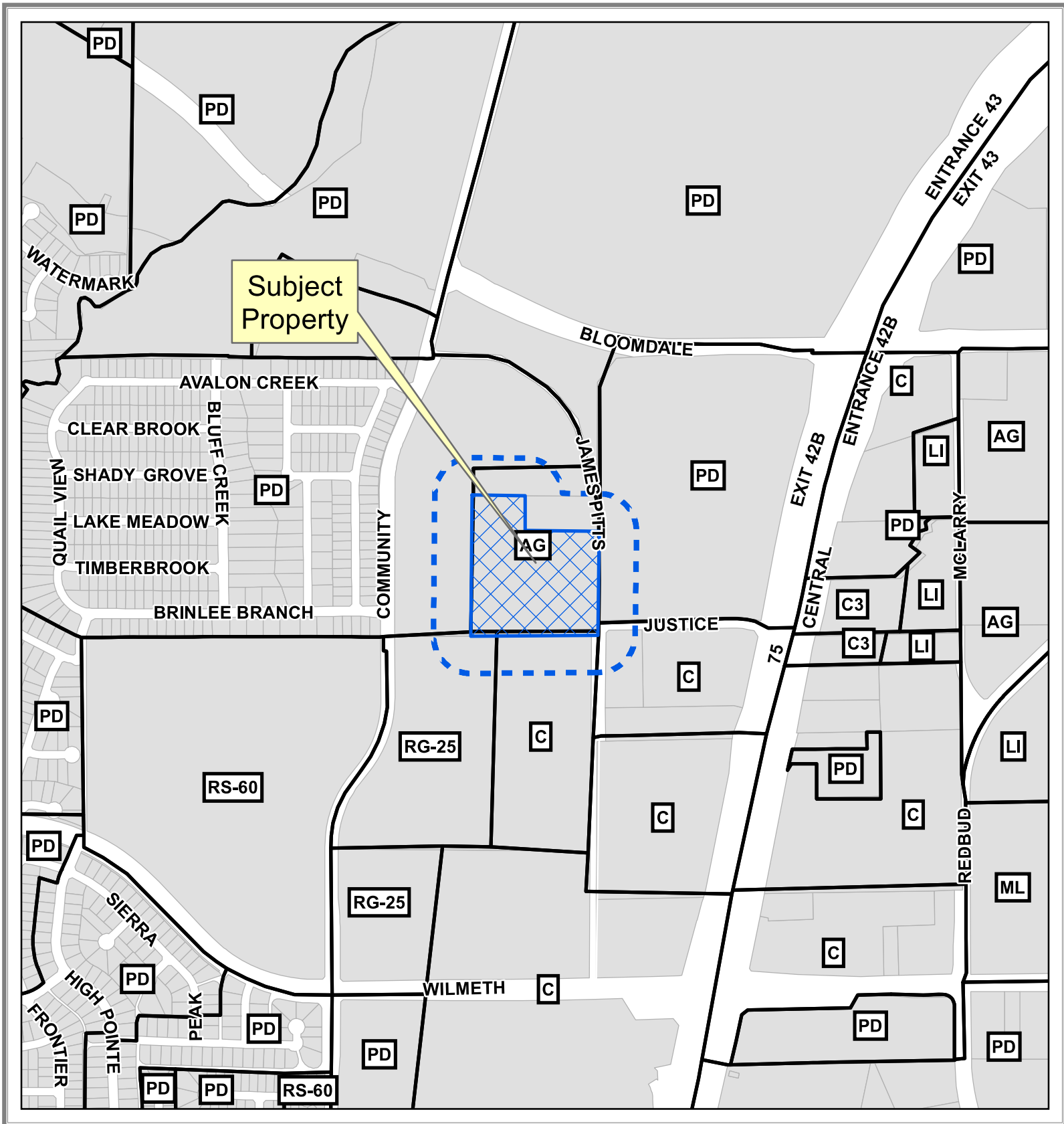
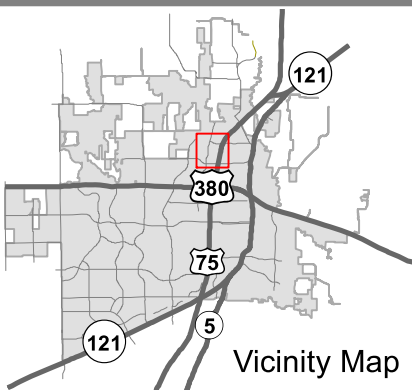
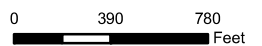


