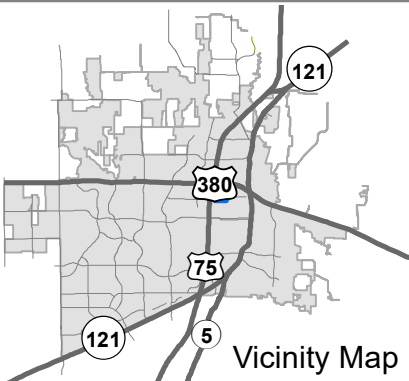
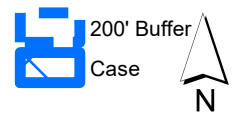
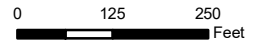


# Property Owner Notification Map

20-0093Z

**EXHIBIT A**



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

Being a lot, tract or parcel of land situated in the Samuel McFall Survey, Abstract No. 641, City of McKinney, Collin County, Texas, and being a tract of land conveyed to Ollin R. Taylor by deed recorded in Volume 1179, Page 720, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 /2 inch iron rod found for corner, said corner being the Southeast corner of Brookwood Addition, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 396, Plat Records, Collin County, Texas, said corner being along the North right of way line of W. White Avenue (50 foot right of way):

THENCE North 01 degrees 44 minutes 15 seconds West along the East line of said Brookwood Addition, a distance of 494.77 feet to a point for corner;

THENCE South 87 degrees 58 minutes 12 seconds East, a distance of 127.72 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 1, Block A, Central Church of Christ Addition, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2011, Page 51, Plat Records, Collin County, Texas;

THENCE South 00 degrees 25 minutes 17 seconds West along the West line of Lot 1, Block A of said Central Church of Christ Addition, a distance of 491.07 feet to an "X" found in concrete for corner, said corner being along the North line of said W. White Avenue;

THENCE North 89 degrees 27 minutes 23 seconds West along the North line of said W. White Avenue, a distance of 109.03 feet to the POINT OF BEGINNING and containing 58,300 square feet or 1.34 acres of land.

