

**EXHIBIT "A"**

**Subject Property**

AG

AG

CR-339

CR-278

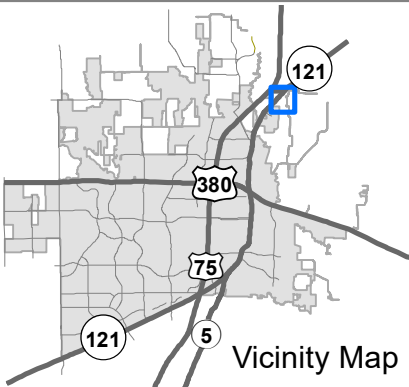
CR-338

PR 5042

PD

PARKDALE

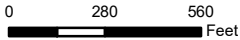
PD



Vicinity Map

# Property Owner Notification Map

ANNEX2021-0004/ZONE2021-0038



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"

### (Property Description)

Situated in the County of Collin, State of Texas, being a part of the Polly Ann Boon Survey, Abstract No. 1048, the Andrew Thomas Survey, Abstract No. 894, and the Simpson M. Pulliam Survey, Abstract No. 706, and being a part of the same tract of land described as 34.976 acres conveyed to Ross Orenduff, Jr. by Partition Deed dated May 16, 1991, recorded in Volume 3561, Page 210, Deed Records, Collin County, Texas, and also being a remaining portion of the same tract of land described as 80 acres, from which said 34.976 acre tract was severed, conveyed by Ross Orenduff, Sr. to Rodd Orenduff, Jr. et ux by deed dated January 25, 1960, recorded in Volume 562, Page 17, said Deed Records, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found maintaining the Southwest corner of the said 34.976 acre tract and the Northerly angle corner of the same tract of land described as 8.551 acres and referred to as Tract 2 as conveyed by Kenneth Gracy and Karen Gracy to Steve Furlong and Judy Furlong by deed dated January 3, 2006, recorded in Volume 6084, Page 5006, Official Public Records, Collin County, Texas, in the East line of the same tract of land described as 1.300 acres conveyed by Thomas Randall Burns, as Independent Executor to Thomas Randall Burns and Glenda Jo Smith by deed dated November 26, 2013, recorded in Document No. 20131127001591390, said Official Public Records;

Thence North 01°49'33" East a distance of 296.57 feet to a metal corner post maintaining an angle point in the West line of the said 34.976 acre tract and the most Northerly corner of the said 1.300 acre tract in the East right-of-way line of State Highway No. 5, said post also being the Southwest corner of the same tract of land described as 3.0 acres previously severed from said 34.976 acre tract and subsequently conveyed by Andrea Lynette Peel and Keith Ernest Peel to Joe L. Sullivan by deed dated April 26, 2004, recorded in Volume 5666, Page 2715, said Official Public Records;

Thence North 88°59'22" East a distance of 543.50 feet to a 1/2" steel rod found maintaining the Southeast corner of the said Sullivan tract;

Thence North 00°58'42" East a distance of 333.96 feet to a 1/2" steel rod found maintaining the Northeast corner of the said Sullivan tract in the North line of the said 34.976 acre tract and South line of the same tract of land described as 33.487 acres conveyed by Trination Creative Investments to Melissa 121-5 Partnership by deed dated October 15, 2009, recorded in Document No. 20091015001274350, said Official Public Records;

Thence South 88°59'22" East with the South line of the said 33.487 acre tract a distance of 766.12 feet to a 1/2" steel rod found maintaining the most Northerly Northeast corner of the said 34.976 acre tract and the Northwest corner of the same tract of land described as 1.30 acres conveyed by Indo-American Investments - II to the City of McKinney, Texas by deed dated August 2, 1989, recorded in Volume 3103, Page 466, said Deed Records;

Thence South 00°28'48" East a distance of 261.43 feet to a 1/2" steel rod found maintaining the Southwest corner of the said 1.30 acre tract and an inside "L" corner to the said 34.976 acre tract;

Thence North 89°33'06" East a distance of 253.91 feet to a 1/2" steel rod found maintaining the most Easterly Northeast corner of the said 34.976 acre tract and the Southeast corner of the said 1.30 acre tract in County Road No. 388 and the West line of the same tract of land described as one acre conveyed by Dorothy L. Aycock to R&D Aycock, Ltd by deed dated December 18, 2001, recorded in Volume 5071, Page 3433, said Official Public Records;

*PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION*

## EXHIBIT "B"

Thence South 03°20'17" East entering and continuing with the general center of said road, passing the Southwest corner of the said one acre tract and the most Westerly Northwest corner of the same tract of land described as 14.735 acres conveyed by Bill A. Daniel et ux to Billy A. Daniel and Patricia R. Daniel, Trustees by deed dated October 29, 2010, recorded in Document No. 20101101001187740, said Official Public Records, and continuing for a total distance of 801.49 feet to an angle point;

Thence South 01°35'03" West continuing with said center of road a distance of 96.84 feet to an angle point;

Thence South 07°14'37" West continuing with said center of road a distance of 107.86 feet to an angle point;

Thence South 09°18'31" West departing the center of pavement of said road and continuing for a total distance of 176.61 feet to a P.K. nail found maintaining the Northeast corner of the same tract of land described as 1.474 acres conveyed by Shari L. Degan to Frank Rose et ux by deed dated December 14, 2012, recorded in Document No. 20121219001614540, said Official Public Records;

Thence North 89°02'45" West, passing a 1/2" steel rod found in the West line of said road at 24.87 feet and continuing for a total distance of 501.78 feet to a 1/2" steel rod found maintaining the most Southerly Southwest corner of the said 34.976 acre tract, the Northwest corner of the said Rose tract, and the Northeast corner of the same tract of land described as 7.019 acres conveyed by Erin Smoyer and Daniel Smoyer to Floy William Spaulding et ux by deed dated December 22, 2011, recorded in Document No. 20111229001405400, said Official Public Records;

Thence North 52°44'33" West with the Southwest line of the said 34.976 acre tract and the North line of the said Spaulding tract, the North line of the same tract of land described as 4.255 acres conveyed by Craig W. Farmer et ux to Joan K. Norwood et vir by deed dated July 26, 2007, recorded in Document No. 20070809001108810, said Official Public Records, the North line of the same tract of land described as 4.86 acres conveyed by Roger A. McCranie et ux to Kathleen K. Baird by deed dated August 18, 2006, recorded in Document No. 20060823001211160, said Official Public Records, and the North line of the said Furlong tract for a total distance of 1357.89 feet to the Point-of-Beginning and containing 36.9 acres of land, more or less.



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
08/26/2021 03:17:40 PM  
\$54.00 DFOSTER  
20210826001732330

*PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION*

## EXHIBIT "B"

(Legal Description of Property)

Being a tract of land, situated in Collin County, Texas, and being in the Andrew Thomas Survey, Abstract No. 894, and in the Polly Ann Boon Survey, Abstract No. 1048, and also in the Simpson M. Pulliam Survey Abstract No. 706, said tract being all of that called 3.0 acre tract of land, described by deed to Joe L. Sullivan, as recorded in Volume 5666, Page 2715, of the Deed Records, Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the northwesterly corner of said 3.0 acre tract, same being the most southerly southwest corner of that called 33.487 acre tract, described by deed to Melissa 121-5 Partnership, as recorded under Document No. 20091015001274350, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said corner also being in the southeasterly monumented line of McDonald Street (State Highway No. 5);

THENCE South 88°11'38" East, along the common line between said 33.487 and 3.0 acre tracts, a distance of 240.17' to a point for corner, being the northeasterly corner of said 3.0 acre tract, same being the most northerly northwest corner of that called 34.976 acre tract, as described in Exhibit "A", by deed to Ross Orenduff, Jr., as recorded in Volume 3561, Page 210, D.R.C.C.T., from which a 1/2" iron rod with a plastic cap stamped "COLLIS" found bears, South 13°45'01" East, a distance of 0.67';

THENCE along the common line between said 3.0 and 34.976 acre tracts, the following courses and distances:

