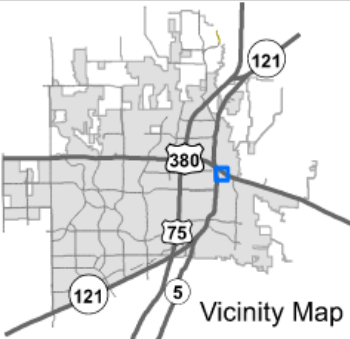
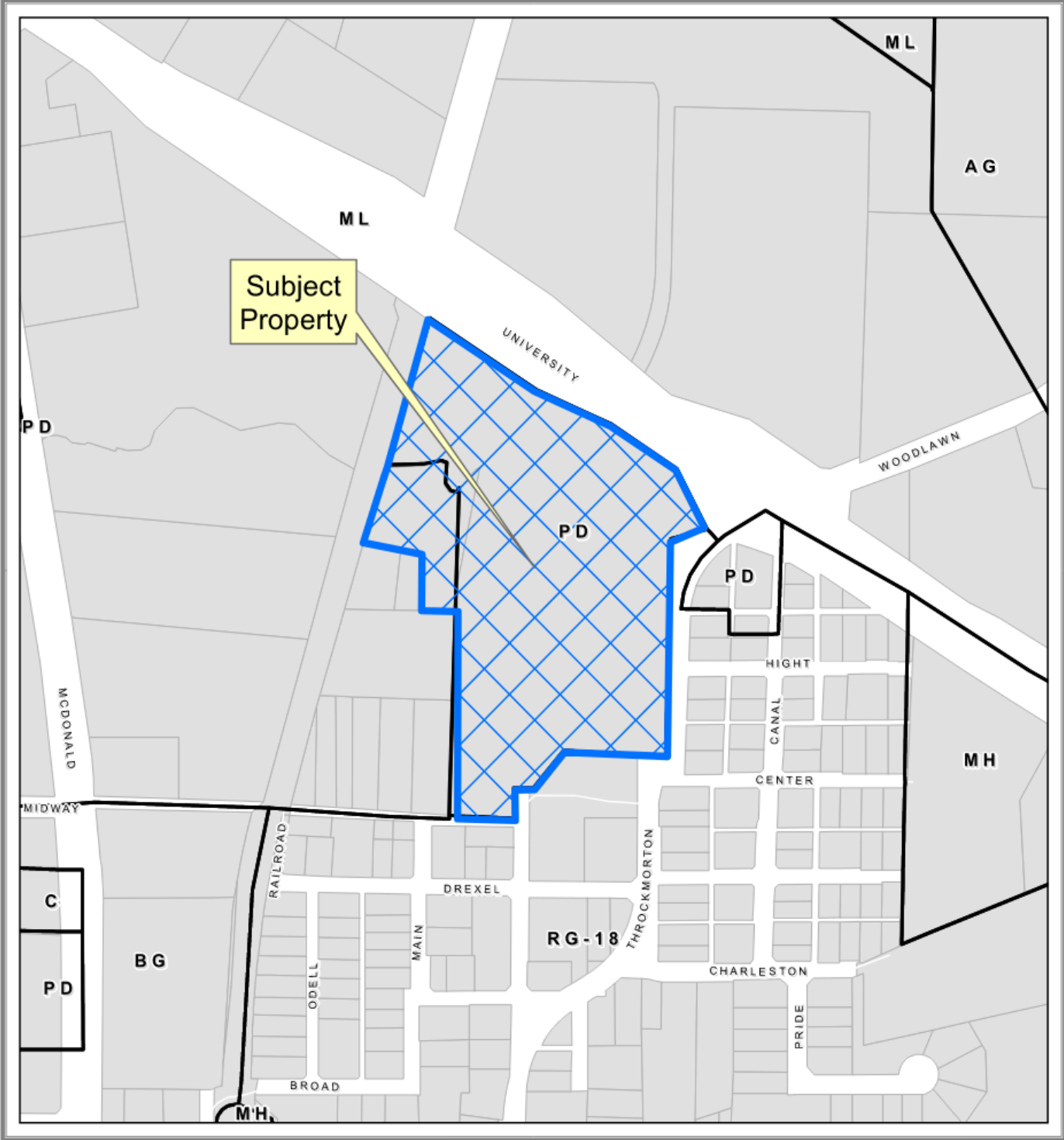
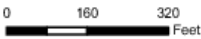


# EXHIBIT A



## Location Map

ZONE2022-0050



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

## 380 VILLAS – PROPERTY DESCRIPTION

BEING ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE W. DAVIS SURVEY, ABSTRACT NO. 248 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING ALL OF THE CALLED 1.39 ACRES OF LAND CONVEYED TO BANYI MCKINNEY, LLC BY DEED RECORDED IN COUNTY CLERK'S FILE NUMBER 2019102200132860, OFFICIAL RECORDS, COLLIN COUNTY, TEXAS, AND ALSO BEING ALL OF THE CALLED 12.753 ACRES OF LAND CONVEYED TO BANYI MCKINNEY, LLC BY DEED RECORDED IN DOCUMENT NUMBER 20190812000970680, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH BLUE CAP FOUND FOR CORNER AT THE INTERSECTION OF THE EAST LINE OF THE DALLAS RAPID RAIL TRANSIT (D.A.R.T.) RAILROAD AND THE SOUTH LINE OF U.S. HIGHWAY NO. 380, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE SOUTH 56° 22' 41" EAST AND ALONG SAID HIGHWAY NO. 380 FOR A DISTANCE OF 323.97 FEET TO A POINT FOR CORNER;