# EXHIBIT C

LOT 2R1, BLOCK E  
HERITAGE ADDITION  
CAB. 2008, PG. 284

EX. ZONING: PD 2007-01-004  
EX. LAND USE: VACANT

SITE DATA  
EX. ZONING: PD 1463  
EX. LAND USE: NURSING HOME

LOT 3R, BLOCK E  
HERITAGE ADDITION  
CAB. H, PG. 738

SITE DATA  
EX. ZONING: RS-84  
EX. LAND USE: RESIDENTIAL  
SINGLE FAMILY

SITE DATA  
EX. ZONING: RD-30  
EX. LAND USE: INSTITUTIONAL  
CHURCH

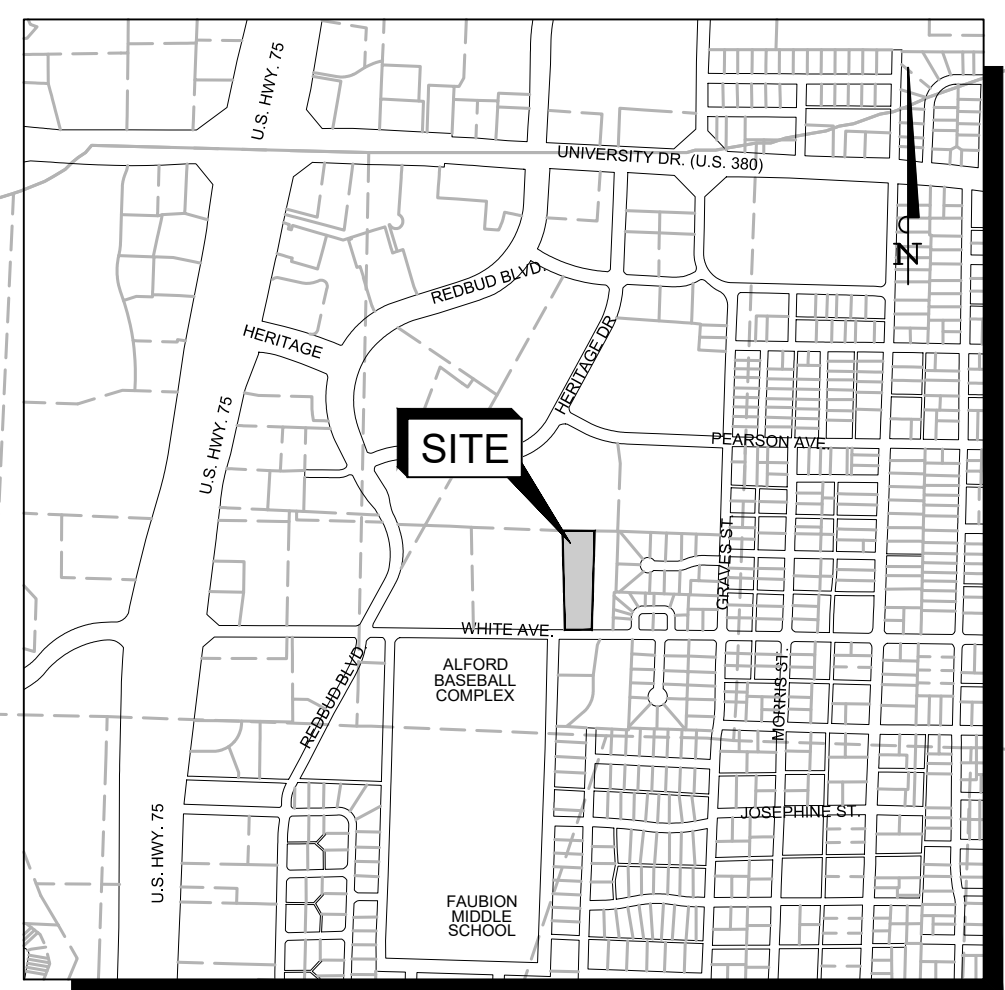
SITE DATA  
EX. ZONING: PD  
EX. LAND USE: RESIDENTIAL  
MULTIFAMILY

SITE DATA  
EX. ZONING: RD-30  
PROP. ZONING: PD  
EX. LAND USE: UNDEVELOPED

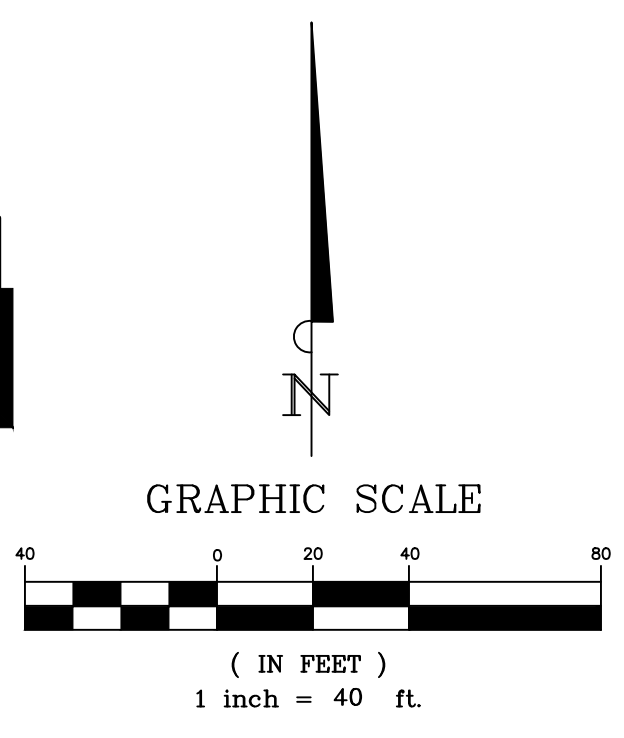
McKINNEY APTS AT  
HERITAGE, LLC  
DRCCT #20200630000999370

CENTRAL CHURCH OF  
CHRIST ADDITION  
LOT 1, BLOCK A  
CAB. 2011, PG. 51

BROOKWOOD ADDITION  
CAB. C, PG. 396



LOCATION MAP  
SCALE: NTS



WEST WHITE AVENUE  
50' R.O.W.

