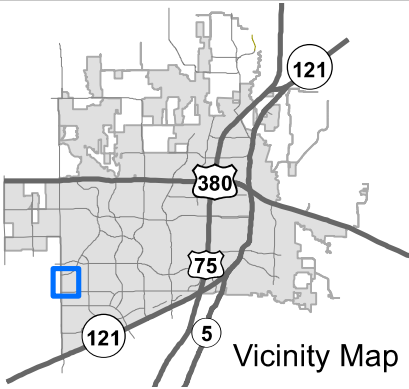
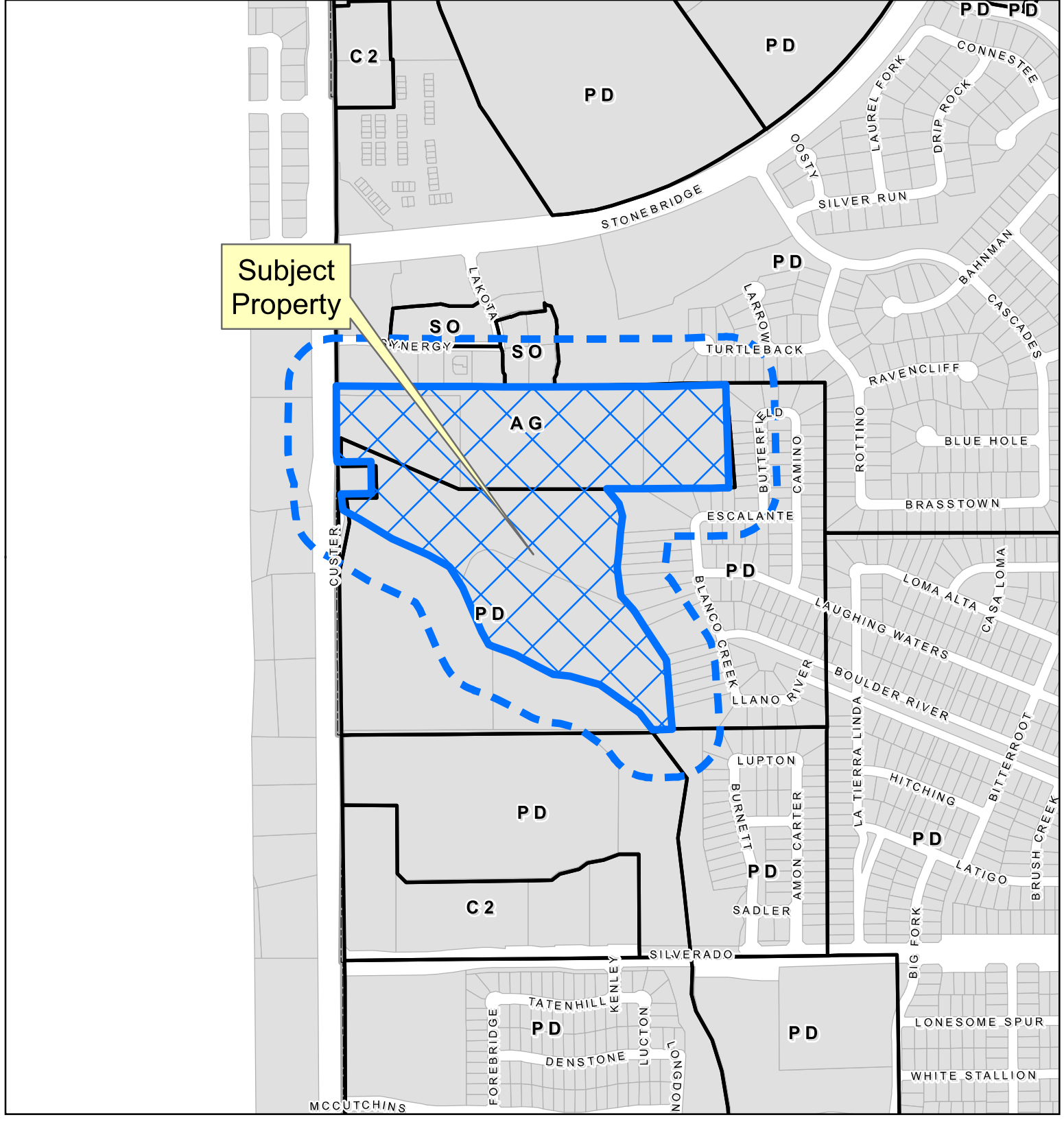
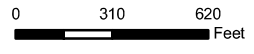


