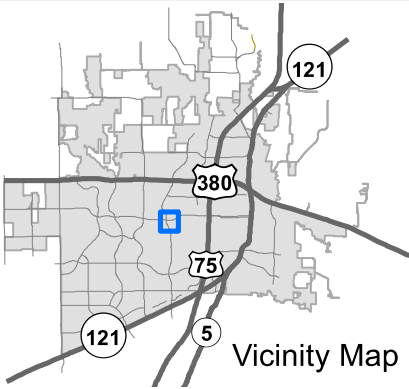
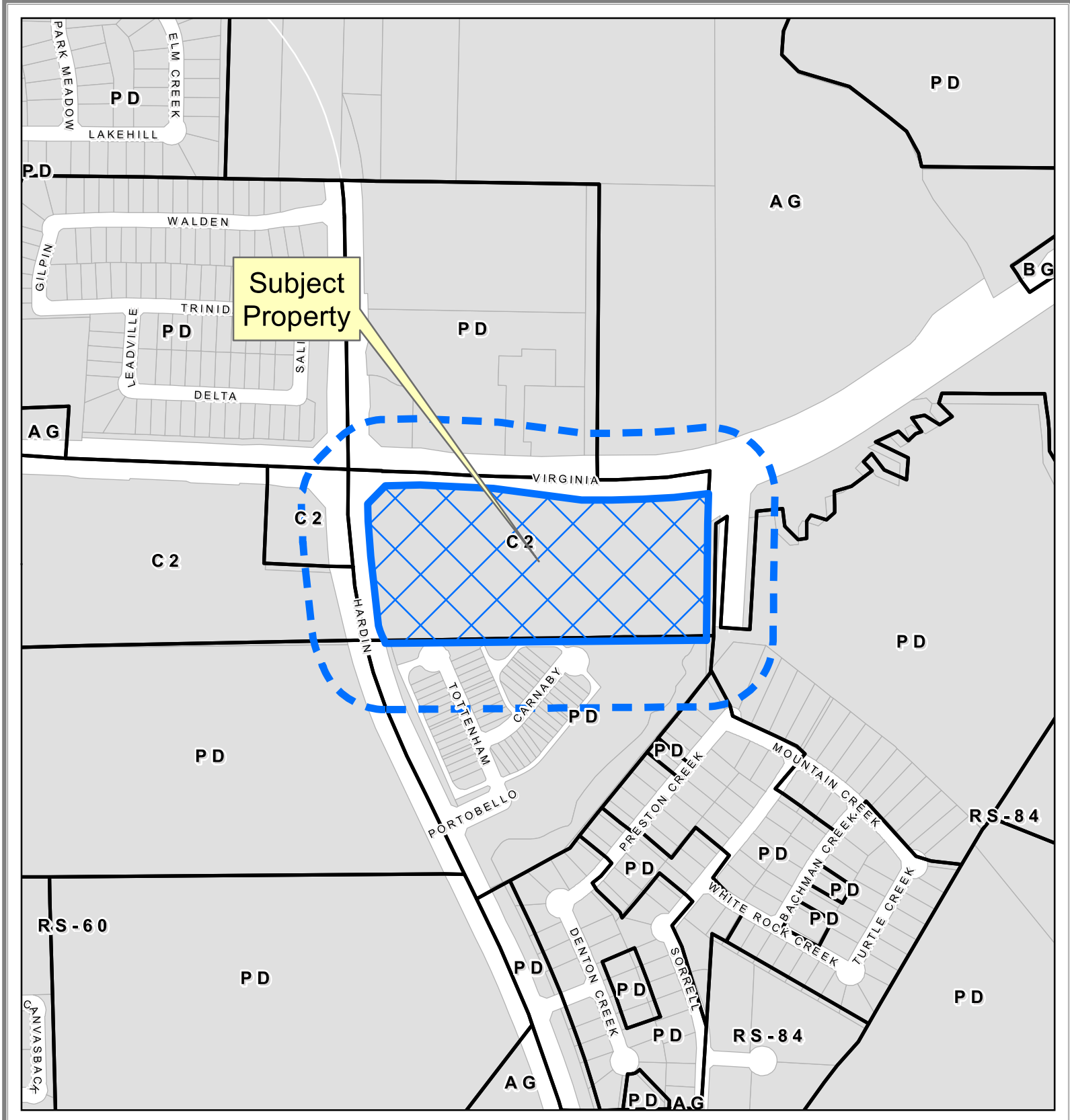
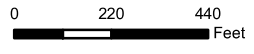


