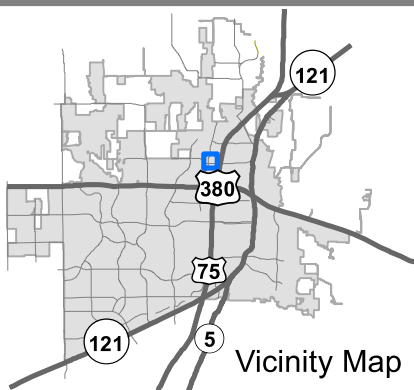
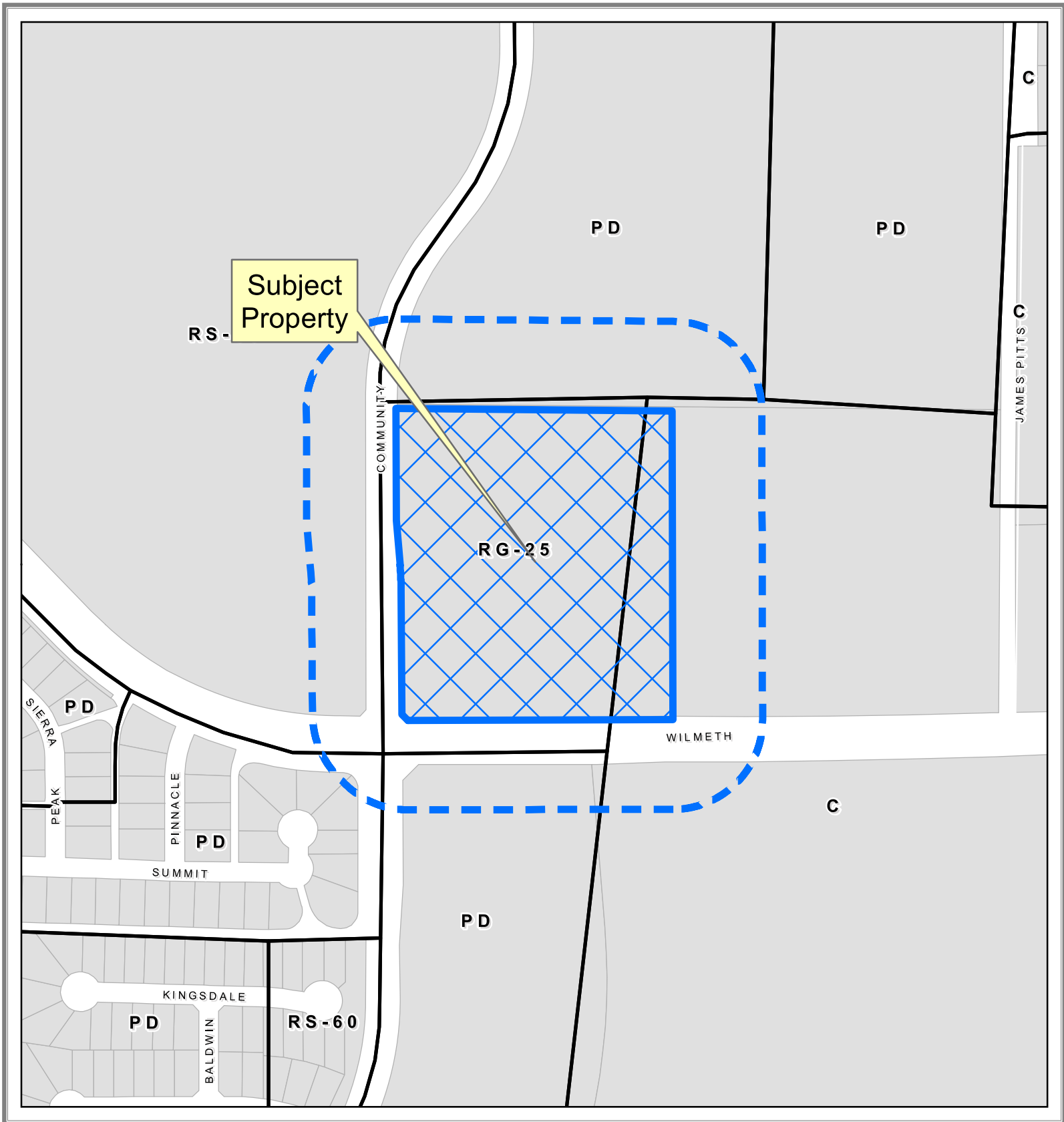
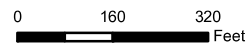