EXHIBIT A



Property Owner Notification Map

ZONE2020-0137



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 38.859 ACRES

BEING a tract of land situated in the JACOB J. NAUGLE SURVEY, ABSTRACT NO. 662, City of McKinney, Collin County, Texas and being all that tract of land described in Deed to River Ranch Education Charities, Inc. as recorded in Document Number 20100210000137550, Official Public Records, Collin County, Texas, all that tract of land described in Deed to Kenneth Richard Mayer, Trustee of the Tyler Elizabeth Mayer Trust and Kenneth Richard Mayer, Trustee of the Clark Perry Mayer Trust, equally as recorded in Document Number 20190211000143510 and in Document Number 20190211000143530, Official Public Records, Collin County, Texas and all of that tract of land described as Tract 2 in Deed to Reyburn Anderson and wife, Wanda Anderson (now deceased), as recorded in Document Number 20110208000135600, Official Public Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the northwest corner of said River Ranch Education Charities, Inc. tract, same being the southwest corner of the Minor Replat of Lots 1R1, 3 and 4, Block B, 5.3840 acres CUSTER CROSSING ADDITION, as described in the plat thereof recorded in Document Number 20070419010001410, Official Public Records, Collin County, Texas and being on the east right-of-way line of F.M. 2478 (Custer Road), per the Final Map of the State Department of Highways and Public Transportation of the State of Texas, State Control Number 2351-1-7;

THENCE North 89 degrees 50 minutes 21 seconds East, along the common line of said River Ranch Education Charities, Inc. tract with said CUSTER CROSSING ADDITION, passing the approximate center line of Rowlett Creek at a distance of 1,136.00 feet and continuing in all for a total distance of 1,501.11 feet to a 1/2" iron rod with a cap stamped "PETSCH & ASSOC" found;

THENCE North 89 degrees 12 minutes 28 seconds East, with the common north line of River Ranch Education Charities, Inc. tract and the south line of the Record Plat of THE CASCADES PHASE 2, as described in the plat thereof recorded in Document Number 20061116010005000, Official Public Records, Collin County, Texas, a distance of 322.34 feet to a 1/2" iron rod with yellow cap, stamped "JBI" found for the northeast corner of said River Ranch Education Charities, Inc. tract, same being the northwest corner of the Amending Plat of CRAIG RANCH NORTH, PHASE 11, LOTS 16R, 17R, 18R & 19R, BLOCK A, as described in the plat thereof recorded in Document Number 20070416010001330, Official Public Records, Collin County, Texas;

THENCE South 04 degrees 42 minutes 20 seconds East, with the common east line of said River Ranch Education Charities, Inc. tract, and the west line of said Amending Plat OF CRAIG RANCH NORTH, PHASE 11 and the west line of the Record Plat of CRAIG RANCH NORTH, PHASE 11, as described in the plat thereof recorded in Document Number 20061101010004730, Official Public Records, Collin County, Texas, a distance of 485.20 feet to a 1/2" iron rod found for the southeast corner of said River Ranch Education Charities, Inc. tract, also being an interior ell corner of said Record Plat of CRAIG RANCH NORTH, PHASE 11;

EXHIBIT B

THENCE South 89 degrees 42 minutes 55 seconds West, with the common south line of said River Ranch Education Charities, Inc. tract, and the north line of said Record Plat of CRAIG RANCH NORTH, PHASE 11, a distance of 597.77 feet to the approximate center line of Rowlett Creek;

THENCE Southerly with the approximate center line of said Rowlett Creek, along the common line of said Record Plat of CRAIG RANCH NORTH, PHASE 11 and with the above mentioned Mayer Trust tract and the above mentioned Mayer – Anderson tract, the following courses and distances:

South 38 degrees 12 minutes 08 seconds East, a distance of 88.07 feet;

South 16 degrees 27 minutes 15 seconds East, a distance of 61.24 feet;

South 07 degrees 43 minutes 36 seconds West, a distance of 63.53 feet;

South 05 degrees 09 minutes 37 seconds West, a distance of 184.61 feet;

South 07 degrees 12 minutes 25 seconds East, a distance of 127.28 feet;

South 41 degrees 55 minutes 42 seconds East, a distance of 83.23 feet;