# EXHIBIT A



## Property Owner Notification Map

ZONE2020-0140



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 SITUATED IN THE JAMES HERNDON SURVEY, ABSTRACT NO. 391, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING A PART OF A CALLED 45.75 ACRE TRACT OF LAND DESCRIBED IN A DEED TO J.S. CRUTCHER OF RECORD IN VOLUME 124, PAGE 43, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 5/8" IRON ROD SET FOR CORNER AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF HARDIN BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF VIRGINIA PARKWAY (VARIABLE WIDTH RIGHT-OF-WAY), AT THE NORTHEAST CORNER OF A CALLED 1.783 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF MCKINNEY, RECORDED IN VOLUME 5196, PAGE 3364, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF LINE OF SAID VIRGINIA PARKWAY THE FOLLOWING BEARINGS AND DISTANCES:

NORTH 88°48'31" EAST, A DISTANCE OF 118.35 FEET TO A 5/8" IRON ROD SET FOR CORNER

SOUTH 87°43'39" EAST, A DISTANCE OF 248.05 FEET TO A 5/8" IRON ROD SET FOR CORNER

SOUTH 82°57'51" EAST, A DISTANCE OF 301.03 FEET TO A 5/8" IRON ROD SET FOR CORNER

NORTH 89°29'35" EAST, A DISTANCE OF 102.29 FEET TO A 5/8" IRON ROD SET FOR CORNER

NORTH 88°46'47" EAST, A DISTANCE OF 105.57 FEET TO A 5/8" IRON ROD SET FOR CORNER

NORTH 87°28'50" EAST, A DISTANCE OF 105.86 FEET TO A 5/8" IRON ROD SET FOR CORNER

NORTH 83°42'44" EAST, A DISTANCE OF 117.19 FEET TO A 5/8" IRON ROD SET FOR CORNER

THENCE SOUTH 01°05'48" WEST, A DISTANCE OF 100.92 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE MOST WESTERLY NORTHWEST CORNER OF LOT 2, BLOCK E, OF SORRELLWOOD PARK, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2006M OAGE 667, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 01°07'44" WEST CONTINUING ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 378.65 FEET TO A 1/2" IRON ROD WITH RED CAP FOUND FOR CORNER AT THE NORTHEAST CORNER OF SORRELLWOOD TERRACE PHASE I, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING THE MAP THEREOF RECORDED IN VOLUME 2016, PAGE 710, MAP RECORDS, COLLIN COUNTY, TEXAS;

THENCE SOUTH 89°21'10" WEST ALONG THE SOUTH LINE OF SAID J.S. CRUTCHER TRACT AND THE NORTH LINE OF SAID SORRELLWOOD TERRACE PHASE I ADDITION, A DISTANCE OF 1095.77 FEET TO A 1/2" IRON ROD WITH CAP STAMPED PACHECO-KOCH FOUND FOR CORNER AT THE NORTHWEST CORNER THEREOF, IN THE EAST RIGHT-OF-WAY LINE OF SAID HARDIN BOULEVARD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1940.00 FEET, A CENTRAL ANGLE OF 01°11'32" AND A CHORD WHICH BEARS NORTH 14° 12'58" WEST, A DISTANCE OF 40.37 FEET;