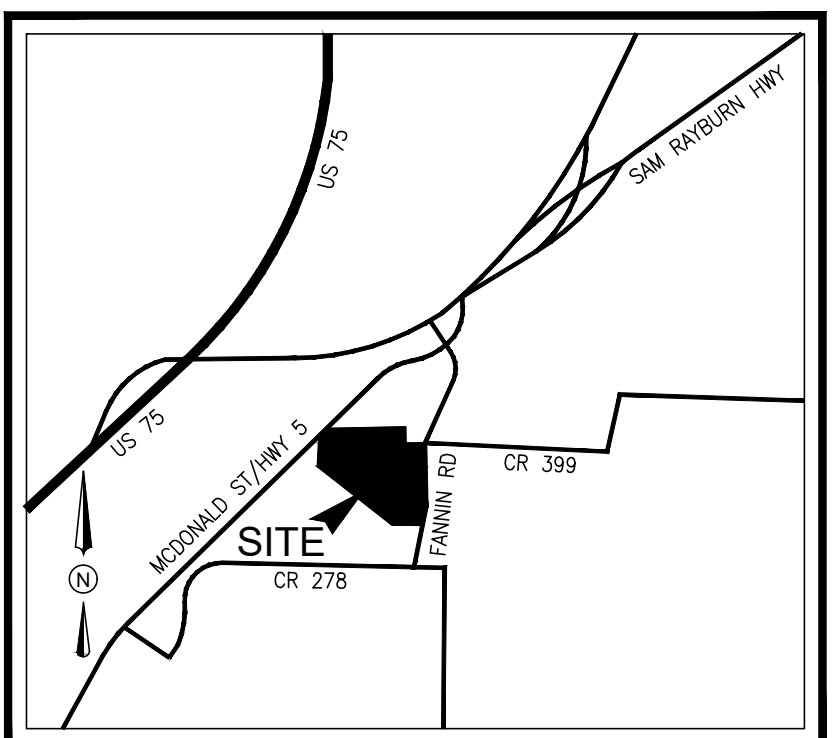
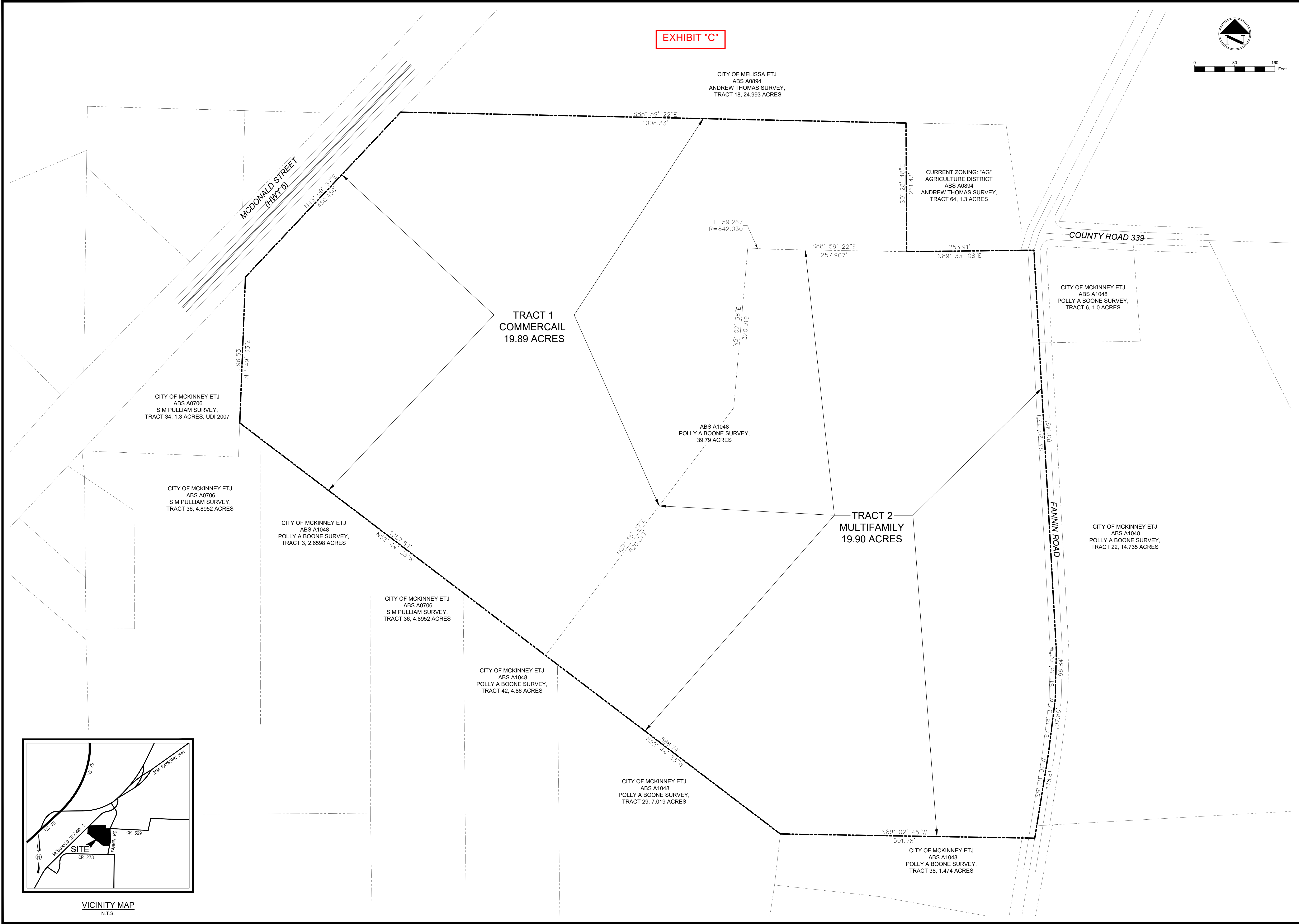
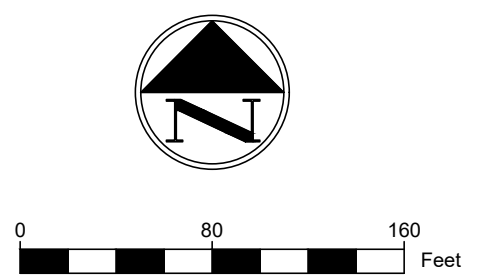
South 01°47'27" West, a distance of 333.96' to a 1/2" iron rod found for the southeasterly corner of said 3.0 acre tract;