South 32 degrees 59 minutes 18 seconds East, a distance of 289.42 feet;

South 05 degrees 00 minutes 17 seconds East, a distance of 325.01 feet to a point on the north line of a tract of land described in Deed to River Ranch Educational Charities, as recorded in Document Number 20160128000101840 and in Document Number 20190423000441240, Official Public Records, Collin County, Texas;

THENCE South 89 degrees 25 minutes 02 seconds West, along the common line of the above-mentioned Mayer – Anderson tract and said River Ranch Educational Charities tract, 74.45 feet to the approximate center line of a Tributary of the Rowlett Creek;

THENCE Along the common south line of the above mentioned Mayer – Anderson tract and with the approximate center line of said Tributary of the Rowlett Creek, the following courses and distances:

North 37 degrees 31 minutes 51 seconds West, a distance of 98.51 feet;

North 55 degrees 11 minutes 12 seconds West, a distance of 228.19 feet;

North 74 degrees 51 minutes 09 seconds West, a distance of 148.44 feet;

North 83 degrees 50 minutes 01 seconds West, a distance of 78.77 feet;

EXHIBIT B

North 62 degrees 38 minutes 24 seconds West, a distance of 195.28 feet;

North 69 degrees 49 minutes 34 seconds West, a distance of 137.35 feet;

North 29 degrees 38 minutes 59 seconds West, a distance of 68.74 feet;

North 24 degrees 02 minutes 56 seconds West, a distance of 224.80 feet;

North 32 degrees 17 minutes 29 seconds West, a distance of 117.53 feet;

North 61 degrees 42 minutes 29 seconds West, a distance of 113.68 feet;

North 66 degrees 23 minutes 12 seconds West, a distance of 186.77 feet;

North 58 degrees 49 minutes 26 seconds West, a distance of 112.02 feet;

North 58 degrees 32 minutes 28 seconds West, a distance of 66.27 feet;

North 62 degrees 02 minutes 10 seconds West, a distance of 82.01 feet to a west common corner of the above mentioned Mayer Trust tract with a tract of land described in Deed to Kenneth Richard Mayer, a single person, as recorded in Document Number 20190211000143520, Official Public Records, also being a point on the east right-of-way line of the above mentioned F.M. 2478;

THENCE North 07 degrees 23 minutes 08 seconds West, along the east right-of-way line of said F.M. 2478, a distance of 72.65 feet to a 3-3/4" TxDOT brass disk found at the southwest corner of a tract of land described as MEASURING STATION SITE in Condemnation Proceeding Case Number 3-C278-91, between Lone Star Gas Company, a division of Enserch Corporation versus Custer 66 Joint Venture, Et Al., recorded in Volume 3737, Page 223, Official Public Records, Collin County, Texas;

THENCE North 89 degrees 06 minutes 13 seconds East, leaving said east right-of-way line of F.M. 2478 and along the southerly common line of said Mayer Trust tract and said Lone Star Gas Company MEASURING STATION SITE, a distance of 139.73 feet to the southeast corner of said Lone Star Gas Company MEASURING STATION SITE;

THENCE North 00 degrees 53 minutes 47 seconds West, along the easterly common line of said Mayer Trust tract and said Lone Star Gas Company MEASURING STATION SITE, a distance of 150.00 feet to a "T" bar found at the northeast corner of said Lone Star Gas Company MEASURING STATION SITE;

THENCE South 89 degrees 06 minutes 13 seconds West, along the easterly common line of said Mayer Trust tract and said Lone Star Gas Company MEASURING STATION SITE, a distance of 158.58 feet to 1/2" iron rod with a silver cap found for the northwest corner of said Lone Star

