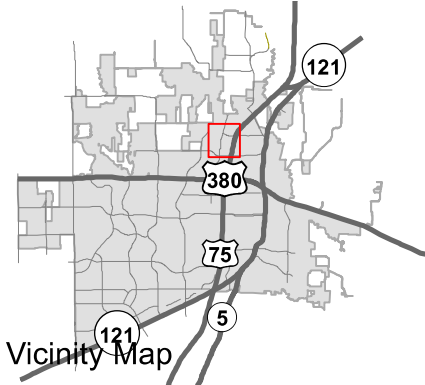
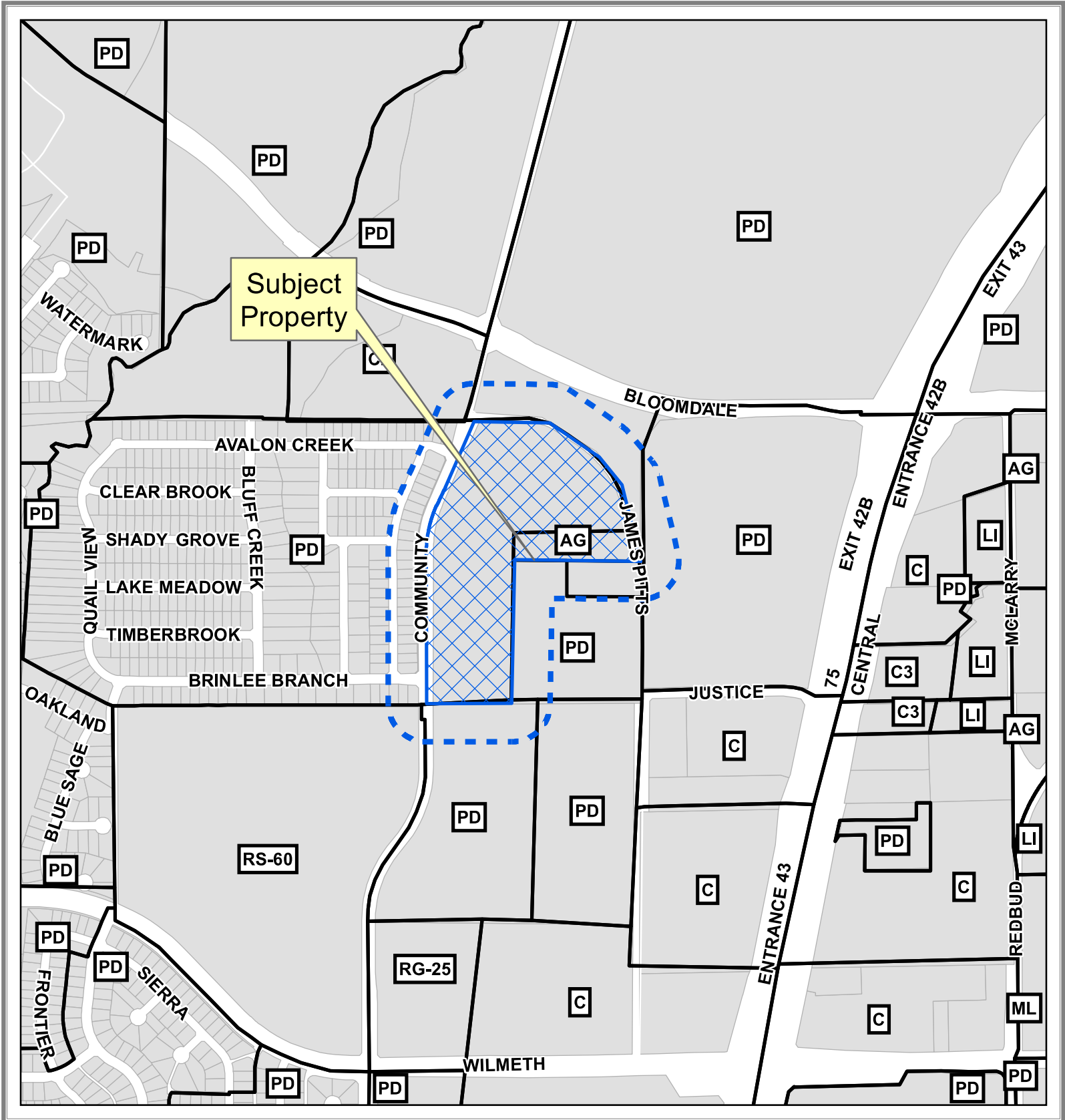


