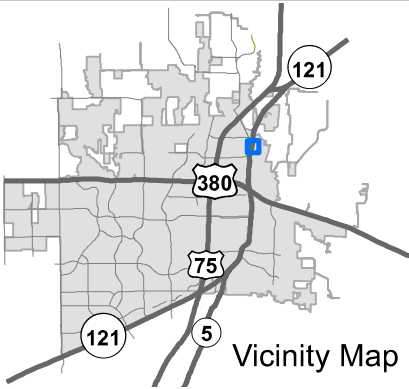
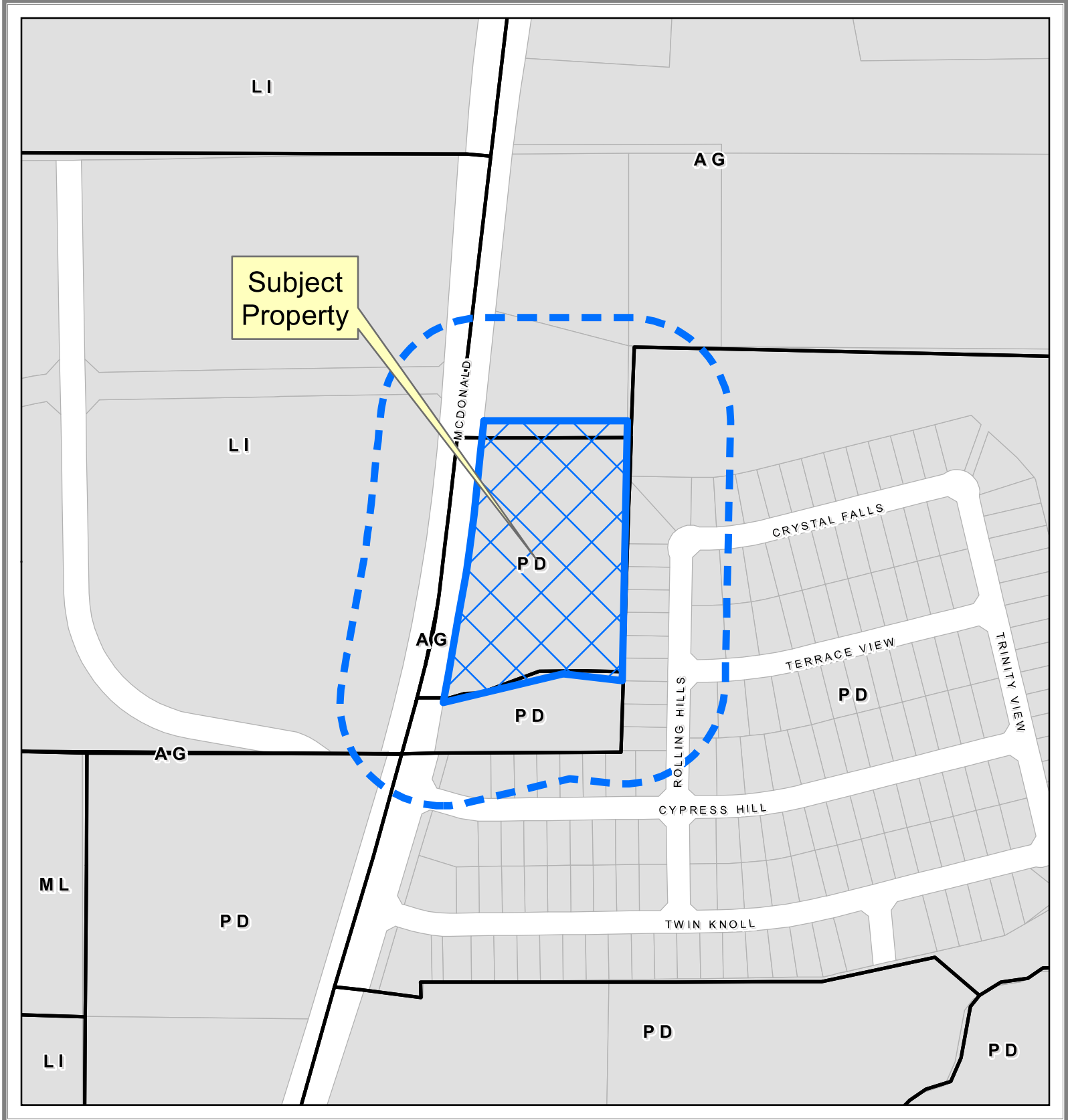
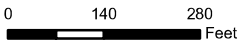


