

EXHIBIT A

BEING LOT 1 IN BLOCK A, OF WESLEY METHODIST ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME N, PAGE 802, MAP RECORDS, COLLIN COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF MCKINNEY BY RIGHT OF WAY DEED FILED 07/07/2015, RECORDED IN CC#20150707000830920, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK A, WESTLY METHODIST ADDITION, SAME POINT BEING THE NORTHWEST CORNER OF LOT 1 IN BLOCK A OF RAINTREE ESTATES, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF DOGWOOD TRAIL (A 60 FOOT RIGHT-OF-WAY);

THENCE NORTH 02° 10' 00" EAST AND FOLLOWING ALONG THE EAST LINE OF SAID DOGWOOD TRAIL, AND ALONG THE WEST LINE OF SAID WESTLY METHODIST ADDITION FOR A DISTANCE OF 214.20' TO A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF A 0.024 ACRE RIGHT- OF-WAY DEDICATION RECORDED BY AFOREMENTIONED PLAT IN VOLUME N, PAGE 802;

THENCE SOUTH 87° 50' 00" EAST AND CONTINUING ALONG SAID 0.024 ACRE RIGHT-OF-WAY FOR A DISTANCE OF 5.00 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 02° 10' 00" EAST AND CONTINUING ALONG SAID 0.024 ACRE RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID WESLEY METHODIST ADDITION FOR A DISTANCE OF 157.30 TO A 5/8" IRON ROD SET FOR CORNER;

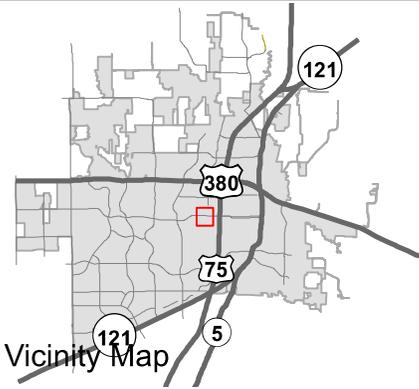
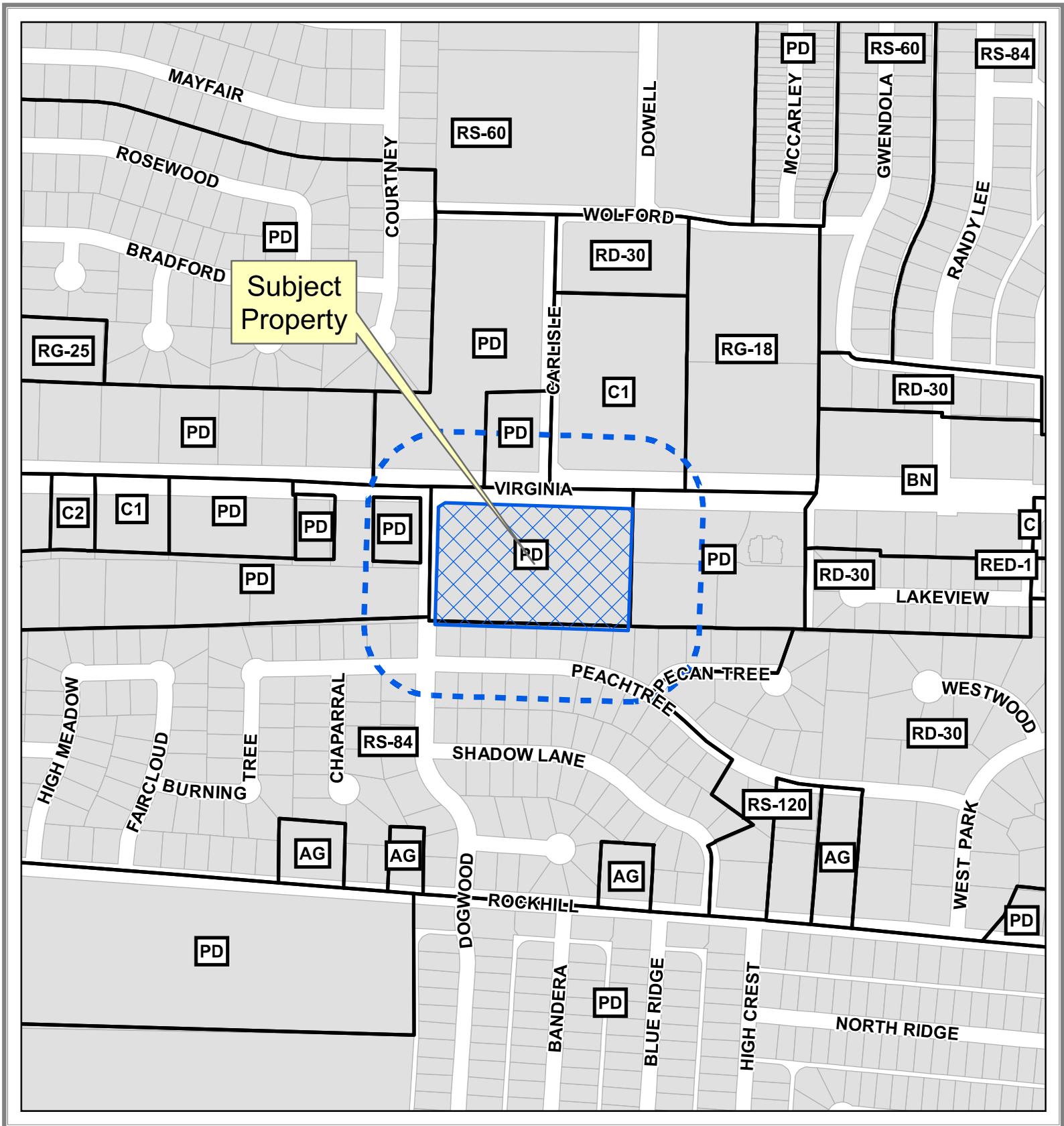
THENCE NORTH 55° 18' 08" EAST AND FOLLOWING ALONG THE NORTHWEST CORNER CLIP OF SAID WESLEY METHODIST ADDITION FOR A DISTANCE OF 8.35 FEET TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF A 0.1372 ACRE RIGHT-OF-WAY DEDICATION, RECORDED UNDER DOCUMENT NO. 20150707000830920;

