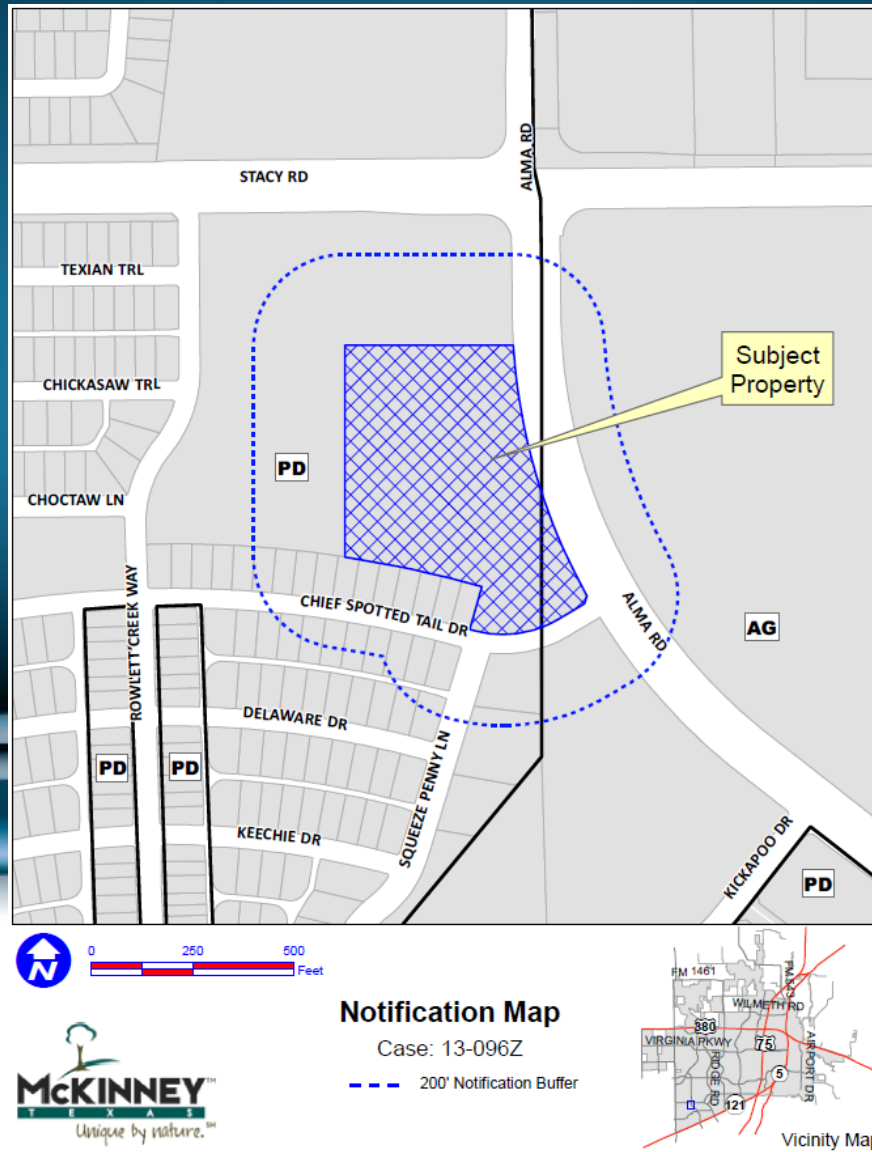


Case No. 13-096Z

Tuscarora Assisted and Independent Living



Location Map



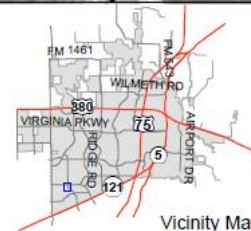
Aerial Exhibit



Notification Map

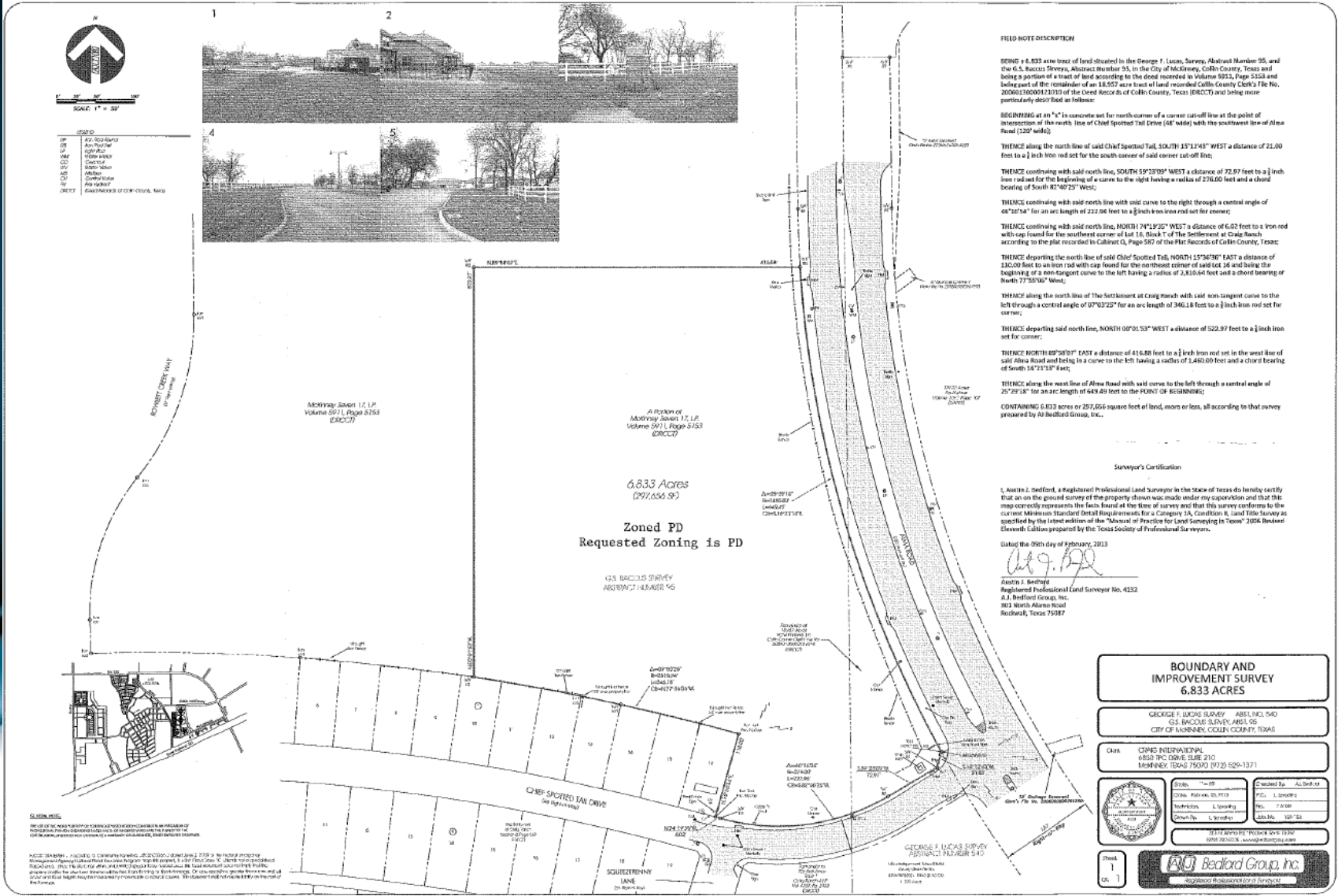
Case: 13-096Z

--- 200' Notification Buffer



Vicinity Map

Proposed Zoning Exhibit



FIELD NOTE DESCRIPTION

BEING a 6.833 acre tract of land situated in the George F. Lucas Survey, Abstract Number 95, and the G.S. BACCOLLS SURVEY, Abstract Number 95, in the City of McKinney, Collin County, Texas and being a portion of a tract of land according to the deed recorded in Volume 9571, Page 2524 and being part of the remainder of an 18.937 acre tract of land recorded Collin County Clerk's File No. 20080100001131010 of the General Records of Collin County, Texas (BACCOLLS) and being more particularly also described as follows:

BEGINNING at an "x" in concrete set for north corner of a corner cut-off line at the point of intersection of the north line of Chief Spotted Tail Drive (48' wide) with the southwest line of Alma Road (220' wide);

THENCE along the north line of said Chief Spotted Tail, SOUTH 33°12'48" WEST a distance of 21.00 feet to a 1/2 inch iron rod set for the south corner cut-off line;

THENCE continuing with said north line, SOUTH 59°28'09" WEST a distance of 72.87 feet to a 1/2 inch iron rod set for the beginning of a curve to the right having a radius of 276.00 feet and a chord bearing of South 81°40'25" West;

THENCE continuing with said north line with said curve to the right through a central angle of 68°20'54" for an arc length of 222.96 feet to a 1/2 inch iron rod set for corner;

THENCE continuing with said north line, NORTH 74°19'35" WEST a distance of 6.02 feet to a iron rod with cap found for the southeast corner of Lot 16, Block T of The Settlement at Craig Ranch according to the plat recorded in Cabinet 6, Page 587 of the Plat Records of Collin County, Texas;

THENCE departing the north line of said Chief Spotted Tail, NORTH 12°58'30" EAST a distance of 180.00 feet to an iron rod with cap found for the northeast corner of said lot 16 and being the beginning of a non-tangent curve to the left having a radius of 2,816.64 feet and a chord bearing of North 77°53'00" West;

THENCE along the north line of The Settlement at Craig Ranch with said non-tangent curve to the left through a central angle of 07°03'22" for an arc length of 346.18 feet to a 1/2 inch iron rod set for corner;

THENCE departing said north line, NORTH 00°01'53" WEST a distance of 522.97 feet to a 1/2 inch iron set for corner;

THENCE NORTH 89°50'00" EAST a distance of 416.88 feet to a 1/2 inch iron rod set in the west line of said Alma Road and being in a curve to the right having a radius of 3,480.00 feet and a chord bearing of South 18°21'51" East;

THENCE along the west line of Alma Road with said curve to the left through a central angle of 25°20'10" for an arc length of 449.45 feet to the POINT OF BEGINNING.

CONTAINING 6.833 acres or 297,656 square feet of land, more or less, all according to that survey prepared by A.J. Bedford et al., Inc.,

Surveyor's Certification

I, Austin J. Bedford, a Registered Professional Land Surveyor in the State of Texas do hereby certify that an on the ground survey of the property shown was made under my supervision and that this map correctly represents the facts found at the time of survey and that this survey conforms to the current Minimum Standard Detail Requirements for a Category 1A, Condition K, Land Title Survey as specified by the latest edition of the "Manual of Practice for Land Surveying in Texas" 2006 Revised Edition. Editions prepared by the Texas Society of Professional Surveyors.

Dated the 05th day of February, 2013.

Austin J. Bedford
 Austin J. Bedford
 Registered Professional Land Surveyor No. 4132
 803 North Alamo Road
 Rowlett, Texas 75087

BOUNDARY AND IMPROVEMENT SURVEY 6.833 ACRES

GEORGE F. LUCAS SURVEY ABSTRACT NO. 95
 G.S. BACCOLLS SURVEY ABSTRACT NO. 95
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Case: COME INTERNATIONAL AND INC. CASE FILE 210
 MCKINNEY, TEXAS 75003 (972) 506-1371

Drawn by: J. M. ...
 Checked by: A. Bedford
 Date: 2/13/13
 Scale: AS SHOWN
 Title: BOUNDARY AND IMPROVEMENT SURVEY
 Date: 2/13/13

11111 UNIVERSITY DRIVE, SUITE 1000
 DALLAS, TEXAS 75243 www.bdggroup.com

BDG Bedford Group, Inc.
 REGISTERED PROFESSIONAL ENGINEERS

Sheet 1 of 1

GENERAL NOTE:
 THIS IS A SURVEY OF THE PROPERTY DESCRIBED HEREIN AND IS NOT A GUARANTEE OF TITLE OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS.

