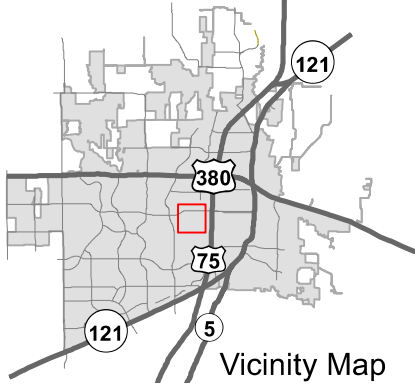
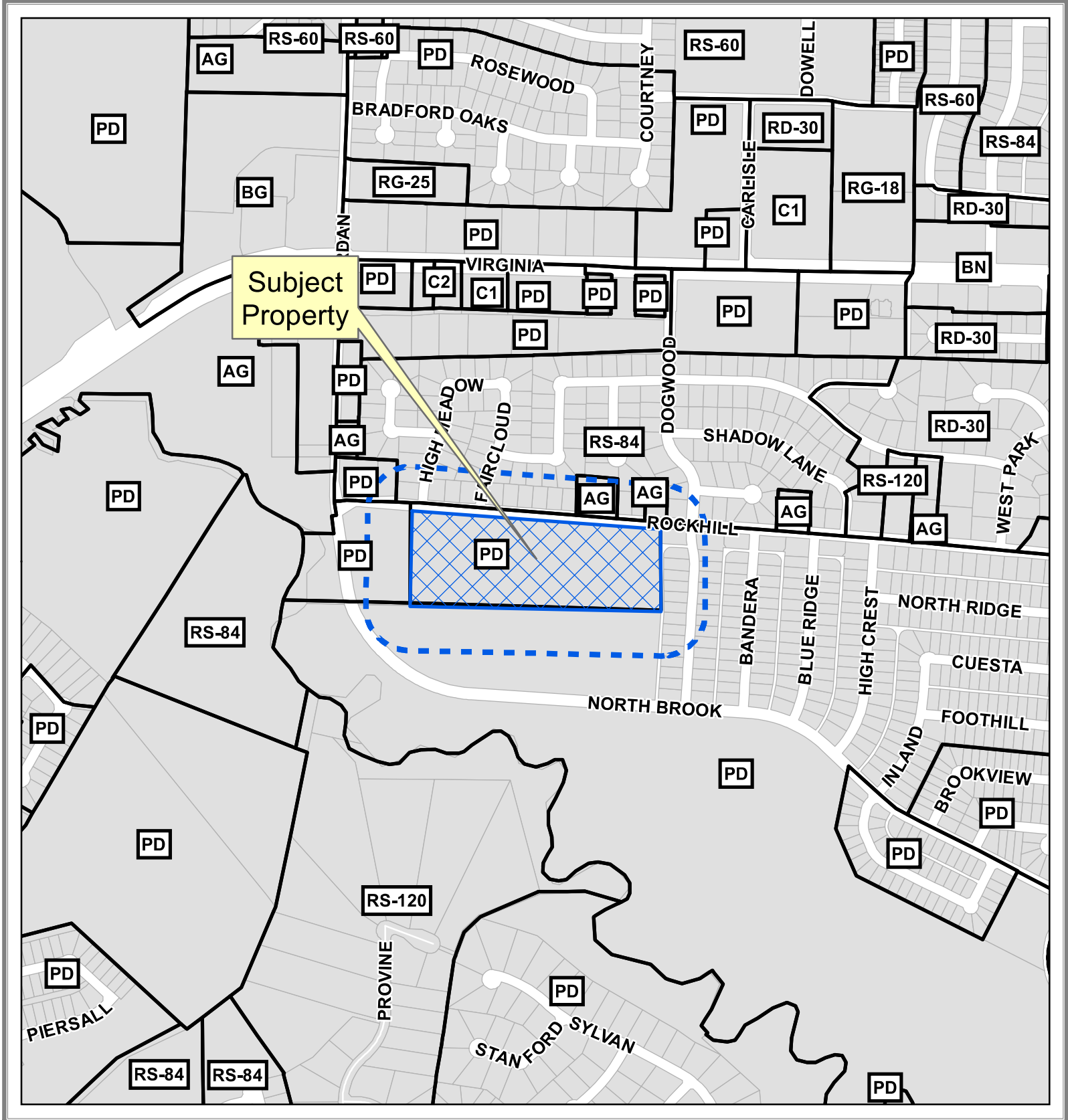