THENCE SOUTH 65° 39' 20" EAST FOR A DISTANCE OF 212.51 FEET TO A POINT FOR CORNER;

THENCE SOUTH 56° 21' 56" EAST FOR A DISTANCE OF 200.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 26° 19' 54" EAST FOR A DISTANCE OF 163.33 FEET TO A POINT FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF THROCKMORTON STREET;

THENCE SOUTH 68° 11' 11" WEST FOR A DISTANCE OF 93.00 FEET TO A POINT FOR CORNER AT A TURN IN THE RIGHT-OF-WAY LINE OF SAID THROCKMORTON STREET;

THENCE SOUTH 01° 20' 08" WEST FOR A DISTANCE OF 537.98 FEET TO A POINT FOR CORNER AT A TURN IN THE RIGHT-OF-WAY LINE OF SAID THROCKMORTON STREET, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE NORTH 87° 35' 56" WEST, PASSING AT A DISTANCE OF 64.08 FEET THE NORTHEAST CORNER OF A TRACT OF LAND TO THE CITY OF MCKINNEY HOUSING AUTHORITY, COMMON WITH A TURN IN THE RIGHT-OF-WAY LINE OF SAID THROCKMORTON STREET, AND CONTINUING FOR A DISTANCE OF 262.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 39° 48' 29" WEST AND CONTINUING ALONG THE NORTHWEST LINE OF SAID CITY OF MCKINNEY HOUSING AUTHORITY TRACT FOR A DISTANCE OF 121.51 FEET TO A POINT FOR CORNER ON THE RIGHT-OF-WAY LINE OF SAID THROCKMORTON STREET;

THENCE SOUTH 89° 14' 53" WEST AND ALONG THE RIGHT-OF-WAY LINE OF SAID THROCKMORTON STREET FOR A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00° 21' 26" EAST AND CONTINUING ALONG THE RIGHT-OF-WAY LINE OF SAID THROCKMORTON STREET FOR A DISTANCE OF 76.46 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF A 15-FOOT UNNAMED RIGHT-OF-WAY;

THENCE NORTH 88° 24' 40" WEST AND DEPARTING THE RIGHT-OF-WAY LINE OF SAID THROCKMORTON STREET, AND FOLLOWING ALONG SAID 15-FOOT UNNAMED RIGHT-OF-WAY FOR A DISTANCE OF 147.42 FEET TO A POINT FOR THE SOUTHWEST CORNER OF A CALLED 0.25 ACRE TRACT OF LAND CONVEYED TO SALLIE HOWELL ESTATE BY DEED RECORDED IN VOLUME J, PAGE 459, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 00° 39' 25" EAST AND FOLLOWING ALONG THE EAST LINE OF SAID SALLIE HOWELL ESTATE TRACT, PASSING AT A DISTANCE OF 287.31 FEET THE NORTHEAST CORNER OF SAID SALLIE HOWELL ESTATE TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF A CALLED 1.71 ACRE TRACT OF LAND CONVEYED TO JESSIE SHAW BY DEED RECORDED IN COUNTY CLERK'S FILE NUMBER 20170417000485390, DEED RECORDS, COLLIN COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 520.35 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID JESSIE SHAW 1.71 ACRE TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF AFORESAID CALLED 1.39 ACRE BANYI MCKINNEY, LLC TRACT;

THENCE NORTH 88° 35' 29" WEST FOR A DISTANCE OF 93.96 FEET TO A POINT FOR THE SOUTHEAST CORNER OF A CALLED 0.25 ACRE TRACT OF LAND CONVEYED TO INTERMCKINNEY, LLC BY DEED RECORDED IN COUNTY CLERK'S FILE NUMBER 20190415000399280, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 01° 22' 20" EAST AND ALONG THE EAST LINE OF SAID INTERMCKINNEY, LLC TRACT FOR A DISTANCE OF 139.05 FEET TO THE NORTHEAST CORNER OF SAID INTERMCKINNEY, LLC TRACT;

THENCE NORTH 79° 07' 58" WEST, PASSING AT A DISTANCE OF 69.05 FEET THE NORTHWEST CORNER OF SAID INTERMCKINNEY, LLC TRACT, SAID POINT BEING THE NORTHEAST CORNER OF A CALLED 0.41 ACRE TRACT OF LAND CONVEYED TO THELMA LOUISE BROWN STRAND BY DEED RECORDED IN VOLUME 1120,

PAGE 580, DEED RECORDS, COLLIN COUNTY, TEXAS AND CONTINUING FOR A TOTAL DISTANCE OF 166.05 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID THELMA LOUISE BROWN STRAND TRACT, SAID POINT BEING ON THE EAST LINE OF AFORESAID D.A.R.T. RIGHT-OF-WAY;