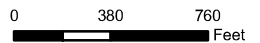
EXHIBIT A



Property Owner Notification Map

ZONE2020-0041

200' Buffer



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 – 28.248 ACRES: Being a tract of land out of the T.J. McDonald Survey, Abstract Number 576, said tract being called "Tract III" described in the deed to Wilmeth 337 Venture LTD, recorded as Instrument Number 96-0076384, Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at the most northwesterly corner of said tract, and being at the southerly right-of-way boundary of James Pitts Road;

Thence South 89 degrees 14 minutes 28 seconds East along the most northerly boundary of said tract a distance of 444.65 feet to an angle point;

Thence South 55 degrees 18 minutes 39 seconds East a distance of 355.48 feet;

Thence South 39 degrees 23 minutes 07 seconds East a distance of 210.90 feet;

Thence South 13 degrees 33 minutes 04 seconds East a distance of 461.83 feet to the most southeasterly corner of said tract;

Thence North 89 degrees 12 minutes 37 seconds West a distance of 739.87 feet for an angle point;

Thence South 01 degrees 12 minutes 08 seconds West a distance of 846.06 feet to the most southeasterly corner of said tract;

Thence South 89 degrees 56 minutes 21 seconds a distance of 500.38 feet to the most southwesterly corner of said tract, and being at the easterly right-of-way boundary of Community Avenue, an 40' public right-of-way;

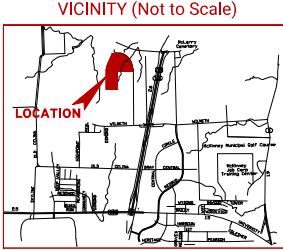
Thence North 00 degrees 03 minutes 38 seconds West along said right-of-way boundary a distance of 880.01 feet to the beginning of a curve to the right with a radius of 700.00 feet, a delta angle of 23 degrees 45 minutes 00 seconds whose chord bears North 11 degrees 48 minutes 52 seconds East a distance of 288.09 feet

Thence with said curve an arc distance of 290.16 feet to the beginning of a curve to the right with a radius of 1980.00 feet, a delta angle of 03 degrees 30 minutes 55 seconds whose chord bears North 25 degrees 26 minutes 30 seconds a distance of 121.46 feet;

Thence with said curve an arc distance of 121.48;

Thence North 23 degrees 41 minutes 48 seconds a distance of 420.01 feet to the point of beginning containing 16.0052 acres of land, or 697187 square feet, more or less.

EXHIBIT C



Current Zoning - PD 1509

CREEK HOLLOW PHASE I
CAB. M. S.L. 534, P.R.C.C.T.

COMMUNITY AVENUE
(A variable width public right-of-way)

JAMES PITTS DRIVE
(A variable width public right-of-way)

LOT 1, BLOCK 2, COLLIN COUNTY JUSTICE CENTER
CABINET H, PAGE 225, M.R.C.C.T.

BLOOMDALE ROAD

Current Zoning - PD 1509

ZONING EXHIBIT
CURRENT ZONING - PD ORDINANCE NO.1509
PROPOSED ZONING - PD TH-TOWNHOME AND MF3 - MULTIFAMILY
TOTAL ACREAGE - 28.248 ACRES

Arc - 101.48'
Radius - 1593.07'
Delta - 275.52'
Chord - N 25°26'30" E
121.46'

Arc - 200.16'
Radius - 700.00'
Delta - 237.4500'
Chord - N 11°45'52" E
288.09'

OWNER - CORBIN CAROLYN PITTS
INST. NO. 96-5083, D.R.C.C.T.
Current Zoning - AG

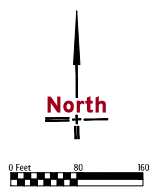
OWNER - GAZOM IDORSKI
INST. NO. 20190618000702050, D.R.C.C.T.
Current Zoning - PD 2020-02-014

OWNER - MCKINNEY ISD
INST. NO. 2004-0075101, P.R.C.C.T.
Current Zoning - PD 1509

CCC PARTNERSHIP LP

Current Zoning - PD 1509

JAMES PITTS DRIVE
(A variable width public right-of-way)