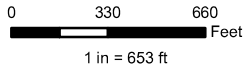
EXHIBIT A



Property Owner Notification Map

20-0014Z

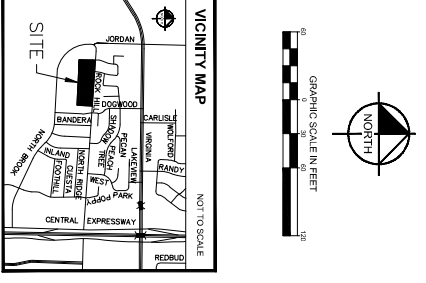
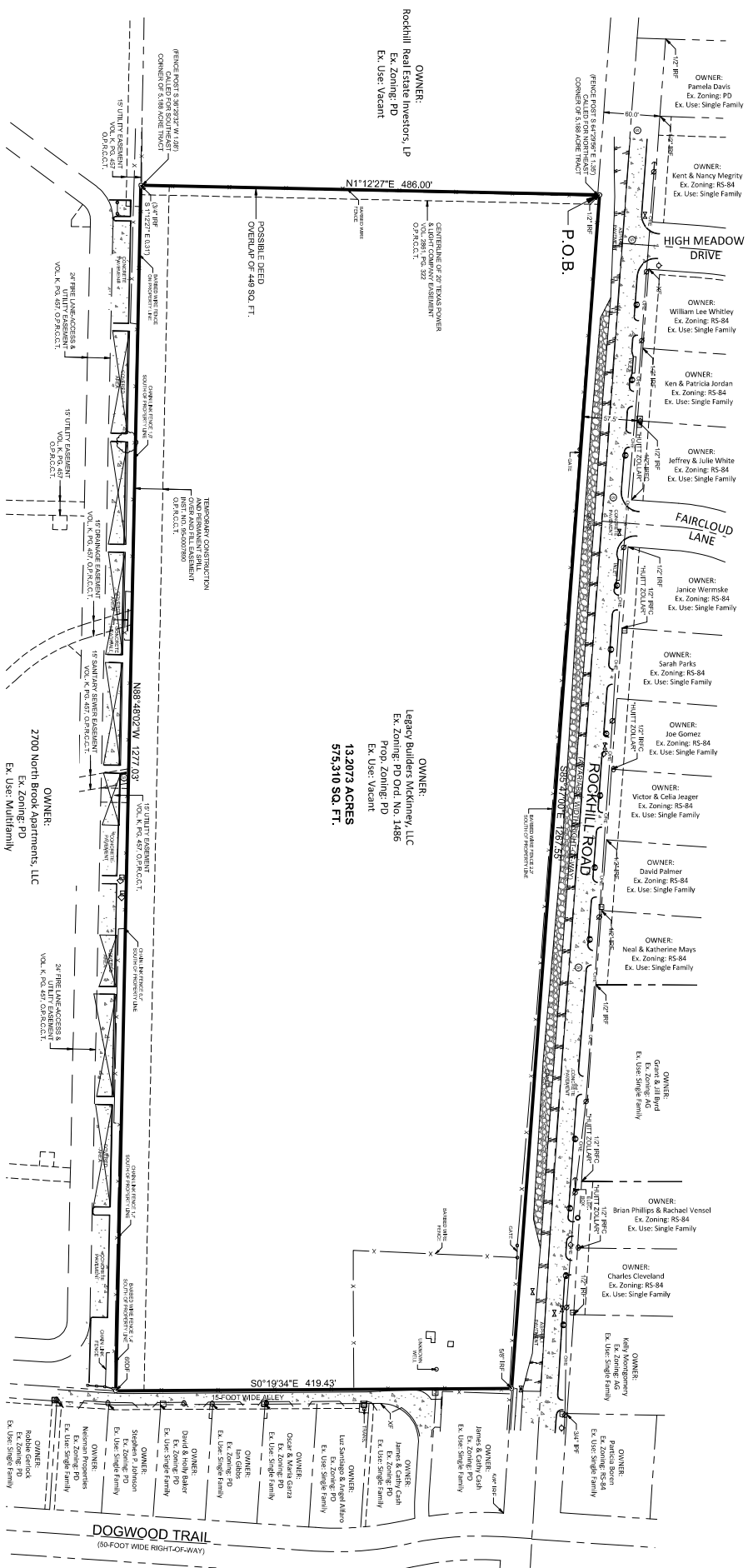
 200' Buffer