THENCE NORTH 15° 57' 56" EAST DEPARTING THE NORTHWEST CORNER OF SAID THELMA LOUISE BROWN STRAND TRACT, AND FOLLOWING ALONG THE EAST LINE OF SAID D.A.R.T. RIGHT-OF-WAY FOR A DISTANCE OF 167.07 FEET TO A POINT FOR CORNER;

THENCE SOUTH 79° 03' 34" EAST FOR A DISTANCE OF 19.78 FEET TO A POINT FOR CORNER;

THENCE NORTH 15° 59' 53" EAST, CONTINUING ALONG SAID D.A.R.T. RIGHT-OF-WAY FOR A DISTANCE OF 418.34 FEET TO THE POINT OF BEGINNING, AND CONTAINING 14.2670 ACRES (621,470 SQUARE FEET) OF LAND, MORE OR LESS.

# EXHIBIT C

**380 Villas**



**Legend**

1003 Throckmorton St

**1 OVERALL SITE PLAN**  
 AT:00 SCALE: 1" = 80'0"



**The Nunnally Studio**  
 ARCHITECTS & INTERIORS  
 2101 TEXAS ST. SUITE 1000  
 DALLAS, TEXAS 75201  
 TEL: 214-528-0200  
 WWW.THEUNNALLYSTUDIO.COM

**PROGRESS PLOTT**  
 NOT INTENDED FOR  
 BIDDING, PERMITTING,  
 OR CONSTRUCTION  
 CONSULT WITH US TO VERIFY THIS  
 INFORMATION IS CURRENT

**380 VILLAS**  
 SWC of University Drive & Throckmorton Street  
 MCKINNEY, TEXAS

NO.	DATE	DESCRIPTION

Drawn By: A.J.M.  
 Checked By: C.M.  
 Date: 08/13/2024  
 Project Number: 2023128

# EXHIBIT D

## 380 VILLAS PROPOSED DEVELOPMENT REGULATIONS

1. All Tracts of the subject property, shown on Exhibit B, shall develop in accordance with Section 146-81 (“MF-3 – Multiple Family Residential Medium High Density District) of the Zoning Ordinance, and as, amended, except as follows:
  - a. The following uses shall be permitted in the first floor of the proposed buildings located on Tract 1:
    - i. Multi-family residential uses
    - ii. Amusement, indoor
    - iii. Fitness Club, Gymnasium, exercise area or similar use
    - iv. Bakery or confectionery (retail)
    - v. Banks and financial institutions
    - vi. Barber or beauty shops
    - vii. Cleaning shop and pressing (small shop and pickup)
    - viii. Drug-store or pharmacy
    - ix. Florist or garden shop
    - x. Office use
    - xi. Office supplies
    - xii. Personal service
    - xiii. Retail store (indoor)
    - xiv. Restaurant or cafeteria (indoor service)
    - xv. Studios, photo, music, art, health, etc.
    - xvi. Travel agency
  - b. Buildings constructed on Tract 2 and 3 shall solely consist of Multi-family residential uses.
  - c. Development Standards
    - i. One (1) building fronting onto US Highway 380 (University Drive) within Tract 1 (the “Retail Mixed-Use Building”) may contain up to 12000 square feet of ground floor space limited to retail/commercial uses; the balance of the Retail Mixed-Use Building may contain residential units on the upper floors with no more than one (1) residential unit on the ground floor.
    - ii. Fifty percent (50%) of the units within Tract 2 and 3 shall have direct ground floor access.
    - iii. All multifamily buildings shall be limited to three (3) stories, not to exceed 48 feet in height.
    - v. Retail uses related to the Retail Mixed-Use Building shall provide 1 parking space for every 250 square feet of floor space.
    - vi. Multifamily uses shall provide parking on the basis of 1.7 parking spaces per residential unit or live/work unit.
    - vii. No enclosed parking shall be required.
    - viii. All buildings shall conform to the architectural standards for multi-family uses as set forth in the City’s Architectural Standards, and as amended; provided that exterior elevation of each multi- family building within Tract

2, exclusive of doors and windows, shall be finished with at least sixty-five percent (65%) masonry.

ix. The first floor of a Retail Mixed-Use Building will be concrete podium construction with twelve foot (12') clear ceiling minimum, storefront windows and door systems designed for retail tenants, canopies and commercial grade signage and lighting.

d. Perimeter Fencing

i. No 6 foot perimeter fencing shall be required for Tract 1.

e. Internal Trail System

i. The development shall contain an internal trail system adjacent to one side of the floodway that separates Tracts 1 and 2 consisting of a decomposed granite (or equivalent) trail with a minimum width of eight (8) feet and extending in the aggregate no less than six hundred (600) linear feet.

2. The total number of residential units permitted on all Tracts will not exceed 260 units in the aggregate.

3. Any proposed site plan for all or a portion of the subject property shall include at least one (1) half-court basketball court, located outside of any parking areas, and sufficient separate playgrounds and open space amenities to serve the residents of the property. The satisfaction of such requirements will be subject to review and discretionary approval by City Staff with appeal rights to the City Council.