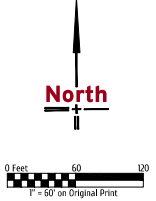
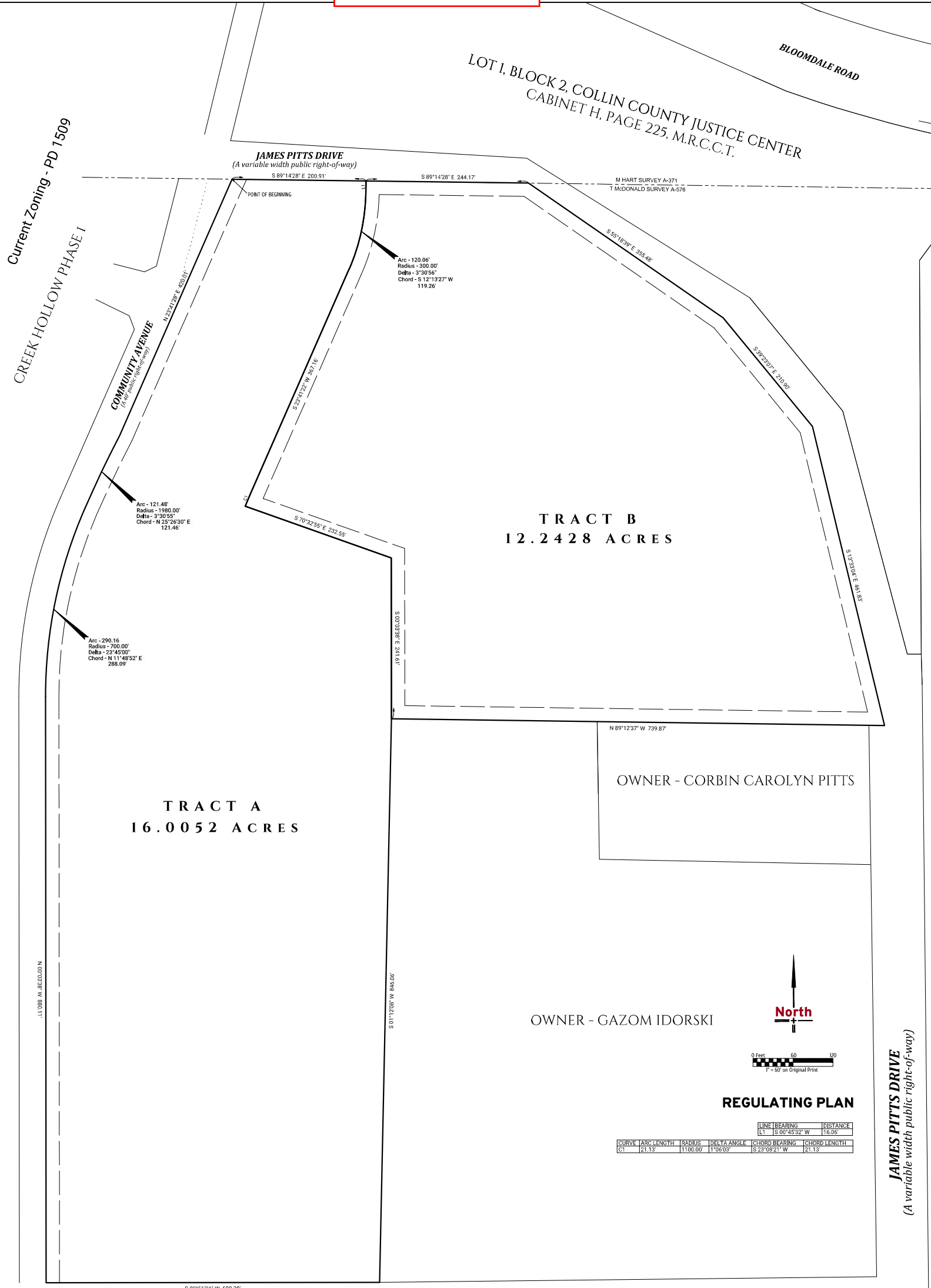


LEGAL DESCRIPTION: Being a tract of land out of the T.J. McDonald Survey, Abstract Number 576, said tract being called "Tract H" described in the deed to Wrenth 337 Avenue, L.L.O., recorded as Instrument Number 96-001884, Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:
Beginning at the most northwesterly corner of said tract, and being at the southerly right-of-way boundary of James Pitts Road;
Thence South 89 degrees 14 minutes 28 seconds East along the most northerly boundary of said tract a distance of 444.65 feet to an angle point;
Thence South 89 degrees 14 minutes 28 seconds East a distance of 355.48 feet;
Thence South 55 degrees 18 minutes 39 seconds East a distance of 210.99 feet;
Thence South 13 degrees 23 minutes 04 seconds East a distance of 461.83 feet to the most southeasterly corner of said tract;
Thence North 89 degrees 12 minutes 37 seconds West a distance of 739.87 feet for an angle point;
Thence South 01 degrees 12 minutes 08 seconds West a distance of 846.66 feet to the most southeasterly corner of said tract;
Thence South 89 degrees 56 minutes 21 seconds a distance of 500.38 feet to the most southwesterly corner of said tract, and being at the easterly right-of-way boundary of Community Avenue, a 40' public right-of-way;
Thence North 00 degrees 09 minutes 38 seconds West along said right-of-way boundary a distance of 880.01 feet to the beginning of a curve to the right with a radius of 700.00 feet, a delta angle of 23 degrees 45 minutes 00 seconds whose chord bears North 11 degrees 48 minutes 52 seconds East a distance of 288.09 feet;
Thence with said curve an arc distance of 200.16 feet to the beginning of a curve to the right with a radius of 1900.00 feet, a delta angle of 01 degrees 30 minutes 50 seconds whose chord bears North 25 degrees 26 minutes 30 seconds a distance of 121.46 feet;
Thence with said curve an arc distance of 121.46 feet;
Thence North 23 degrees 41 minutes 48 seconds a distance of 420.01 feet to the point of beginning containing 16.0852 acres of land, or 697187 square feet, more or less.