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



ZONING EXHIBIT

LEGACY BUILDERS MCKINNEY
 13.2073 Acres of out the
 John Grigsby Survey, Abstract No. 495
 City of McKinney, Collin County, Texas

Current Zoning: PD Ord. No. 1486
Proposed Zoning: PD

OWNER
 Legacy Builders McKinney, LLC

6221 E. Gray Road Suite B2
 Scottsdale, AZ 85260
 Attn: Chris Hanson
 480.685.4923

APPLICANT/REPRESENTATIVE
 Gage Planning Associates

5911 S. Burnling Street
 Gilbert, AZ 85296
 Attn: Lisa Gage
 480.390.3337

LEGAL DESCRIPTION

13.2073 ACRES
BING, a tract of land situated in the William D. Thompson Survey, Abstract No. 891, City of McKinney, Collin County, Texas, and being all of a called 13.2073 acre tract of land described in Warranty Deed with Vendor's Lien to Capistrano Garden Investment, Inc. recorded in Volume 541-0, Page 8544, Official Public Records of Collin County, Texas, and being more particularly described as follows:
BEGINNING at a 7/24-inch iron rod found in the south right-of-way line of Rockhill Road (a variable width right-of-way) for the northwest corner of said 13.201 acre tract;
THENCE with said south right-of-way line of Rockhill Road, South 85°47'07" East, a distance of 1267.65 feet to a station iron rod found for the northwest corner of Lot 15, Block B, North Brook, an addition to the City of McKinney, Texas, according to the plat recorded in Volume F, Page 692, Official Public Records of Collin County, Texas;
THENCE departing said south right-of-way line of Rockhill Road and with the west line of said North Brook, South 0°32'42" East, a distance of 419.43 feet to a 60" nail found for an inner all corner of said North Brook, and being the northwest corner of Block A, North Brook Addition, an addition to the City of McKinney, Texas according to the plat recorded in Volume K, Page 457 of said Official Public Records;
THENCE with the north line of said North Brook Addition, North 88°48'02" West, a distance of 1277.03 feet to a point for the southwest corner of said 13.201 acre tract, from said point a 3/4-inch iron rod found bears South 1°12'27" East, a distance of 0.31 feet;
THENCE departing said north line of North Brook Addition and with the west line of said 13.201 acre tract, North 1°12'27" East, a distance of 486.00 feet to the **POINT OF BEGINNING** and containing 13.2073 acres of 575,310 square feet of land.
 Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NAD11).

OWNER:
 Rockhill Real Estate Investors, LP
 Ex. Zoning: PD
 Ex. Use: Vacant

OWNER:
 Legacy Builders McKinney, LLC
 Ex. Zoning: PD Ord. No. 1486
 Prop. Zoning: PD
 Ex. Use: Vacant
13.2073 ACRES
575,310 SQ. FT.