# EXHIBIT A



## Property Owner Notification Map

ZONE2021-0165



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 DESCRIPTION

Being a **4.037** acre tract of land located in the Tolo Dunn Survey, Abstract No. 284, City of McKinney, Collin County, Texas and being all of a tract of land to Mickey Beatty, John M Loucel and Kenneth E Lusk per Special Warranty Deed recorded in cc# 20070320000377350, Official Public Records, Collin County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod found for corner located in the east line of State Highway No. 5 (variable width at this point) and also being the northwest corner of a tract of land to Azam Mirbaghery, per cc# 20110726000776080, Official Public Records, Collin County, Texas;

**THENCE** along the east line of State Highway No. 5 and being the beginning of a curve to the left with a radius of 3869.99 feet and a chord bearing of NORTH 10°05'44" EAST;

**ALONG** said curve to the left through a central angle of **8°42'26"** for an arch length of **588.119** feet to a Metal post found for corner and being the southwest corner of a tract of land to Alejandro & Alicia Diaz per Volume 5013, Page 4247, Deed Records, Collin County, Texas;

**THENCE** along the common line of said 4.037 acre tract and said Diaz tract, **SOUTH 89°42'30" EAST** a distance of **297.05** feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner and being located in the west line of Trinity Heights Phase One Addition, recorded in Cabinet P, Slide 324, Plat Records, Collin County, Texas;

**THENCE** along the common line of said 4.037 acre tract and said Trinity Heights Phase One Addition, **SOUTH 01°41'27" WEST** a distance of **284.65** feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner;

**THENCE** continuing along the common line of said 4.037 acre tract and said Trinity Heights Phase One Addition, **SOUTH 01°49'07" WEST** a distance of 231.57 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner and being the north east corner of said Azam Mirbaghery tract;

