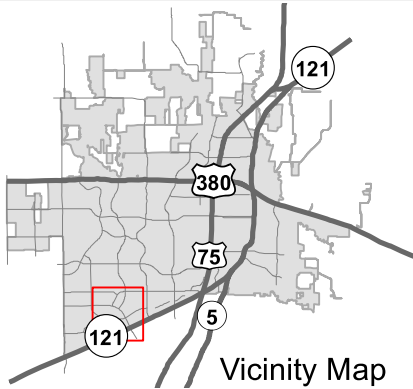
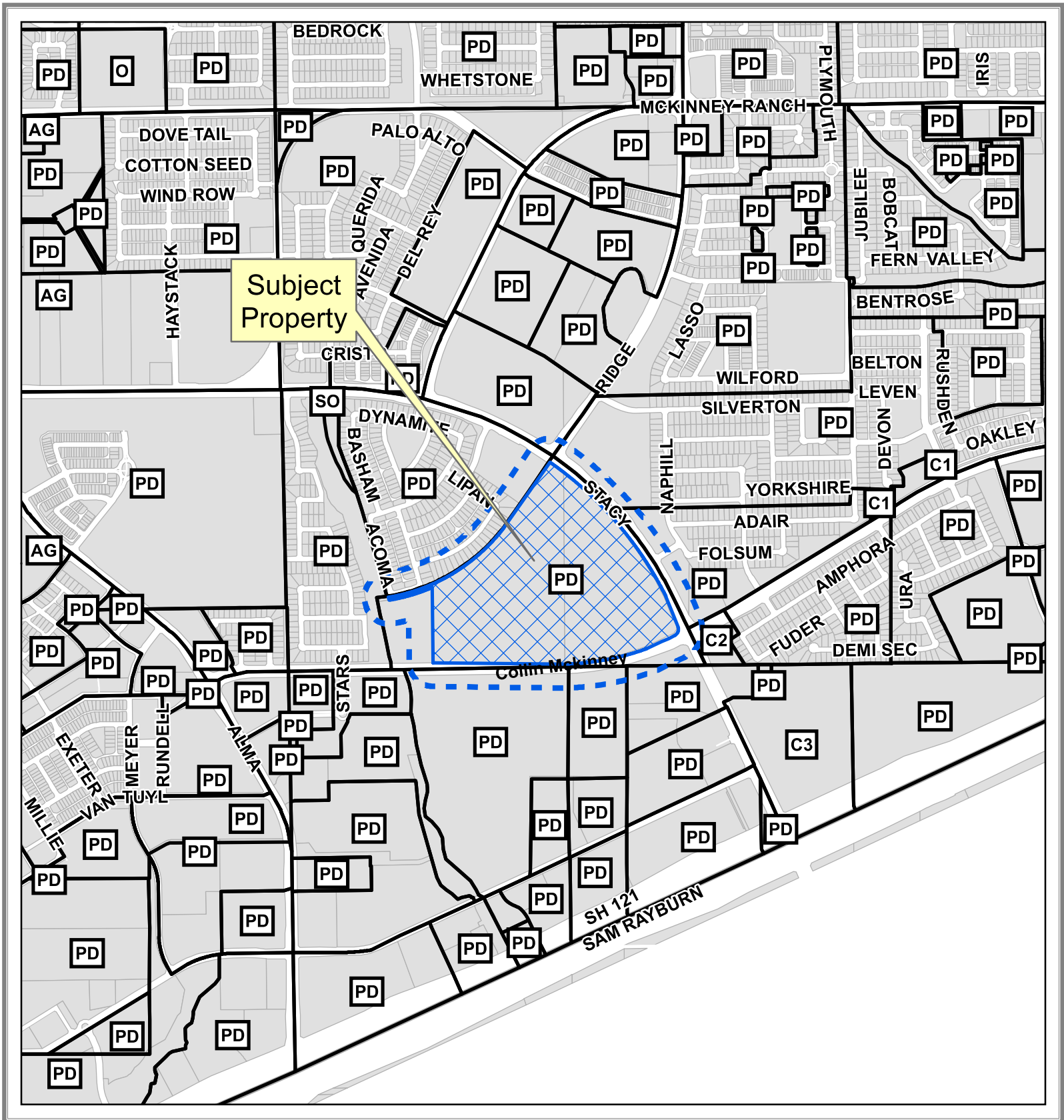
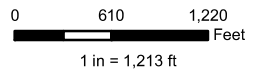


# Exhibit A



## Property Owner Notification Map

Zone2019-0009



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

## HIGH SCHOOL #11 SITE LEGAL DESCRIPTION

BEING a tract of land situated in the George F. Lucas Survey, Abstract No. 540 and in the Oliver Hedgecoxe Survey, abstract No. 392, City of McKinney, Collin County, Texas and being all of a called 64.343 acre tract conveyed to the Frisco ISD as recorded in County Clerks No. 20140319000257630, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a capped 1/2" iron rod set for corner at the southwest corner of said 64.343 acre tract, said iron rod being at the southeast corner of Lot 1R, Block A Crape Myrtle Addition as recorded in Cabinet 2010, Page 135, Plat Records of Collin County, Texas, said capped iron rod also being in the north Right Of Way line of Collin McKinney Parkway (120' ROW) as recorded in Volume 2007, Page 348, L.R.C.C.T.;