N 89°27'23" W  
109.03'  
(109.00' - DEED)

(494.40' - DEED)  
N 01°44'15" W 494.77'

(490.48' - DEED)  
S 00°25'17" W 491.07'

(127.70' - DEED)  
S 87°58'12" E  
127.72'

McKINNEY APTS AT  
HERITAGE LLC  
INS.# 2020063000099370

NO OWNER

NO OWNER

Faubian Middle School  
McKinney ISD

SITE DATA  
EX. ZONING: RS-120  
EX. LAND USE: SCHOOL

DUVALL STREET

BLK A, LOT 1  
CHARLOTTE'S ADDITION  
DRCCT #20170504000574310

SITE DATA  
EX. ZONING: RG-25  
EX. LAND USE: LEARNING CENTER

BLK A, LOT 3R  
CHARLOTTE'S ADDITION DRCCT  
#201705040005743100

SITE DATA  
EX. ZONING: RS-60  
EX. LAND USE: CHURCH

OWNER:  
McKINNEY APTS AT HERITAGE, L.L.C.  
1603 LYNDON B JOHNSON FWY, #800  
DALLAS, TEXAS 75234  
(469) 522-4200  
ATTN: LOUIS CORNA

ENGINEER:  
SANCHEZ AND ASSOCIATES, LLC.  
2000 N MCDONALD STREET, #100  
MCKINNEY, TEXAS 75071  
(469) 424-5900  
ATTN: CASEY GREGORY, PE

APPLICANT:  
SANCHEZ AND ASSOCIATES, LLC.  
2000 N MCDONALD STREET, #100  
MCKINNEY, TEXAS 75071  
(469) 424-5900  
ATTN: CASEY GREGORY, PE

## ZONING EXHIBIT THE MUSTARD SEED BEING 1.34 ACRES OF THE SAMUEL McFALL SURVEY, ABSTRACT NO. 641 HERITAGE ADDITION TRACT 48

Scale: SEE GRAPHIC SCALE
Designed by: RGB
Drawn by: GDR
Checked by: RGB
Date: 10/6/2020
Project No. 02007.01B

EXHIBIT

THE MUSTARD SEED  
MCKINNEY, TEXAS

ZONING EXHIBIT

THIS DRAWING IS TO  
BE  
USED FOR  
EXHIBIT  
PURPOSES  
ONLY

Master Planning  
Civil Engineering  
Land Development  
2000 N. McDONALD STREET, SUITE 100  
MCKINNEY, TX 75071  
Tel 469 424 5900  
Fax 214 544 5200  
Certificate of Registration No. F-8665

SANCHEZ  
& Associates

File: 08\_04\_2020-11:25am  
 Plotted by: cgregory  
 Layout: Layout1

# EXHIBIT D

## PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

1. The subject property shall be zoned "PD" - Planned Development District. Use and development of the subject property shall conform to the regulations contained herein (the "Regulations").
2. The subject property poses unique challenges and opportunities. It is located on the "fringe" of the historic downtown district and is generally considered an "in-fill" lot; however, the site is oddly configured which requires a creative approach for any development opportunities.

The subject property shall be zoned as "SO" – Suburban Office and shall conform to the requirements of the "SO" – Suburban Office district as defined in Section 146-109 of the City of McKinney Code of Ordinances, except as follows:

- i. Office (business, professional, or research) uses shall provide 1 parking space for every 500 square feet of floor area.
- ii. 2 story maximum
- iii. Side Yard Setback: Five feet (5')
- iv. Rear Yard Setback: Five feet (5')
- v. Front Yard Setback: Fifteen feet (15'). Building awnings shall be allowed to encroach into the front yard setback up to five feet (5').
- vi. 6" caliper canopy trees shall be placed at the terminus of each parking row.
- vii. A 5' landscape buffer will be provided along the eastern property line. No trees will be required within this area.