EXHIBIT B

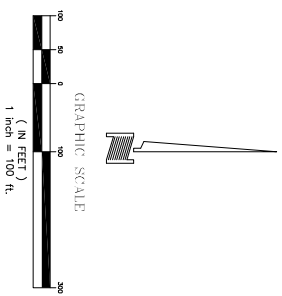
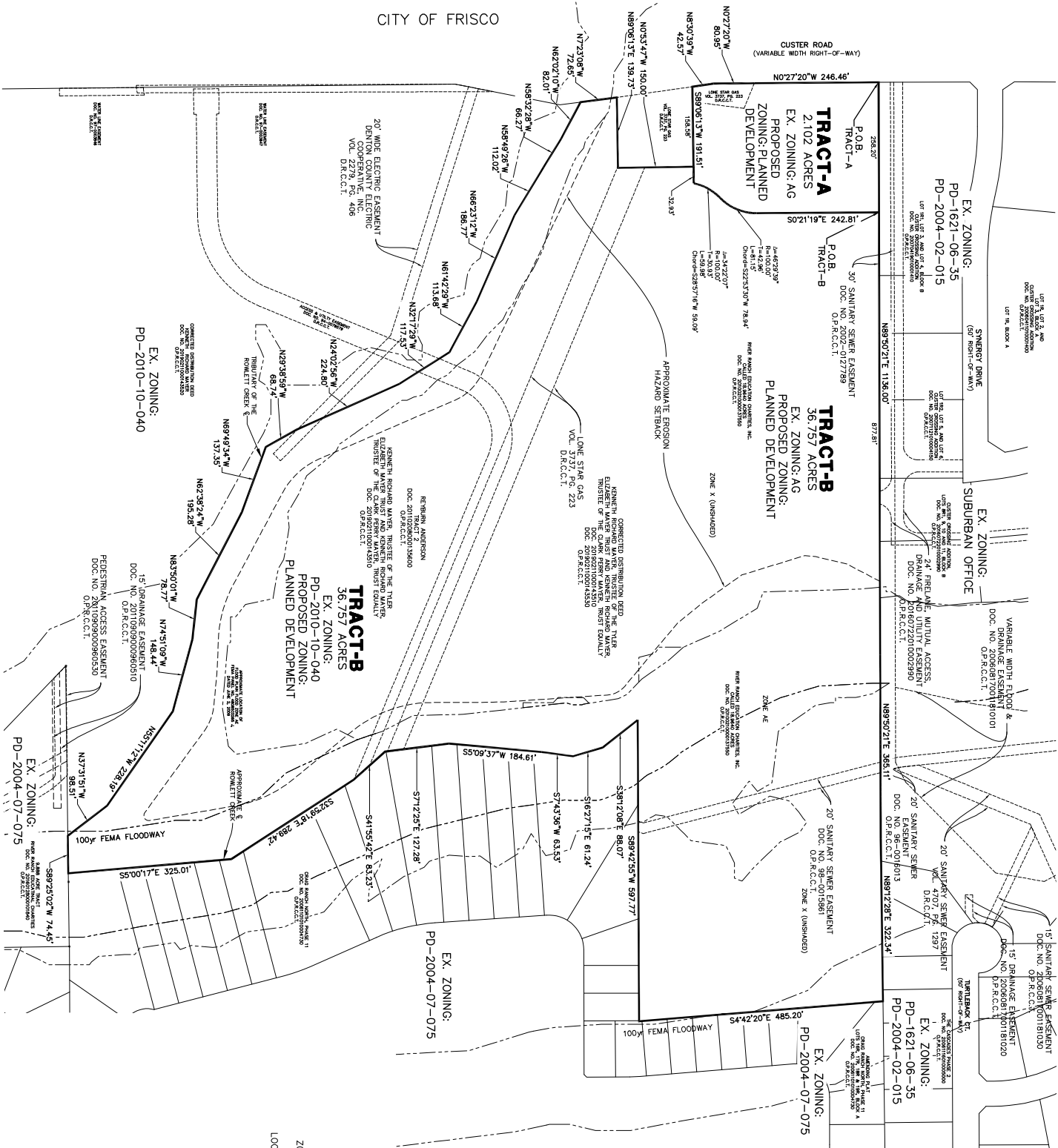
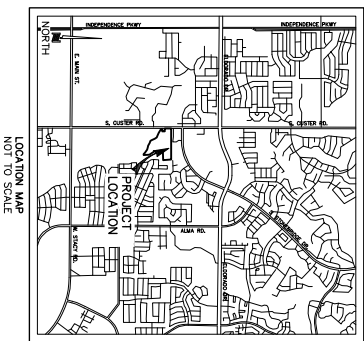
Gas Company MEASURING STATION SITE, also being a point on the east right-of-way line of said F.M. 2478;

THENCE Northerly along the east right-of-way line of said F.M. 2478 the following courses and distances:

North 08 degrees 30 minutes 39 seconds West, a distance of 42.57 feet to a 3-3/4" TxDOT brass disk found;

North 00 degrees 27 minutes 20 seconds West, passing the west common corner of the above mentioned River Ranch Education Charities, Inc. tract and said Mayer Trust tract, a distance of 80.95 feet and continuing for a total distance of 327.42 feet to the **POINT OF BEGINNING**, and containing 1,692,719 square feet or 38.859 acres of land, more or less.