THENCE SOUTH 87° 52' 00" EAST AND FOLLOWING ALONG THE SOUTH LINE OF SAID 0.1375 ACRE RIGHT-OF-WAY DEDICATION AND THE NORTH LINE OF SAID WESLEY METHODIST ADDITION FOR A DISTANCE OF 604.54 FEET TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 0.1372 ACRE RIGHT-OF-WAY DEDICATION, AND ALSO BEING THE NORTHEAST CORNER OF SAID WESLEY METHODIST ADDITION, AND ALSO BEING THE NORTHWEST CORNER OF LOT 4, BLOCK A OF THE LPC JOIN VENTURE, AS RECORDED UNDER VOLUME 2009, PG. 99;

THENCE SOUTH 02° 10' 00" WEST AND FOLLOWING ALONG THE WEST LINE OF SAID LOT 4, BLOCK A AND PASSING THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK A AT A DISTANCE OF 163.25 FEET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 3, BLOCK A OF THE LPC JOINT VENTURE, AS RECORDED UNDER VOL. 2009, PG. 99 AND CONTINUING ALONG THE WEST LINE OF SAID LOT 3, BLOCK A FOR A TOTAL DISTANCE OF 376.50 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID WESLEY METHODIST ADDITION, SAID POINT ALSO BEING A POINT IN THE NORTH LINE OF LOT 8, BLOCK A OF THE RAINTREE ESTATES;

THENCE NORTH 87° 52' 00" WEST AND FOLLOWING ALONG THE WEST LINE OF SAID WESLEY METHODIST ADDITION FOR A DISTANCE OF 616.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.3071 ACRES OF LAND, MORE OR LESS.