North 88°11'38" West, a distance of 542.54' to a point for corner, being the southwesterly corner of said 3.0 acre tract, same being the most westerly northwest corner of said 34.976 acre tract, same also being the most northerly corner of a tract of land, described by deed to Thomas Randall Burns, as recorded under Document No. 20131127001591390 O.P.R.C.C.T., said point for corner also being in the aforementioned southeasterly monumented line of McDonald Street (State Highway No. 5), from which a 3/8" iron rod found bears, South 20°16'19" West, a distance of 1.79';

THENCE North 43°57'21" East, along the northwesterly line of said 3.0 acre tract, same being the southeasterly monumented line of McDonald Street (State Highway No. 5), a distance of 450.45' to the POINT OF BEGINNING and containing 3.00 acres of land, more or less.



**EXHIBIT "C"**



VICINITY MAP  
N.T.S.

TX PE FIRM #11525  
**TRIANGLE ENGINEERING LLC**  
 T. 469.331.8686 | F. 469.213.7145 | E. info@triangle-engr.com  
 W. triangle-engr.com | O. 1784 W. McComat Drive, Suite 110, Allen, TX 75013  
 Planning | Civil Engineering | Construction Management

NO.	DATE	DESCRIPTION	BY
1	03-01-21	1ST SUBMITTAL	KP
1	03-19-21	2ND SUBMITTAL	KP
1	04-12-21	3RD SUBMITTAL	KP

**ZONING EXHIBIT**  
 PLANNED DEVELOPMENT - MF3 & C2  
 6514 N MCDONALD STREET  
 CITY OF MCKINNEY ETJ  
 COLLIN COUNTY, TEXAS

DATE	PROJECT
04/12/21	014-21
P.E.	DESIGN
KP	JZ

SHEET #

# 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.

### 1) Tract 1

- a. Permitted Land Uses : Uses permitted in the “C2” – Local Commercial District, as amended from time to time
- b. Sidewalks: The minimum sidewalk width will be 10’ along public streets
- c. Space Limits: Development shall be in accordance with Section 146-112 “C2” – Local Commercial District, with the following exceptions:
  - i. The minimum building setback shall be 45’ along public streets.

### 2) Tract 2

#### **Multi-Family Development**

- a. Permitted Land Uses: If developed with multi-family uses, uses permitted in the “MF3” – Multiple Family Residential-Medium-High Density District, as amended from time to time
- b. Sidewalks: 10’ minimum sidewalk along public streets
- c. Space Limits: Development shall be in accordance with Section 146-81 MF3” – Multiple Family Residential-Medium-High Density District, with the following exceptions:
  - i. The minimum building setback shall be 45’ along public streets;
  - ii. The maximum building height shall be 45’ (3 Stories);
  - iii. The maximum density shall be 25 units per gross acre.
- d. Amenities: The number of required amenities for multi-family shall be increased by three (3) additional amenities.
- e. Parking: No less than 50% of the units shall be covered, with at least 30% enclosed.

#### **Commercial Development**

- f. Permitted Land Uses: If developed with commercial uses, Tract 2 shall develop in accordance with Section 146-111 (“C1” – Neighborhood Commercial District) of the Zoning Ordinance, and as amended, however the following uses are specifically prohibited:
  - i. Independent Living Facility
  - ii. Assisted living facility, nursing home, or rest home

### 3) Exceptional Quality or Innovative Design Provision

- a. Landscaping for Tract 1 and 2 shall be in accordance with Section 146-135 as amended, with the exception that 30% of the entire site will be dedicated to living landscape.