EXHIBIT C



TRACT A = 2.102 ACRES
TRACT B = 36.757 ACRES

PROPERTY EXHIBIT

ZONED PLANNED DEVELOPMENT-2010-10-040, AND AG
PROPOSED ZONING: PLANNED DEVELOPMENT & C2
LOCATED IN THE U.T. NAUGLE SURVEY, ABSTRACT NO. 662
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS
DECEMBER 24, 2020 SCALE: 1" = 100'

OWNER
RIVER RANCH EDUCATIONAL CHARITIES, INC.
3701 S. CUSTER ROAD
MCKINNEY, TEXAS 75070
214-842-1390
CONTACT: WAYNE KIRK

OWNER
TYLER ELIZABETH MAYER TRUST
4021 S. CUSTER ROAD
MCKINNEY, TEXAS 75070
214-679-6454
CONTACT: KENNETH MAYER

OWNER
CLARK PERRY MAYER TRUST
4021 S. CUSTER ROAD
MCKINNEY, TEXAS 75070
214-679-6454
CONTACT: KENNETH MAYER

ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Miller Creek Drive, Suite 200 | Frisco, Texas 75035 | 972-931-6894
STATE REGISTRATION NUMBER: F-399

CONTACT: COLIN W. HELFRICH

EXHIBIT D

DEVELOPMENT REGULATIONS

Development standards for Tract A:

Tract A shall develop in accordance with Section 146-112 ("C2" – Local Commercial District) of the Zoning Ordinance, and as amended.

Development standards for Tract B:

Tract B shall develop in accordance with Section 146-79 ("MF-1 – Multiple Family Residential-Low Density District) of the Zoning Ordinance, and as amended, except as noted below:

1. Space Limits

- a. Minimum distance between buildings: 10 feet
- b. Minimum dwelling unit setback from internal drive or fire lane: 15 feet
- c. Minimum dwelling unit setback from property lines adjacent to single family shall be 20 feet
- d. Private yards are allowed to encroach into the landscape buffer. Fences may intersect the landscape buffer at approximate 90-degrees and extend the length of the buffer. Patios and structures, other than fences, shall be prohibited in the landscape buffer.

2. Dwelling Units

- a. Maximum units per building: 2 units
- b. Maximum height for multi-family dwellings shall be one-story
- c. Minimum of 40% one-bedrooms shall be provided
- d. Minimum of 40% two-bedrooms shall be provided
- e. Minimum of 5% three-bedrooms shall be provided

3. Parking Requirements

- a. 1 parking space per bedroom and any three-bedroom unit is only required to provide two parking spaces.
- b. No less than 30% of the units shall have an enclosed parking space. 20% of the units may utilize either a carport or an enclosed parking space to bring the total number of units with a covered or enclosed parking space to 50%.
- c. If a 20-foot long driveway is not provided with the enclosed parking space, the additional 0.5 parking space is not required.