EXHIBIT C

Legal Description

LEGAL DESCRIPTION 13.2073 ACRES

BEING a tract of land situated in the William D. Thompson Survey, Abstract No. 891, City of McKinney, Collin County, Texas, and being all of a called 13.201 acre tract of land described in Warranty Deed with Vendor's Lien to Capistrano Garden Investment, Inc. recorded in Volume 5410, Page 8544, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the south right-of-way line of Rockhill Road (a variable width right-of-way), for the northwest corner of said 13.201 acre tract;

THENCE with said south right-of-way line of Rockhill Road, South 85°47'00" East, a distance of 1267.55 feet to a 5/8-inch iron rod found for the northwest corner of Lot 15, Block B, North Brook, an addition to the City of McKinney, Texas according to the plat recorded in Volume F, Page 652, Official Public Records of Collin County, Texas;

THENCE departing said south right-of-way line of Rockhill Road and with the west line of said North Brook, South 0°19'34" East, a distance of 419.43 feet to a 60D nail found for an inner ell corner of said North Brook, and being the northwest corner of Block A, North Brook Addition, an addition to the City of McKinney, Texas according to the plat recorded in Volume K, Page 457 of said Official Public Records;

THENCE with the north line of said North Brook Addition, North 88°48'02" West, a distance of 1277.03 feet to a point for the southwest corner of said 13.201 acre tract; from said point a 3/4-inch iron rod found bears South 1°12'27" East, a distance of 0.31 feet;

THENCE departing said north line of North Brook Addition and with the west line of said 13.201 acre tract, North 1°12'27" East, a distance of 486.00 feet to the **POINT OF BEGINNING** and containing 13.2073 acres or 575,310 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

EXHIBIT D

Development Regulations

The subject property shall be zoned “PD” – Planned Development District. Use and development of the subject property shall be in conformance with Section 146-79 “MF-1” Multiple Family Residential-Low Density District of the Zoning Ordinance, and as amended, except as noted in the regulations below:

1. Permitted Uses:

- a. Multiple-family dwelling (apartment).

2. Space Limits:

- a. No more than two dwelling units per structure will be permitted, a minimum of 50% of units shall be detached units with one dwelling unit per structure.
- b. Minimum building setback from front property line: 35’
- c. Minimum building setback from side property line: 20’
- d. Minimum building setback from rear property line: 20’
- e. Maximum building height: 35’
- f. Minimum distance between buildings: 10’
- g. Maximum lot coverage: 55%
- h. Maximum Density: 10 dwelling units per acre

3. Landscaping Requirements

The subject property shall conform to Section 146-135 (Landscape requirements), and as amended, except as noted herein:

- a. Fences associated with private rear yards for units along the southern and western property lines may encroach into the landscape buffer as long as they extend to the property line.
- b. Patios will not be allowed on units labeled 1, 2, and 3 on Exhibit E.
- c. For units labeled 4 and 5 on Exhibit E, the fence is permitted in the 20’ landscape buffer as long as it extends to the property line. A minimum of 10’ shall remain unencumbered of encroachments with the exception of the fence on the western property line.
- d. For units labeled 6 and 7 on Exhibit E, a fence is permitted in the 20’ landscape buffer as long as it extends to the property line. A minimum of 10’ shall remain unencumbered of encroachments with the exception of the fence on the eastern property line.

4. Parking Requirements

- a. Parking shall be provided at a minimum ratio of 2.0 spaces per unit.
- b. Driveways greater than 20’ may count towards the minimum parking requirement.

- c. No less than 50% of all units shall have an enclosed one or two-car garage. These spaces will count towards the minimum parking requirement stated above.