EXHIBIT A



Property Owner Notification Map

Zone 2019-0116



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

Legal Description

Being a 12.64 acre tract of land situated in the T.J. McDonald Survey, Abstract No. 576, Collin County, Texas, same being the remainder of a called 14.4 acre tract of land conveyed to The Pitts Family Trust, by deed recorded in Volume 4304, Page 3189, 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 on a North line of Lot 2, Block A, McKinney High School North, an Addition in Collin County, Texas, according to the plat thereof recorded in Volume P, Page 659, Plat Records, Collin County, Texas, a Southerly Southeast corner of a called 28.248 acre tract of land, Tract III, conveyed to Wilmeth 337 Venture, Ltd., by deed recorded in File No. 96-0076384, Deed Records, Collin County, Texas, and the Southwest corner of said 14.4 acres, from which a 1/2 inch iron rod found for witness bears South 89 degrees 33 minutes 13 seconds West, a distance of 540.37 feet;

THENCE North 00 degrees 48 minutes 30 seconds East, along an East line of said 28.248 acres and the West line of said 14.4 acres, a distance of 846.04 feet to a 3/8 Inch Iron rod found for corner, said corner being the Northwest corner of said 14.4 acres;

THENCE South 89 degrees 36 minutes 16 seconds East, along the North line of said 14.4 acres and a South line of said 28.248 acres, a distance of 319.45 feet to a 1/2 Inch iron rod found for corner, said corner being the Northwest corner of a called 2 acre tract of land conveyed to Carolyn Pitts Corbin, by deed recorded in File No. 94-0007587, Deed Records, Collin County, Texas, from which a PK nail found in James Pitts Drive bears South 89 degrees 36 minutes 16 seconds East, a distance of 420.21 feet;

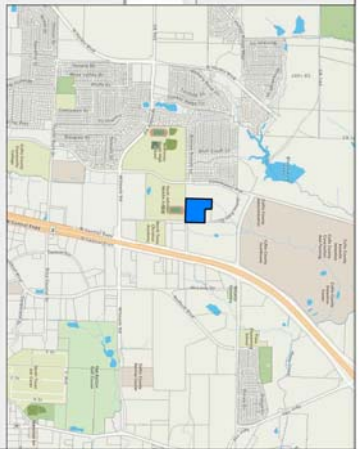
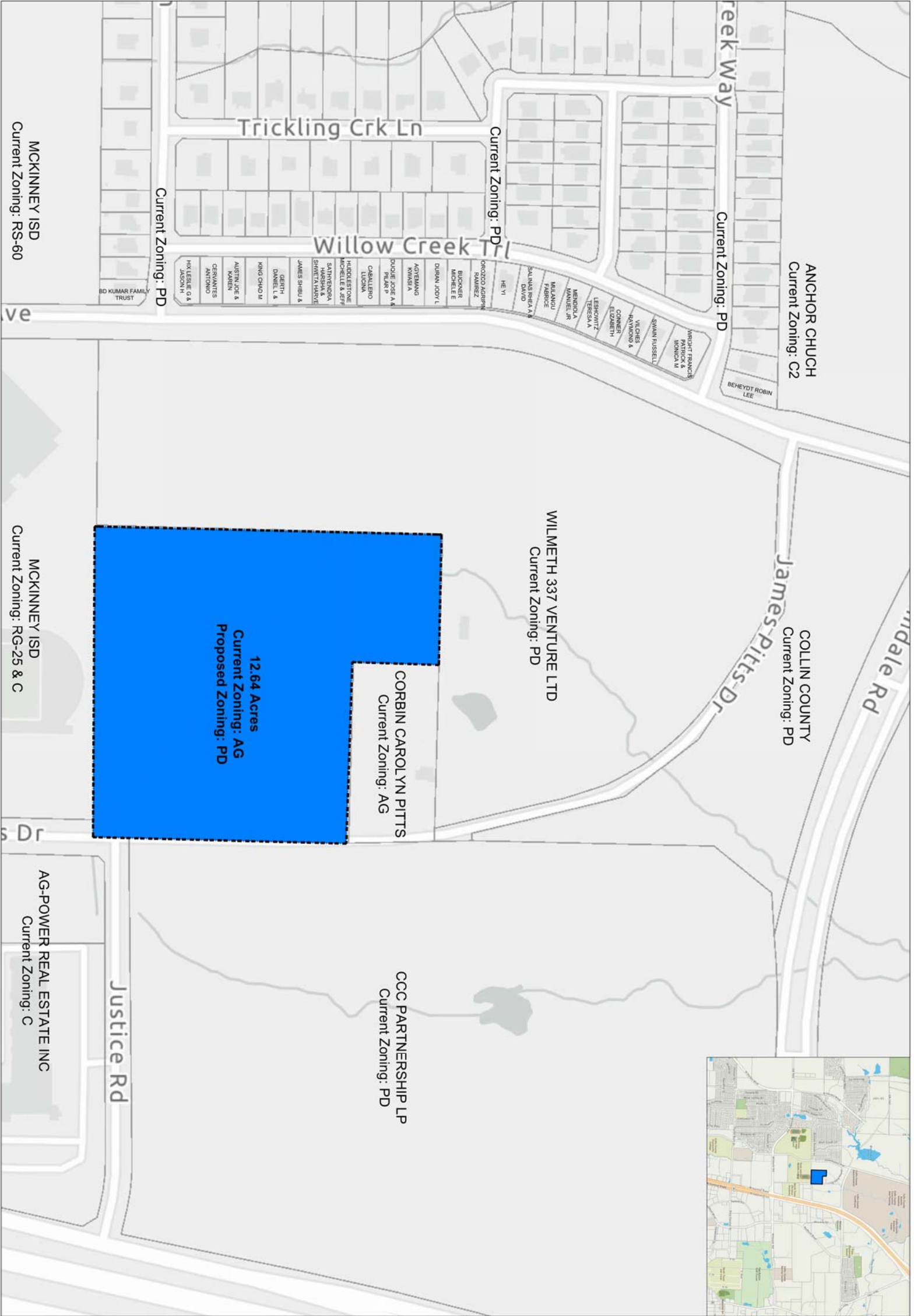
THENCE South 00 degrees 21 minutes 11 seconds West, along the West line of said 2 acres, a distance of 209.98 feet to a 1/2 inch iron rod found, stamped "4701", for corner, said corner being the Southwest corner of said 2 acres;