4. Screening Requirements:

EXHIBIT D

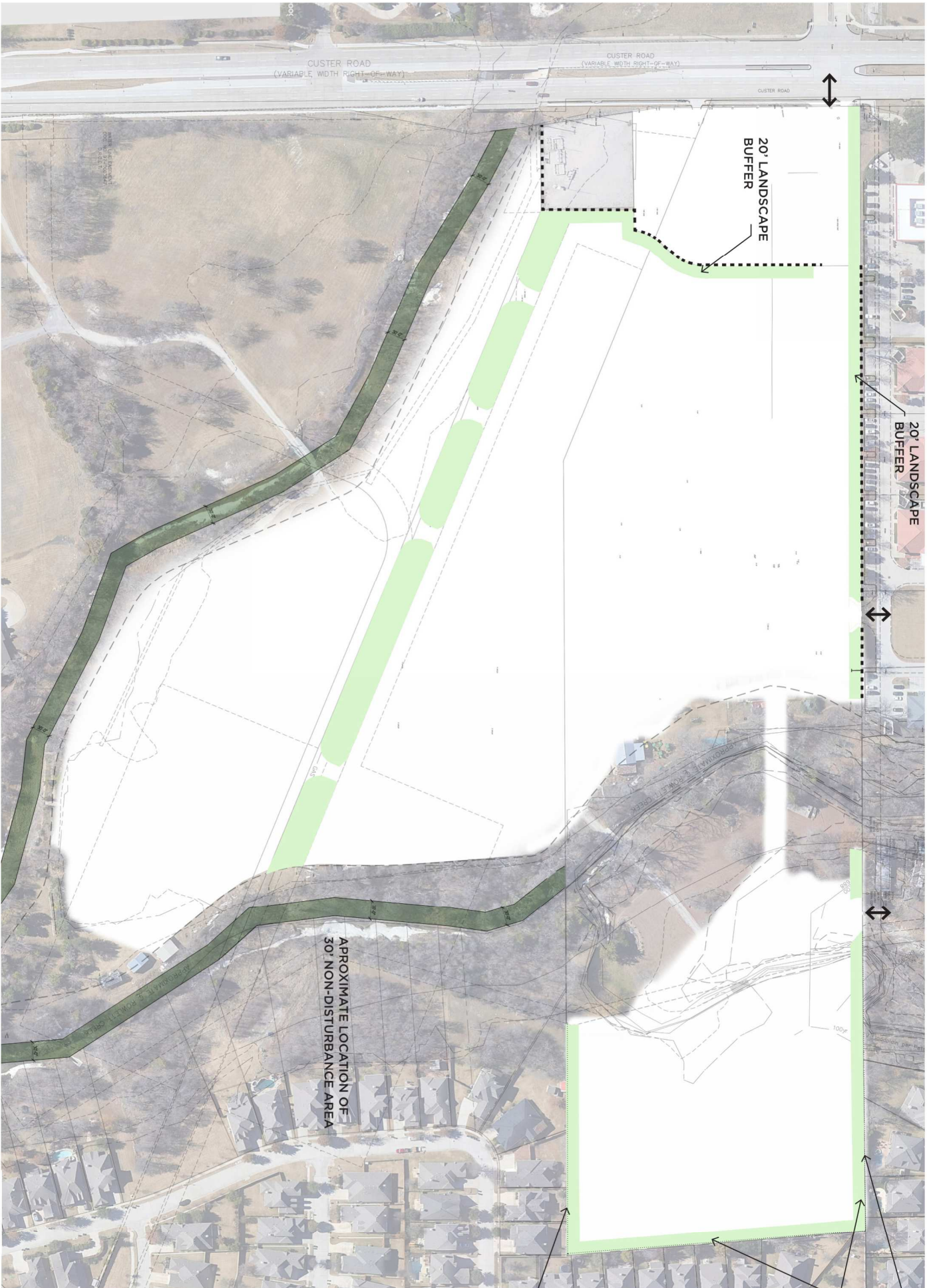
- a. Screening shall be provided along the perimeter of Tract B in the general location shown on the Screening and Buffering Exhibit, and shall consist of the following materials:
 - i. Brick masonry, stone masonry, or other architectural masonry finish; or
 - ii. Tubular steel (primed and painted) or wrought iron fence with masonry columns spaced a maximum of 20 feet on center with structural supports spaced every ten feet, and with sufficient evergreen landscaping
- b. Where there is an existing fence on the east side of Rowlett Creek in Tract B, the landscape buffer shall be enhanced with one of the following at the time of site plan approval:
 - i. Canopy trees shall be planted one tree for every 25 linear feet; or
 - ii. A continuous row of evergreen shrubs shall be planted along the existing fence.

5. Special Provisions

- a. An amenity trail shall be provided along Rowlett Creek. The general location shown of the proposed trail shall be determined with the site plan submittal. Three rest areas with seating shall be provided along the proposed trail.
- b. A 30-foot Enhanced Perimeter Tree Zone, in which all quality trees of six (6) caliper inches or more shall be protected, shall be provided as shown on the Screening and Buffering Exhibit

All other regulations applicable to multi-family residential developments shall apply.

EXHIBIT D



20' LANDSCAPE BUFFER

20' LANDSCAPE BUFFER

EXISTING FENCING

20' LANDSCAPE BUFFER

EXISTING FENCING

APPROXIMATE LOCATION OF 30' NON-DISTURBANCE AREA

↔ INGRESS / EGRESS
- - - - SCREENING REQUIRED