Proposed Concept Plan



1. TOTAL SITE AREA: 8.83 ACRES (39,351 SF)
 2. CURRENT ZONING: PLANNED DEVELOPMENT (PD) 01-02-017
 3. BUILDING SETBACK: FRONT 2', 2' REAR-10', SIDE-10'
 4. LANDSCAPE SETBACK: NO SETBACK REQUIREMENTS
 5. MAX BUILDING HEIGHT: 47' (SEE EXTERIOR BUILDING ELEVATIONS, SHEET A4-020-00A-002.01)

6. BUILDING AREA:

LEVEL 1	=	45,301	GSP
LEVEL 2	=	29,303	GSP
LEVEL 3	=	24,307	GSP
TOTAL	=	98,911	GSP

7. UNIT TYPES:

RESID & SKILLED NURSING FACILITY (SNF)			
276	RESID	PROVILE ROOM	= 48 UNITS
302	SNF	SEMI-PRIVATE ROOM	= 3 UNITS
302	ASSISTED LIVING (AL)	SNF	
432	STUDIO	SNF	= 12 UNITS
496	1 BRD BATH	SNF	= 33 UNITS
724	1 BRD BATH + DEN	SNF	= 3 UNITS
724	MOBILITY CASE INCL	SNF	= 3 UNITS
TOTAL			= 117 UNITS

Dekker Perich Sabatini
 7401 Jefferson NE Suite 100
 Albuquerque, NM 87110
 505.761-1700
 Fax: 505.761-1132
 www.dpsab.com

ARCHITECT

ENGINEER

PERMITTED USES

1. ASSISTED LIVING AND INDEPENDENT LIVING

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 By Kathy Wright at 10:41 am, Jun 14, 2013

LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	LANDSCAPE SETBACK
---	TRAFFIC FLOW
---	LANDSCAPE AREA

VICINITY MAP



TUSCARORA AT CRAIG RANCH
 Alma & Stacy Rd.
 McKinney, Texas

REVISIONS

△	
△	
△	

DRAWN BY: SY
 REVIEWED BY: RVV
 DATE: 05.24.13
 PROJECT NO: 13-0499
 DRAWING NAME: SITE PLAN
 13-0962

SHEET NO. **AS-101**
 1 OF 3

Proposed Elevations

GENERAL NOTES

1. AVERAGE FINISH GRADE AT APPROXIMATELY 8' BELOW FINISH FLOOR ELEVATION
2. SYNTHETIC STONE TOTALS APPROXIMATELY 35% COVERAGE



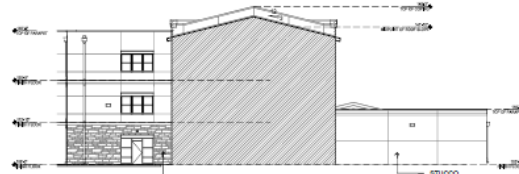
D1 BUILDING C-1 & C-2 - EAST ELEVATION

1/8" = 1'-0"
 STUCCO COVERAGE: APPROX. 432 S.F.
 SYNTHETIC STONE COVERAGE: APPROX. 2,194 S.F.



C1 BUILDING B - WEST ELEVATION

1/8" = 1'-0"
 STUCCO COVERAGE: APPROX. 92 S.F.
 SYNTHETIC STONE COVERAGE: APPROX. 324 S.F.



C2 BUILDING B - WEST ELEVATION

1/8" = 1'-0"
 STUCCO COVERAGE: APPROX. 1,561 S.F.
 SYNTHETIC STONE COVERAGE: APPROX. 362 S.F.



C4 BUILDING C-1 - NORTH ELEVATION

1/8" = 1'-0"
 STUCCO COVERAGE: APPROX. 1,304 S.F.
 SYNTHETIC STONE COVERAGE: APPROX. 622 S.F.