# EXHIBIT A



## Property Owner Notification Map

ZONE2020-0141



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

Being a 12.29 acre tract (535,152 sq. ft.) out of an existing 33.914 acre tract of land situated in the Thomas J. McDonald Survey, Abstract No. 576 in the City of McKinney, Collin County, Texas, also being a part of the same tract of land as described in Correction Special Warranty Deed to HAG RE CDT, LLC recorded in Instrument Number 20150630000799210, Official Public Records, Collin County, Texas, said 12.29 acre tract being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod set with a plastic yellow cap stamped "TXHS", said point being the southwest corner of Lot 2, McKinney High School North, an addition to the City of McKinney, Collin County, Texas, recorded in Instrument Number 20040521000751010, Official Public Records, Collin County, Texas, said point also lying on the east right-of-way line of Community Avenue (called 80 foot right-of-way);

Thence South 89 degrees 30 minutes 21 seconds East, departing the east right-of-way line of said Community Avenue, along the south line of said Lot 2, a distance of 693.68 feet to a 1/2 inch iron rod set with a plastic yellow cap stamped "TXHS";

Thence South 00 degrees 08 minutes 33 seconds East, departing the south line of said Lot 2, and traversing through said 33.914 acre tract, a distance of 775.24 feet to a 1/2 inch iron rod set with a plastic yellow cap stamped "TXHS", said point being the beginning of a non-tangent curve to the right having a radius of 22930.00 feet, said point lying on the north right-of-way line of Wilmeth Road (called 120 foot right-of-way);

Thence along north right-of-way line of said Wilmeth Road and along said non-tangent curve to the right having a delta 00 degrees 03 minutes 13 seconds, a chord that bears South 89 degrees 44 minutes 40 seconds West, a chord of distance of 21.48 feet, and an arc length of 21.48 feet to a 5/8 inch iron rod found, said point being the end of said curve;

Thence South 89 degrees 51 minutes 27 seconds West, continuing along the north right-of-way line of said Wilmeth Road, a distance of 645.70 feet to a 1/2 inch iron rod set with a plastic yellow cap stamped "TXHS", said point being the southeast corner clip at the northeast corner of the intersection of said Wilmeth Road and said Community Avenue;

Thence North 44 degrees 59 minutes 31 seconds West, along said corner clip, a distance of 21.22 feet to a 1/2 inch iron rod set with a plastic yellow cap stamped "TXHS", said point being the northwest corner clip at the northeast corner of the intersection of said Wilmeth Road and said Community Avenue;

Thence North 00 degrees 00 minutes 23 seconds West, along the east right-of-way line of said Community Avenue, a distance of 308.85 feet to a 5/8 inch iron rod found, said point being the beginning of a tangent curve to the left having a radius of 778.00 feet;

Thence continuing along the east right-of-way line of said Community Avenue and along said tangent curve to the left having a delta 04 degrees 53 minutes 03 seconds, a chord that bears North 02 degrees 26 minutes 56 seconds West, a chord distance of 66.30 feet, an arc length of 66.32 feet to a 5/8 inch iron rod found, said point being the end of said curve;

Thence North 04 degrees 53 minutes 27 seconds West, continuing along the east right-of-way line of said Community Avenue, a distance of 112.32 feet to a 5/8 inch iron rod found;

Thence North 00 degrees 11 minutes 43 seconds West, continuing along the east right-of-way line of said Community Avenue, a distance of 280.92 feet to the Point of Beginning and containing 535,152 square feet or 12.29 acres of land.



# EXHIBIT D

## DEVELOPMENT REGULATIONS

1. The subject property, shown on the Metes and Bounds submitted with the Application herewith, shall develop in accordance with Section 146-81 (“MF-3 – Multiple Family Residential Medium High Density District) of the Zoning Ordinance, as amended, except as follows:
  - a. Maximum height of structures will not exceed three (3) stories (not to exceed forty-three feet (43’);
  - b. The minimum number of required parking spaces shall be equal to 1 parking space per bedroom;
  - c. Enclosed parking spaces equal to 30% of the units and covered parking spaces equal to 20% of the units will be required;
  - d. The additional 0.5 parking space for each enclosed space shall not be required;
  - e. Covered parking may be constructed of steel frame with gabled standing seam steel roofs and steel columns clad in painted wood;
  - f. Six amenities conforming to the requirements of Section 146-139(f)(2) will be provided.