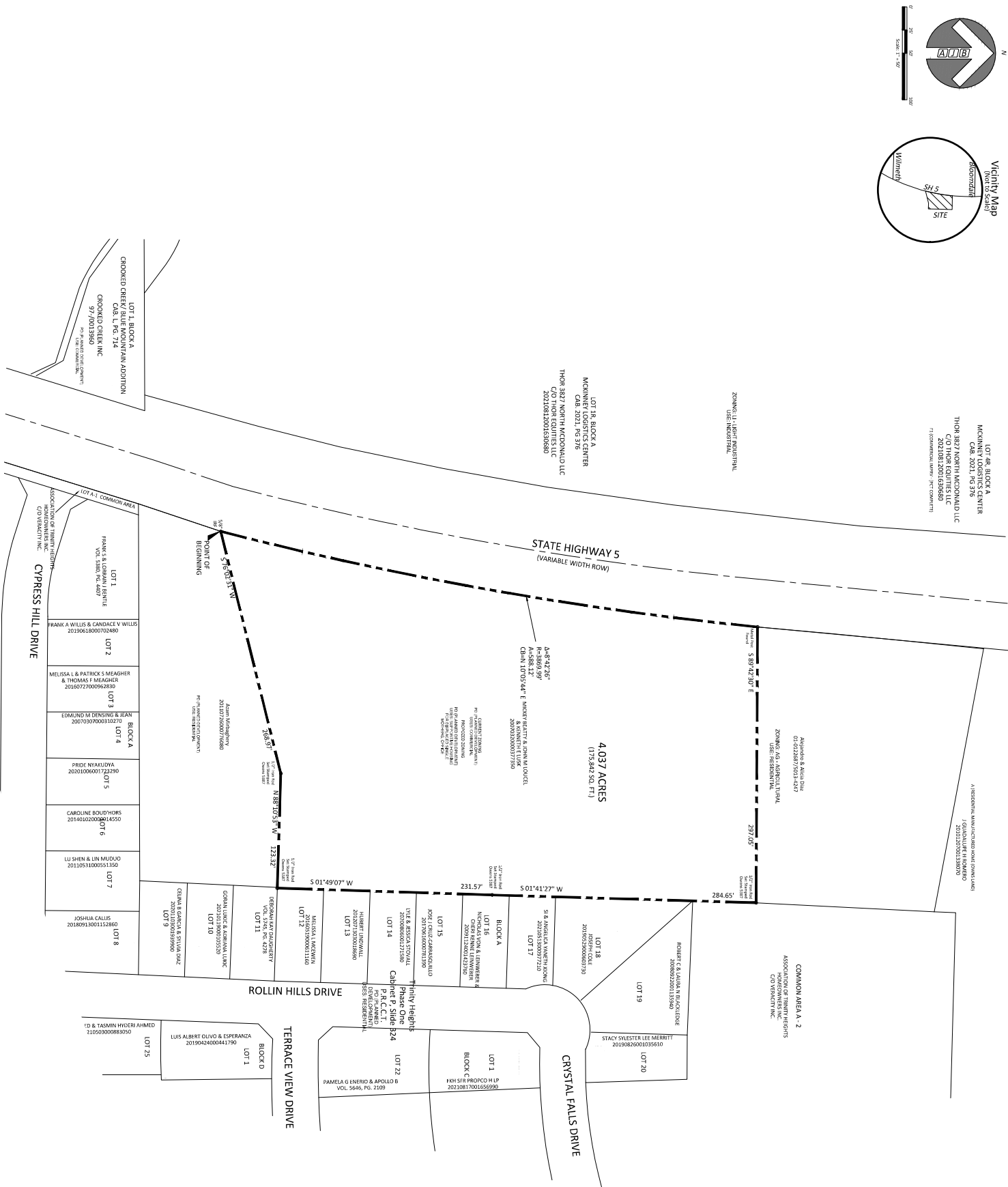
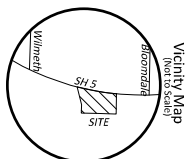
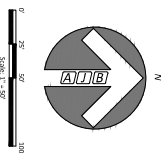
**THENCE** along the north line of said Azam Mirbaghery tract as follows:

**NORTH 88°10'53" WEST** a distance of **123.32** feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner;

**SOUTH 76°02'31" WEST** a distance of **268.97** feet to the **POINT OF BEGINNING**;

**CONTAINING** within these metes and bounds **4.037** acres or 175,842 square feet of land more or less.

# EXHIBIT C



**FIELD NOTE DESCRIPTION**

Being a 4.037 acre tract of land located in the Tolo Dunn Survey, Abstract No. 284, City of McKinney, Collin County, Texas and being all of a tract of land to Mickey Beatty, Johnny Beatty and Adam Mithagey, per deed 20110726000778080, Official Public Records, Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod found for corner located in the east line of State Highway No. 5 (variable width at this point) and also being the northwest corner of a tract of land to Adam Mithagey, per deed 20110726000778080, Official Public Records, Collin County, Texas;

**THENCE** along the east line of State Highway No. 5 and being the beginning of a curve to the left with a radius of 3869.99 feet and a chord bearing of NORTH 10°05'44" EAST;

**ALONG** said curve to the left through a central angle of 8°42'28" for an arc length of 384.19 feet to a metal post found for corner and being the southwest corner of a tract of land to Adam Mithagey & Alicia Diaz per Volume 5013, Page 4217, Deed Records, Collin County, Texas;

**THENCE** along the common line of said 4.037 acre tract and said Trinity Heights Phase One Addition, SOUTH 01°49'07" WEST a distance of 231.57 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner and being the north east corner of said Adam Mithagey tract;