B1 BUILDING B - EAST ELEVATION

1/8" = 1'-0"
 STUCCO COVERAGE: APPROX. 3,829 S.F.
 SYNTHETIC STONE COVERAGE: APPROX. 2,317 S.F.



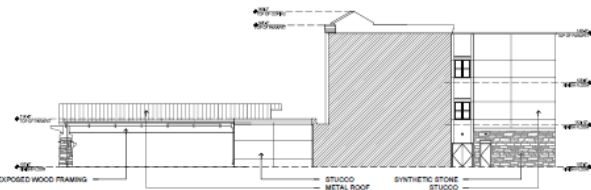
B3 BUILDING B - NORTH ELEVATION

1/8" = 1'-0"
 STUCCO COVERAGE: APPROX. 1,006 S.F.
 SYNTHETIC STONE COVERAGE: APPROX. 565 S.F.



B4 BUILDING B - WEST ELEVATION

1/8" = 1'-0"
 STUCCO COVERAGE: APPROX. 2,386 S.F.
 SYNTHETIC STONE COVERAGE: APPROX. 1,273 S.F.



A1 BUILDING A - NORTH ELEVATION

1/8" = 1'-0"
 STUCCO COVERAGE: APPROX. 1,265 S.F.
 SYNTHETIC STONE COVERAGE: APPROX. 356 S.F.



A3 BUILDING A - EAST ELEVATION

1/8" = 1'-0"
 STUCCO COVERAGE: APPROX. 3,747 S.F.
 SYNTHETIC STONE COVERAGE: APPROX. 1,273 S.F.

RECEIVED
 By Kathy Wright at 8:22 am, May 14, 2013



Proposed Elevations

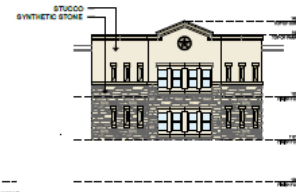
GENERAL NOTES

1. AVERAGE FINISH GRADE AT APPROXIMATELY 6" BELOW FINISH FLOOR ELEVATION
2. SYNTHETIC STONE TOTALS APPROXIMATELY 35% COVERAGE



C1 BUILDINGS A & C-1 - SOUTH ELEVATION

1/8" = 1'-0"
 STUCCO COVERAGE: APPROX. 4,323 S.F.
 SYNTHETIC STONE COVERAGE: APPROX. 2,859 S.F.



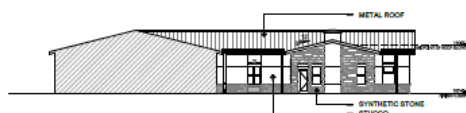
C5 BUILDING A - SOUTHEAST ELEVATION

1/8" = 1'-0"
 STUCCO COVERAGE: APPROX. 383 S.F.
 SYNTHETIC STONE COVERAGE: APPROX. 156 S.F.



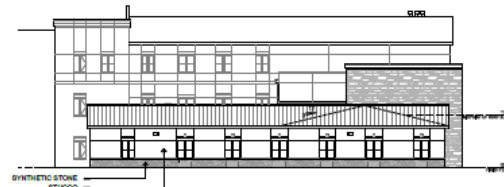
B1 BUILDINGS C-1 & C-2 - WEST ELEVATION

1/8" = 1'-0"
 STUCCO COVERAGE: APPROX. 8,414 S.F.
 SYNTHETIC STONE COVERAGE: APPROX. 1,814 S.F.



A1 BUILDING C-2 - SOUTH ELEVATION

1/8" = 1'-0"
 STUCCO COVERAGE: APPROX. 325 S.F.
 SYNTHETIC STONE COVERAGE: APPROX. 321 S.F.



A3 BUILDING C-2 - NORTH ELEVATION

1/8" = 1'-0"
 STUCCO COVERAGE: APPROX. 729 S.F.
 SYNTHETIC STONE COVERAGE: APPROX. 721 S.F.

RECEIVED

By Kathy Wright at 8:22 am, May 14, 2013

