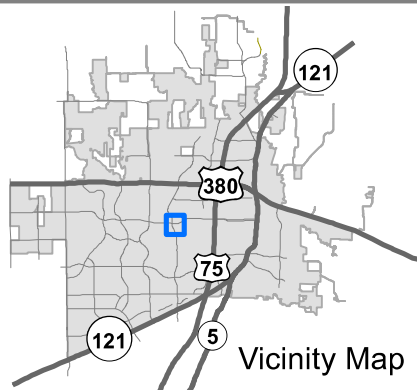
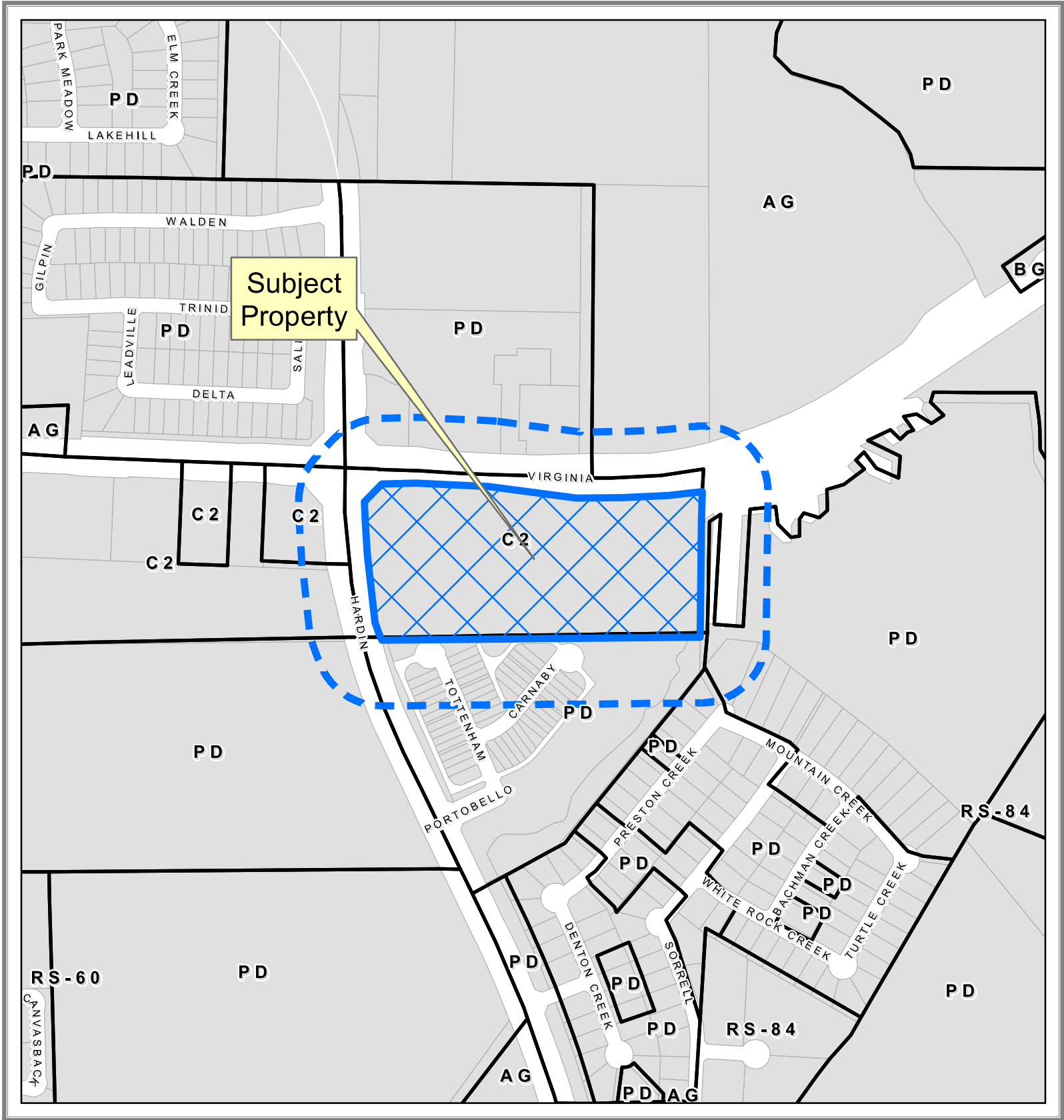
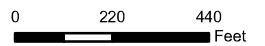