THENCE N 00°29'13" W following the east line of said Lot 1R a distance of 714.59' to a capped 1/2" iron rod set for corner, said iron rod being in a non-tangent curve to the right;

THENCE along said curve to the right following the north line of said Lot 1R through a central angle of 13°57'26", a radius of 1762.48', and an arc length of 429.34', with a chord bearing of S 73°37'23" W, and a chord length of 428.28' to a capped 1/2" iron rod set for corner;

THENCE N 15°33'54" W a distance of 28.67' to a capped 1/2" iron rod found for corner;

THENCE along said curve to the left through a central angle of 43°19'45", a radius of 1733.98', and an arc length of 1311.30', with a chord bearing of N 59°02'19" E, and a chord length of 1280.27' to a 5/8" iron rod found for corner;

THENCE N 34°59'50" E a distance of 759.21' to a capped 1/2" iron rod set for corner in the west Right Of Way line of Stacy Road (130' ROW) as recorded in Volume 2007, Page 671, L.R.C.C.T., said iron rod being in a non-tangent curve to the right;

THENCE along said curve to the right following the west ROW line of Stacy Road through a central angle of 28°27'21", a radius of 3435.00', and an arc length of 1705.99', with a chord bearing of S 40°46'12" E, and a chord length of 1688.51' to a capped iron rod found for corner;

THENCE S 21°49'48" E following the west ROW line of Stacy Road a distance of 150.01' to a 1/2" iron rod found for corner;

THENCE S 25°23'33" E following the west ROW line of Stacy Road a distance of 126.67' to a capped iron rod found for corner, said capped iron rod being at the beginning of a curve to the right, said iron rod also being at the intersection of the west ROW line of Stacy Road and the north ROW line of Collin McKinney Parkway;

THENCE along said curve to the right following the north ROW line of Collin McKinney Parkway through a central angle of 89°57'47", a radius of 66.00', and an arc length of 103.63', with a chord bearing of S 19°35'20" W, and a chord length of 93.31' to a capped iron rod found for corner;

THENCE S 64°34'10" W following the North ROW line of Collin McKinney Parkway a distance of 60.48', to a capped iron rod found for corner, said capped iron rod being at the beginning of a curve to the right;

# Exhibit B

THENCE along said curve to the right following the North ROW line of Collin McKinney Parkway through a central angle of  $01^{\circ}44'05''$ , a radius of 2430.00', and an arc length of 73.57', with a chord bearing of S  $65^{\circ}26'12''$  W, and a chord length of 73.57' to a capped iron rod found for corner;

THENCE S  $64^{\circ}16'03''$  W following the North ROW line of Collin McKinney Parkway a distance of 150.62', said 5/8" iron rod being at the beginning of a curve to the right;

THENCE along said curve to the right through a central angle of  $19^{\circ}40'20''$ , a radius of 2440.00', and an arc length of 837.76', with a chord bearing of S  $79^{\circ}40'37''$  W, and a chord length of 833.65' to a capped iron rod found for corner;

THENCE S  $89^{\circ}30'47''$  W following the North ROW line of Collin McKinney Parkway a distance of 1212.75' to the POINT OF BEGINNING and containing 2,802,824 square feet or 64.344 acres of land.



# Exhibit D

## DEVELOPMENT REGULATIONS

The subject property shall be zoned “PD” – Planned Development District. Use and development of the subject property shall conform to Section 146 Zoning Ordinance, and as amended, except as noted in the regulations below:

### 1. Permitted Uses

- a. School (public) with associated facilities, including but not limited to auditoriums, gyms, band practice facilities, fields, and uses accessory to such uses, including concession buildings, ticket booths, and field houses

### 2. Space Limits

- a. Minimum Front Setback: 20’
- b. Minimum Side Setback: 20’
- c. Minimum Rear Setback: 20’
- d. Maximum height of building: 80 feet, except that no building within 200 feet of a property zoned or used for single-family residential uses shall exceed 30 feet in height.
- e. Lot Coverage: No maximum lot coverage.
- f. Minimum Lot Area: None.
- g. Minimum Lot Width: None.
- h. Minimum Lot Depth: None

### 3. Architectural Requirements

- a. The subject property shall conform to Section 146-139 (Architectural and site standards), and as amended, except as noted herein:
  - i. Primary entries (entrances with 2 or more sets of double doors) on the main building, excluding accessory buildings, shall feature a band of fieldstone, at least 24” inches wide around all sides.
  - ii. The main building, excluding accessory buildings, shall feature at least 70% masonry (brick, stone, synthetic stone) finishing materials.

### 4. Landscaping Requirements

- a. The subject property shall conform to Section 146-135 (Landscape requirements), and as amended, except as noted herein:
  - i. At least 30 percent of each terminus island shall be covered with living plant material.
  - ii. No more than 70 percent of each terminus island shall be covered with bark mulch or decomposed granite material.
  - iii. A living screen shall be allowed by right between the subject property and adjacent residential uses. Screening shrubs shall be planted at 5 feet on center.
  - iv. At the main building, excluding accessory buildings, large planter beds shall be located adjacent to primary entries (entrances with 2

# Exhibit D

or more sets of double doors). Planter beds will have one or more of the following: native grasses, flowering perennials, or evergreen shrubs. Natural boulders and rock cover in the beds will highlight the plantings. The planter beds shall be a minimum total area of 150 square feet adjacent to each primary entry.