EXHIBIT B



Property Owner Notification Map

ZONE2019-0055

 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 C

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

The subject property shall be zoned "PD" – Planned Development District with use and development of the subject property conforming to the regulations contained within Section 146-111 (C1 - Neighborhood Commercial District) and Section 146 -137 (Communications antennas, satellite dishes and support structures/towers) of the City of McKinney Zoning Ordinance except as follows:

1. A stealth unipole telecommunication tower may be constructed on the subject property and shall be generally developed in accordance with Exhibit D and Exhibit E.
2. The minimum setback requirement for a stealth unipole telecommunications tower shall be 145 feet from the property line of the adjacent RS 84 - Single Family Residence District. All other uses permitted within Section 146-111 shall follow the setback limits of the zoning district.
3. The maximum height for the telecommunications tower shall be 95 feet with a 4-foot lightning rod.
4. All other uses permitted within Section 146-111 shall follow the height limits of the zoning district, except that the maximum building height for the northern half of the subject property shall be 50 feet.
5. This site is to include an eight (8) foot masonry wall telecommunications facility compound designed as a decorative split-faced compound wall to be painted to match the existing Church.
6. The site is to include Texas Sage shrubs (three (3) foot height at planting) which are to be placed on the north and south sides of the compound in accordance with Exhibit E.

EXHIBIT D

EXHIBIT D

- NOTES:**
1. THE BASIS OF THE BEARINGS AND COORDINATES IS THE TEXAS STATE PLANE COORDINATE ZONE CENTRAL SYSTEM, NORTH AMERICAN DATUM (NAD 83/2011) BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON SEPTEMBER 19, 2018 AND COLLIN COUNTY GIS
 2. VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF NAVD 1988 IN FEET.
 3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
 4. PROPERTY LOCATED IN FLOOD ZONE "X". AREA DETERMINED TO BE OUTSIDE 0.2% CHANCE OF ANNUAL FLOOD BASED UPON FEMA COMMUNITY PANEL # 4808500260K, EFFECTIVE JUNE 07, 2017.