# EXHIBIT A



## Property Owner Notification Map

21-0015SUP



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;

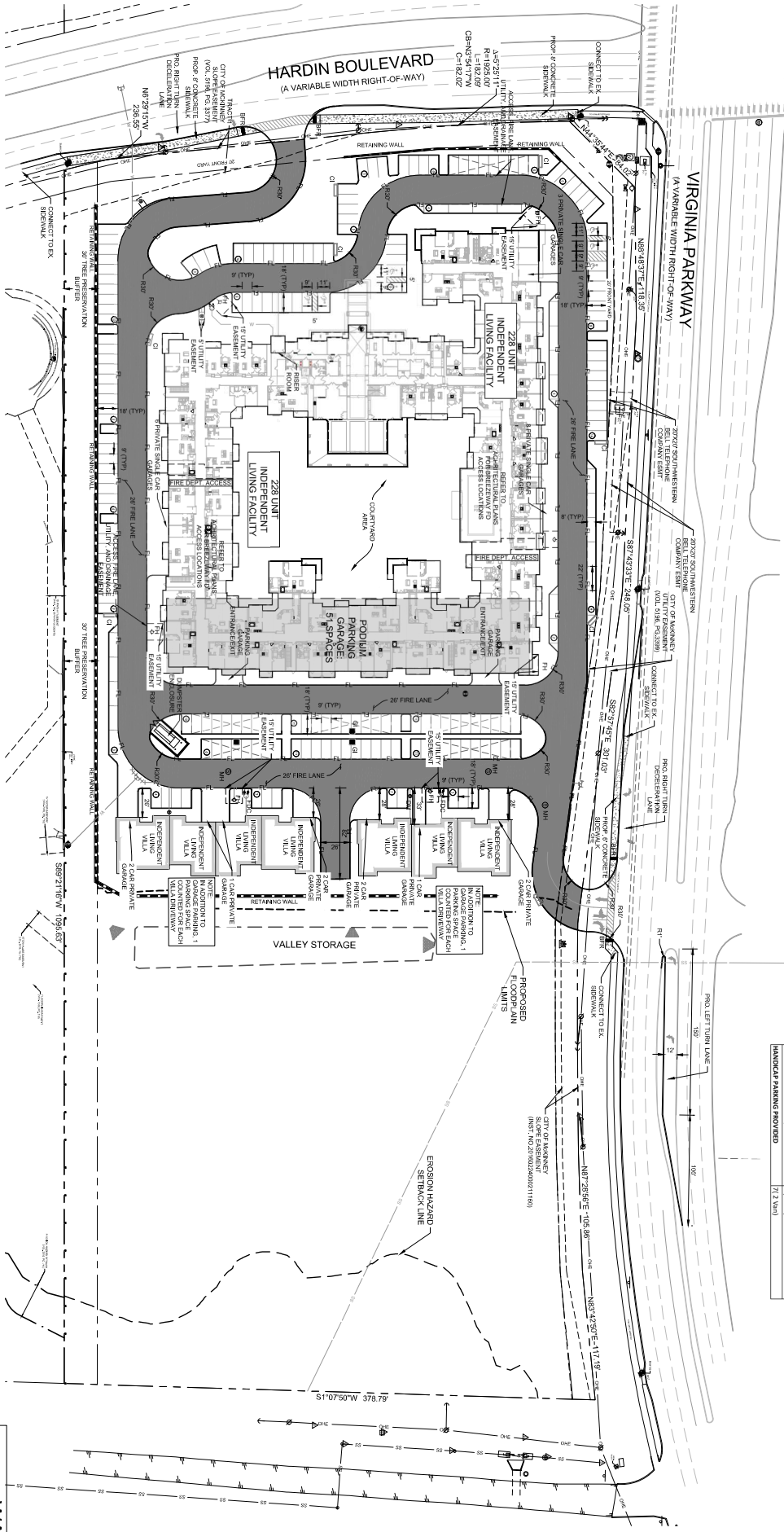
THENCE CONTINUING IN A NORTHERLY DIRECTION ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HARDIN BOULEVARD, AN ARC DISTANCE OF 182.09 FEET TO A  $5/8''$  IRON ROD SET FOR CORNER AT THE END OF SAID CURVE;