**THENCE** continuing along the common line of said 4.037 acre tract and said Trinity Heights Phase One Addition, SOUTH 01°49'07" WEST a distance of 231.57 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner;

**THENCE** along the north line of said Adam Mithagey tract as follows:  
 NORTH 88°10'53" WEST a distance of 123.32 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner;

**SOUTH 76°02'31" WEST** a distance of 268.97 feet to the **POINT OF BEGINNING**;

**CONTAINING** within these metes and bounds 4.037 acres or 175,842 square feet of land more or less.

**ZONING EXHIBIT**  
**4.037 ACRES**

**TOLLO DUNN SURVEY ABSTRACT NO. 284**  
**CITY OF MCKINNEY**  
**COLLIN COUNTY, TEXAS**

Client: **CRAG INTERNATIONAL**  
 6850 FREDRIVE, SUITE 104  
 MCKINNEY, TEXAS 75069

Scale: 1" = 50'	Checked By: F.H. Owens
Date: October 20, 2021	Title: City/Ordinance
Technician: Spentlic/Bedford	Job No.: 152-221
Drawn By: Spentlic/Bedford	Sheet No.: 159

Sheet 1 of 1

301 N. Alamo Rd. • McKinney, Texas 75067  
 (972) 722-0225 • www.bedfordgroup.com • info@bedfordgroup.com

78PUS REG/CA/01/21/23/0

# EXHIBIT D

## DEVELOPMENT REGULATIONS

The subject property (the "Property") shall be zoned "PD" – Planned Development District. Use and development of the Property shall conform to the regulations contained herein. All provisions contained in the City's Zoning Ordinance relating to development within the Property which are not in conflict with the provisions contained herein shall continue to apply to the development of the Property.

1. Permitted Uses
  - a. Supportive housing for displaced mothers
  - b. Office building or use
  - c. Accessory building or use
  - d. Parking incidental to main use
  
2. Program Requirements
  - a. Residents shall be enrolled full-time in a degree or certificate program.
  - b. Residents shall work part-time.
  
3. Space Limits
  - a. Minimum Lot Area: 3,600 square feet per unit
  - b. Minimum Lot Width: 60 feet
  - c. Minimum Lot Depth: 100 feet
  - d. Minimum Front Yard Setback: 35 feet
  - e. Minimum Rear Yard Setback: 25 feet
  - f. Minimum Side Yard Setback: 20 feet
  - g. Maximum Height: 35 feet (2 stories)
  - h. Maximum Lot Coverage: 50%
  - i. Maximum Density (dwelling units per gross acre): 12
  
4. Parking
  - a. The minimum number of required off-street parking spaces for the residential use shall be calculated at 1 parking space per dwelling unit.
  - b. There shall be no requirement for enclosed or covered parking spaces.
  - c. The minimum number of required off-street parking spaces for the office use shall be calculated at 1 parking space per 400 square feet.
  
5. Landscape Requirements
  - a. The minimum landscape buffer for all property lines shall be 20 feet.
  - b. Canopy trees shall be planted one canopy tree per 30 linear feet of the street frontage. Canopy trees along the street frontage may be clustered.
  - c. Canopy trees shall be planted one canopy tree per 30 linear feet along the southern and eastern property line within the required landscape buffer. Canopy trees shall not be required along the northern property line due to existing vegetation.
  - d. At least 15% of the street yard shall be permanent landscape area.
  - e. A minimum of 20% of the entire site shall be devoted to living landscape.
  - f. All required trees shall be a minimum of 6 inches in caliper at the time of planting.

# EXHIBIT D

## 6. Screening

- a. A 6-foot masonry screening wall shall be provided along the eastern property line.
- b. A 6-foot wrought iron fence shall be provided along the southern property line.
- c. A screening device shall not be required along the northern property line or along the street frontage.

## 7. Amenities

- a. A minimum 3,000 square feet outdoor play area shall be provided. The play area shall include outdoor tables, seating, and play equipment.
- b. No other amenities shall be required.