columns spaced a maximum of 20 feet on center with sufficient evergreen landscaping to create a solid screening effect shall be required.
  - (3) Along the western property line, an evergreen living screen that meets the intent of the ordinance and complies with all relevant Oncon requirements shall be provided.
  - (4) All screening shall be allowed to be moved into the property as required to accommodate existing easements.
- xi. The following site enhancements shall be required:
  - (1) Each elevation of each building that is visible from the right-of-way or property zoned or used for residential purposes contains two types of complementary masonry finishing materials and each of the materials is used on at least 50 percent of the elevation.
  - (2) Proposed entrances to the property shall offer enhanced landscaping to include at least 200 square feet of seasonal color and monimentation and at least twenty (20) feet of pavers within the drive entrance as measured from the property line into the site. Canopy and ornamental trees shall be placed within the median per the requirements of Section 146-139(f)(2)(b)(1)(i).
  - (3) The development shall provide at least six amenities as specified in Section 146-139 (2)(a)(1)(iv).