THENCE South 89 degrees 36 minutes 03 seconds East, along the South line of said 2 acres, a distance of 445.41 feet to a point in James Pitts Drive, for corner, said corner being the Southeast corner of said 2 acres, from which a 1/2 Inch Iron rod found for witness bears North 89 degrees 36 minutes 03 seconds West, a distance of 19.49 feet;

THENCE South 00 degrees 40 minutes 54 seconds West, along the East line of said 14.4 acres and said James Pitts Drive, a distance of 623.39 feet to a point in said James Pitts Drive for corner, said corner being the Southeast corner of said 14.4 acres, from which a 1/2 Inch Iron rod found for witness bears South 87 degrees 08 minutes 57 seconds West, a distance of 44.73 feet;

THENCE South 89 degrees 27 minutes 11 seconds West, along the South line of said 14.4 acres, passing at a distance of 39.68 feet a 1/2 Inch Iron rod found, being the Northeast corner of said Lot 2, Block A, of said Addition, continuing along the South line of said 14.4 acres and a North line of said Lot 2, Block A, of said Addition, a total distance of 768.10 feet to the POINT OF BEGINNING and containing 12.64 acres of land, of which 24,949 square feet or 0.57 acres of land lies in the right-of-way of James Pitts Drive.

EXHIBIT C



JAMES PITTS MULTIFAMILY
 MCKINNEY, TEXAS
ZONING EXHIBIT

DATE	1/3/2020
PROJ. NO.	2375
FILE NAME	2375 ZONING EXHIBIT
XREF	
XREF	



LEE AND ASSOCIATES
 8606 FARM ROAD 2222
 MCKINNEY, TX 75129
 (972) 344-8477
 www.leeandassociates.com

EXHIBIT D

PLANNED DEVELOPMENT STANDARDS

FOR

12.64 ACRES

- 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 a MF-3, Multiple Family Medium Density, project on the 12.64 acre tract made the subject of this Planned Development ordinance (the "Property") with the intent of providing a 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.

- I. Development Standards:
 - a. Maximum density shall be 28 units per gross acre;
 - b. Minimum lot area shall be 1,500 square feet per unit;
 - c. Maximum height shall not exceed three (3) stories or 45'
 - d. Required minimum front yard setback shall be 25 feet with a 5 foot encroachment for first floor walkouts; minimum rear yard setback shall be 45 feet; minimum side yard setback shall be 20 feet
 - e. Required off street parking spaces shall be calculated at 1 space per bedroom with an additional 0.2 parking spaces per unit; no head-in parking space facing James Pitts Road may be located adjacent to the front yard setback.
 - f. 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 20-foot long driveway is not provided with required enclosed parking, the additional 0.5 parking space per enclosed space is not required.
 - g. 30% of the street yard along James Pitts Road will be devoted to landscaping
 - h. 20% of the area of the entire project site will be devoted to living landscape, which may include grass, ground cover, plants, shrubs or trees
 - i. No landscaped median shall be required for secondary access from the Property onto James Pitts Road