EXISTING ZONING:
PD 1994-05-14
EXISTING LAND USE:
INSTITUTIONAL-CHURCH

EXISTING ZONING:
CI 2017-02-020
EXISTING LAND USE:
VACANT COMMERCIAL-CITY

EXISTING ZONING:
PD 2005-05-050
EXISTING LAND USE:
VACANT COMMERCIAL-CITY

EXISTING ZONING:
PD 2005-05-050
EXISTING LAND USE:
VACANT COMMERCIAL-CITY

EXISTING ZONING:
PD 2001-08-089
EXISTING LAND USE:
INSTITUTIONAL-CHURCH

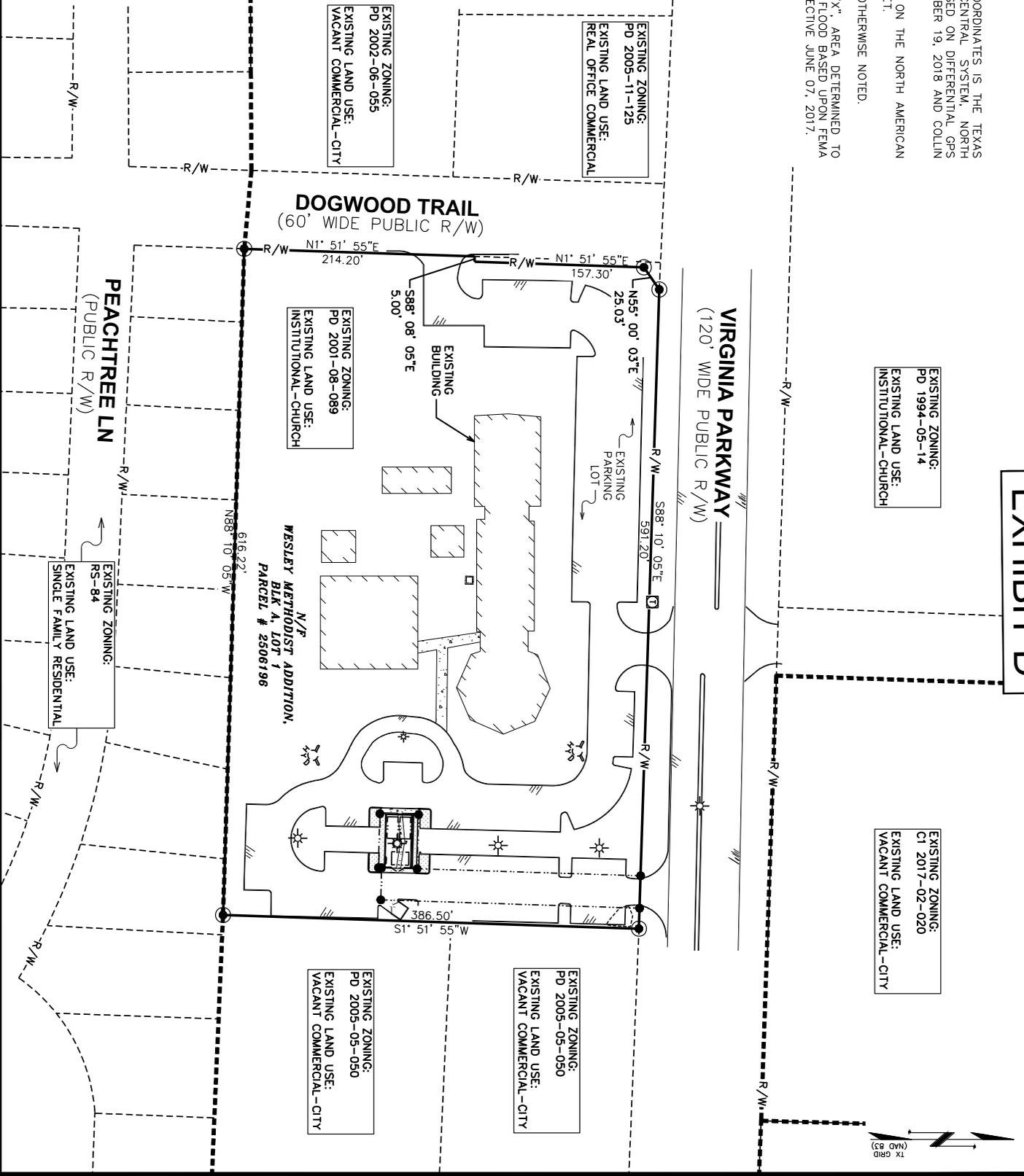
EXISTING ZONING:
PD 2002-06-095
EXISTING LAND USE:
VACANT COMMERCIAL-CITY

LEGEND

- EXIST. PROPERTY LINE
- - - ADJ. PROPERTY LINE
- ⊕ EXIST. UTILITY POLE
- ⊙ EXIST. LIGHT POLE
- ⊛ EXIST. HYDRANT
- ⊠ EXIST. TELCO PEDESTAL
- PROPERTY CORNER
- LEASE/EASE CORNER
- - - 200' EXIST. CONTOUR LINE
- ▨ EDGE OF PAVEMENT
- - - OH-W- OVERHEAD WIRE
- - - R/W- RIGHT-OF-WAY
- X CHAIN LINK FENCE
- ⌋ EXISTING TREE LINE

ZONING EXHIBIT

SCALE: 1" = 100'



PLANS PREPARED FOR:

SKYWAY TOWERS

3637 MADACA LN.
TAMPA, FL 33618
OFFICE: (813) 960-6217

PROJECT INFORMATION:

**PEACHTREE
SKYWAY SITE #: TX-09380**

2705 VIRGINIA PARKWAY
MCKINNEY, TX 75069
(COLLIN COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS

326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net
TX FIRM # F - 19415

SEAL:

7	05-12-20	SUP EXHIBIT
6	05-08-20	SUP EXHIBIT
5	11-07-19	SUP EXHIBIT
4	07-18-19	SUP EXHIBIT

DRAWN BY: GSW | CHECKED BY: JKW

SHEET TITLE:

ZONING EXHIBIT

SHEET NUMBER: **C-1** | REVISION: **7**

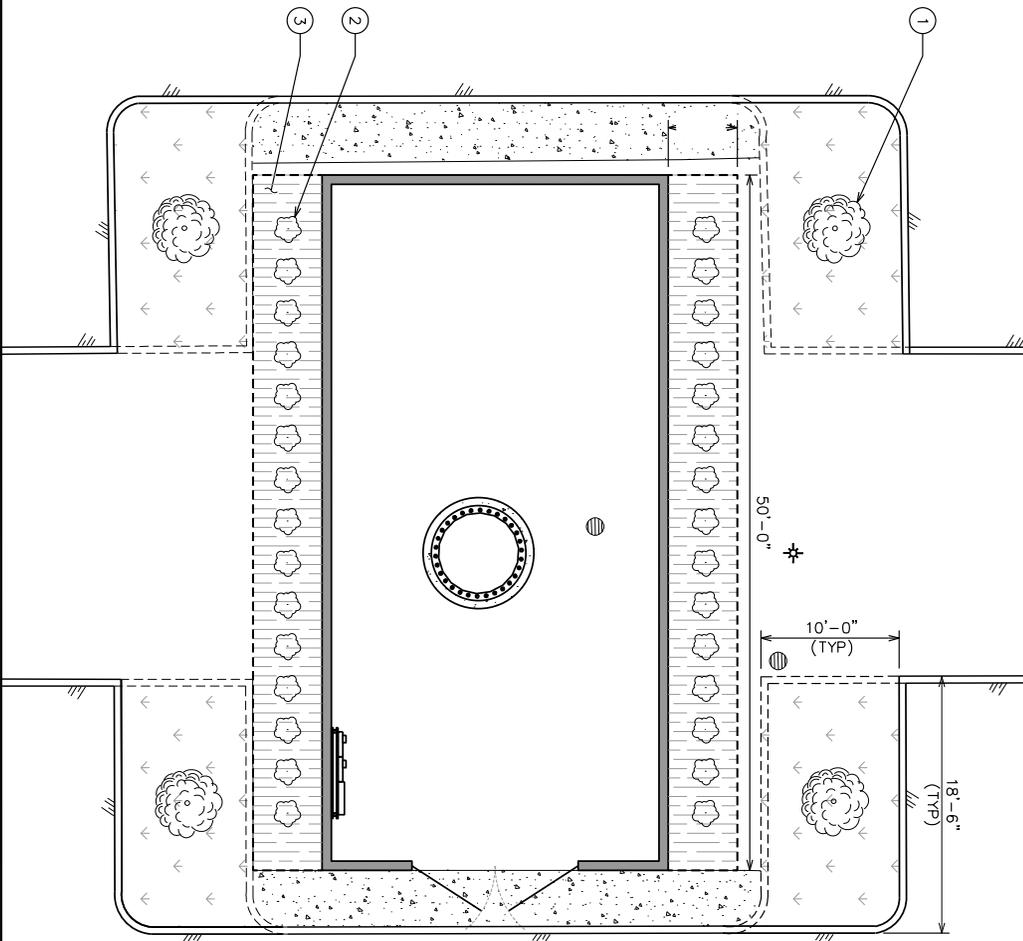
TEP # 144363

EXHIBIT E

EXHIBIT E

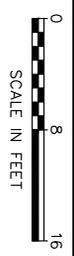
PLANTING SCHEDULE

ITEM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT @ PLANTING	HEIGHT @ MATURITY	CALIPER/ SPREAD	SPACING	REMARKS
CANOPY TREES								
①	4	<i>Aesculus argente</i>	TEXAS BUCKEYE	12'-0"	35'-40"	4"	-	SHOWN AS
②	30	<i>Leucoplyllum frutescens</i>	TEXAS SAGE	3'-0"	8'-0" (MIN)	-	3'-0" (MIN)	SHOWN AS
③	-	-	-	-	-	-	-	APPLY 3"-4" DEEP FROM THE TRUNKLINE TO THE DRIPLINE. FOR GROUND COVER - APPLY 1"-2" DEEP.



LANDSCAPING PLAN

SCALE: 3/32" = 1'-0"



PLANS PREPARED FOR:

SKYWAY TOWERS
 3637 MADACA LN.
 TAMPA, FL 33618
 OFFICE: (813) 960-6217

PROJECT INFORMATION:

PEACHTREE
SKYWAY SITE #: TX-09380

2705 VIRGINIA PARKWAY
 MCKINNEY, TX 75069
 (COLLIN COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 326 TRYON ROAD
 RALEIGH, NC 27603-3530
 OFFICE: (919) 661-6351
 www.tepgroup.net
 TX FIRM # F - 19415

SEAL:

REV#	DATE	ISSUED FOR:	DRAWN BY: GJM	CHECKED BY: JKW
7	05-12-20	SUP EXHIBIT		
6	05-08-20	SUP EXHIBIT		
5	11-07-19	SUP EXHIBIT		
4	07-18-19	SUP EXHIBIT		

SHEET TITLE:

LANDSCAPING PLAN

SHEET NUMBER: **L-1**

REVISION: **7**

TEP #: 144363