Thence South 89 degrees 14 minutes 28 seconds East along the most northerly boundary of said tract a distance of 290.91 feet to an angle point;
Thence South 55 degrees 18 minutes 39 seconds East a distance of 355.48 feet;
Thence South 39 degrees 23 minutes 04 seconds East a distance of 210.99 feet;
Thence South 13 degrees 23 minutes 04 seconds East a distance of 461.83 feet to the most southeasterly corner of said tract;
Thence North 89 degrees 12 minutes 37 seconds West a distance of 739.87 feet to the most southwesterly corner of said tract, and being the easterly right-of-way of Community Avenue, a 40' public right-of-way;
Thence North 00 degrees 09 minutes 38 seconds West a distance of 232.25 feet to the beginning of a non-constant curve to the right with a radius of 1700.00 feet, a delta angle of 01 degree 30 minutes 03 seconds whose chord bears South 23 degrees 08 minutes 21 seconds a distance of 21.13 feet;
Thence North 23 degrees 41 minutes 22 seconds East a distance of 367.16 feet to the beginning of a curve to the left with a radius of 300.00 feet, a delta angle of 03 degrees 30 minutes 50 seconds whose chord bears South 12 degrees 13 minutes 27 seconds a distance of 110.25 feet;
Thence with said curve an arc distance of 120.06 feet to the point of beginning containing 12.2488 acres, or 532276 square feet, more or less.

EXHIBIT "A"
16.0852 ACRES OF LAND
PLANNED DEVELOPMENT ORDINANCE NO. 1509
PROPOSED ZONING: MF3 and TH

EXHIBIT D



REGULATING PLAN

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	21.13	1100.00	1°06'03"	S 23°08'21" W	21.13



EXHIBIT E

DEVELOPMENT REGULATIONS

- I. Purpose and Intent: The purpose of these Planned Development Standards is to modify some of the existing standards contained in the City's Code of Ordinances (the "Code") relating to the development of Tract A shown on the Regulating Plan consisting of 16.0052 acres as a TH-townhome project ("Tract A"), and the development of Tract B shown on the Regulating Plan consisting of 12.2428 acres as an MF-3, Multiple Family Medium Density, project with townhomes as an additional permitted use ("Tract B"). All provisions contained in the Code which are not in conflict with the provisions contained herein shall continue to apply to the development of the Property.

- II. Development Standards for Tracts A and B (TH-townhome):
 - a. Maximum density: 14 units per gross acre;
 - b. Maximum building height: 2 stories, not to exceed 35';
 - c. Minimum lot size: 1,920 sq. ft.;
 - d. Minimum lot width: 24';
 - e. Minimum rear yard setback: 8';
 - f. Rear driveways for townhomes adjacent to the eastern line of Tract A extending from James Pitts Drive southward approximately 370 feet may be either (i) 8' in length or (ii) a minimum of 20' in length;
 - g. Maximum number of units in a single building: 7;
 - h. Minimum number of enclosed garage spaces per unit: 2;
 - i. At least two (2) elements enumerated in Section 146-108(c)(1) will be provided (density bonus);
 - j. At least one canopy tree in front yard and one ornamental tree in front or rear yard of each lot.

- III. Development Standards for that portion of Tract B developed according to MF3, Multiple Family Medium Density:
 - a. Maximum density shall be 28 units per gross acre;
 - b. Minimum lot area shall be 1,500 square feet per unit;
 - c. Maximum height of structure shall be three (3) stories, not to exceed 45';

EXHIBIT E

- d. Required minimum front yard setback shall be 35 feet with a 5 foot encroachment for first floor walkouts; minimum rear yard setback shall be 25 feet; minimum side yard setback shall be 20 feet;
- e. Required off street parking spaces shall be calculated at 1 space for each bedroom with an additional 0.2 parking spaces per unit;
- f. Required number of enclosed parking spaces shall be equal to not less than 30% of the total number of units; the 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 additional 0.5 parking space for each enclosed space with a garage door is not required;
- g. 30% of the street yard along Pitts Road will be devoted to landscaping; and
- h. No landscaped median shall be required for secondary access from the Property onto Pitts Road.