5. Screening Requirements

- a. A/C units for the residential buildings shall be screened behind the 6' wood fence that encloses the private rear yards.
- b. A/C units for the leasing office shall be screened behind a 6' masonry wall.
- c. A living screen will be permitted on the western property line. The living screen will consist of evergreen shrubs that are acceptable for 6' screening. The shrubs shall be a minimum of 3' tall at time of planting and planted 3' on center.
- d. A 6' masonry wall shall be provided on all other property lines.

6. Layout

- a. The subject property shall generally develop in accordance with exhibit "E". At the time of Site Plan review, the Director of Planning shall have the authority to review the Site Plan for adherence to the intent and provisions of this section. Should the Director of Planning be unable to approve the Site Plan due to lack of adherence with this section, the Site Plan shall be forwarded to the City Council for consideration and action.

EXHIBIT E

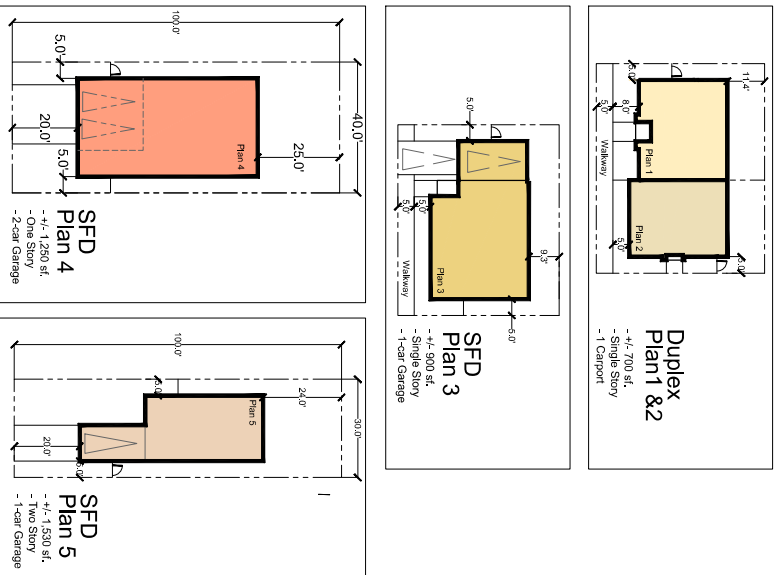
PROJECT SUMMARY:

SITE SUMMARY:
 GROSS AREA +13.2 ac
 TOTAL UNITS 128 units
 DENSITY 9.70 ac

PRODUCT SUMMARY:		TOTAL	
Type	Total	BR./UNIT	TOTAL
- Plan 1	31 units (24.2%)	1	31 (13,593)
- Plan 2	31 units (24.2%)	1	31 (13,593)
- Plan 3	31 units (24.2%)	2	76 (34,378)
- Plan 4	35 units (27.3%)	2	70 (34,378)
- Plan 5	15 units (11.7%)	3	39 (17,637)
- Plan 5	15 units (11.7%)	3	45 (20,335)
TOTAL			222 Bedrooms (100%)

PARKING SUMMARY:

- Plan 1 0 spaces
 - Plan 2 0 spaces
 - Plan 3 (1-car garage + 1 on driveway) 76 spaces
 - Plan 4 (2-car garage + 2 on driveway) 52 spaces
 - Plan 5 (1-car garage + 1 on driveway) 30 spaces
 - Plan 5 (1-car garage + 1 on driveway) 30 spaces
 - Single Parking: 128 spaces
 - Total: 288 Spaces (2.23 Ratio)



PRODUCT TYPOLOGY

SCALE: 1"=20'

DWB INVESTMENT

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2017 BSB Design, Inc.



CONCEPTUAL SITE PLAN - 128 UNITS

SFD = 66 units
 SFA = 62 units

EXHIBIT E - LAYOUT

NOTE: Proposed property location, boundary lines, and shape of the parcel shown in this study are for graphic reference only and may be subject to change pending on owner's final surveying map.



McKinney Rockhill
 Collin County, Texas

May 15, 2020 | LP190329.00