THENCE IN A NORTHERLY DIRECTION ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HARDIN BOULEVARD, AN ARC DISTANCE OF 40.37 FEET TO A 1/2" IRON ROD WITH CAP STAMPED PACHECO-KOCH FOUND FOR CORNER AT THE END OF SAID CURVE;

# EXHIBIT B

THENCE NORTH  $06^{\circ}29'21''$  WEST CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HARDIN BOULEVARD, A DISTANCE OF 236.55 FEET TO A  $5/8''$  IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1925.00 FEET, A CENTRAL ANGLE OF  $05^{\circ}25'11''$  AND A CHORD WHICH BEARS NORTH  $03^{\circ}54'23''$  WEST, A DISTANCE OF 182.02 FEET;

THENCE CONTINUING IN A NORTHERLY DIRECTION ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HARDIN BOULEVARD, AN ARC DISTANCE OF 182.09 FEET TO A  $5/8''$  IRON ROD SET FOR CORNER AT THE END OF SAID CURVE;

THENCE NORTH  $44^{\circ}43'15''$  EAST CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HARDIN BOULEVARD, A DISTANCE OF 84.02 FEET TO THE PLACE OF BEGINNING AND CONTAINING 550,661 SQUARE FEET OR 12.641 ACRES OF LAND.



# EXHIBIT D

## PLANNED DEVELOPMENT STANDARDS FOR 12.641 ACRES

The subject property shall develop in accordance with Section 146-Section 146-81 (“MF-3” – Multiple Family Residential – Medium-High Density District) of the Zoning Ordinance, and as amended, except as noted below:

- I. Purpose and Intent: The purpose of these Planned Development Standards is to modify some of the existing standards contained in the City’s Code of Ordinances (the “Code”) relating to the development of an MF-3, Multiple Family Medium Density, project on the 12.641 acre tract made the subject of this Planned Development ordinance (the “Property”) with the intent of providing a slightly higher density multiple family project on the Property that is responsive to current market demand. All provisions contained in the Code which are not in conflict with the provisions contained herein shall continue to apply to the development of the Property.
- II. Development Standards:
  - a. Maximum number of dwelling units shall be 250 units;
  - b. Minimum lot area shall be 2,030 square feet per unit;
  - c. Maximum height of any building fronting Hardin Boulevard and extending to the intersection with Virginia Street shall not exceed three stories or 45 feet; the maximum height of all other buildings, irrespective of the number of floors, shall not exceed the lesser of (i) 55 feet measured from the finished floor elevation of such building or (ii) an elevation of 650’ mean sea level (equivalent of 45 feet above the elevation of the back of curb at the intersection of Virginia Parkway and Hardin Boulevard at 605’ msl);
  - d. Required minimum front yard setback shall be 30 feet; minimum side yard setback shall be 30 feet;
  - e. Required minimum 100-foot setback to any single family use or zone;
  - f. Required off street parking spaces shall be calculated at 1 space per bedroom with an additional 0.2 parking spaces per unit;
  - g. Required number of enclosed parking spaces shall be equal to not less than 30% of the total number of units; the number of covered parking spaces (carports) shall be not less than the number required to bring both enclosed and covered parking spaces to 50% of the total number of units; if a 20foot long driveway is not provided with required enclosed parking, the additional 0.5 parking space per enclosed space is not required;
  - h. 30% of the street yard along Virginia Parkway and Hardin Blvd. that is not in the floodplain will be devoted to landscaping supplemented with two (2) flowering ornamental trees planted per 60 linear feet, or portion thereof, along the applicable street frontage;
  - i. A 30 foot tree perimeter zone adjacent to the southern boundary line of the Property outside of the floodplain (the “Existing Tree Zone”) will be created within which all trees 6” or greater will be preserved and canopy trees shall be planted on 30 foot centers to supplement areas where there are no existing trees; construction within the Existing Tree Zone shall be prohibited except for utilities and public infrastructure and for landscaping to meet these requirements.
  - j. The required Screening Device between the Property and the existing townhome development will be located north of, and will not encroach into, the Existing Tree Zone.