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 C

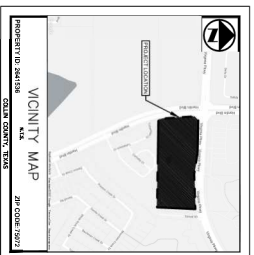
RANGES: 10/10/2021  
 USER: 10/10/2021  
 PROJECT: 10/10/2021  
 SHEET: 10/10/2021  
 DATE: 10/10/2021

This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- CITY OF MCKINNEY SITE PLAN NOTES:**
1. THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH INCLUDING A METAL GATE PRIMED AND PAINTED AND THE SANITATION CONTAINER SCREENING WALLS GATE, AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
  2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
  3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 68 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
  4. ALL FIRE HYDRANTS AND WATER METERS ARE CENTERED IN 10' WIDE WATER EASEMENTS. EASEMENTS EXTEND 5' BEYOND THE CENTER OF THE HYDRANT/METER.
  5. CLEANOUTS SHALL BE PROVIDED FOR ALL SANITARY SEWER SERVICE LINES, AND SHALL BE LOCATED AS NEAR TO THE PROPERTY LINE AS POSSIBLE.
  6. REMOTE FDCS SHALL BE PROTECTED BY BOLLARDS. CIVIL ENGINEERING PLANS SHALL PROVIDE DETAILS. REMOTE FDC SIGNS SHALL BE PROVIDED AS REQUIRED BY IFC SECTION 511. WAYFARING SIGNS IN ACCORDANCE WITH IFC SECTION 505.3, AS AMENDED, WILL BE REQUIRED.
  7. SITE LAYOUT MAY BE SUBJECT TO CHANGE UPON REVIEW OF PRELIMINARY ENGINEERING PLANS.

SITE DATA TABLE	
GENERAL SITE DATA	ABS 0091 JAS HERMON ADVERSE, 1 AC 30, 12.641
ZONING DISTRICT NO.	C-2
LAND USE	INDEPENDENT LIVING FACILITY
LOT AREA (SQ. FT.)	59642
LOT AREA (ACRES)	12.641
1.57 BUILDING AREA (SQ. FT.)	107,963 SF (including Courtyard)
	72,184 SF (not including Courtyard Area)
TOTAL BUILDING SQ. FT.	232,225
MAIN BUILDING HEIGHT	Main Height: 48' 5 1/2' (w/ top of Parapet) & 5 Stories
VILLA BUILDING HEIGHT	Main Height: 25' (21.5 Story)
LOT COVERAGE	1.80% PER LOT
TOTAL PARKING REQUIRED	232 (225 Main Bldg + 7 Villa)
PARKING PROVIDED	232
HANDICAP PARKING PROVIDED	7 (2 Van)



**LEGEND**

- PROPOSED FIRE LANE
- PROPOSED SIDEWALK
- PROPOSED BUILDING
- PROPOSED CONTAINER - MAJOR
- PROPOSED CONTAINER - MINOR
- EXISTING CONTAINER - MAJOR
- EXISTING CONTAINER - MINOR
- ACCESSIBLE PARKING SPACES
- NUMBER OF PARKING SPACES
- WATER WITH FLOOD VALVE
- FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- TRANSFORMER PAD
- CURB INLET
- CAST IRON MANHOLE
- CAST IRON BOX
- MANHOLE
- MANHOLE
- PROPOSED



**ENGINEER:**  
 Kimley-Horn and Associates, Inc.  
 200 East Davis Street, Suite 100  
 McKinney, TX 75069  
 Tel. No. (469) 301-2590  
 Contact: Michael T. Doggett, P.E.

**DEVELOPER:**  
 Integrated Real Estate Group  
 3700K, Southlake Blvd, Suite 120  
 Southlake, TX 75076  
 Phone: (817) 837-2561  
 Contact: Trevor Armstrong

**OWNER:**  
 McKinney Hardin 2, LLC  
 7000 E. Highway 204, Suite 807  
 Dallas, TX 75231  
 Phone: (602) 292-2398  
 Contact: Jim Riggs

**WATERMERE AT MCKINNEY SITE PLAN**  
 ±12.641 ACRES  
 James Herndon Survey, Abstract No. 391  
 Southeast Corner of Virginia Parkway and Hardin Boulevard.  
 City of McKinney, Collin County, Texas  
 Submitted: 10/11/2021