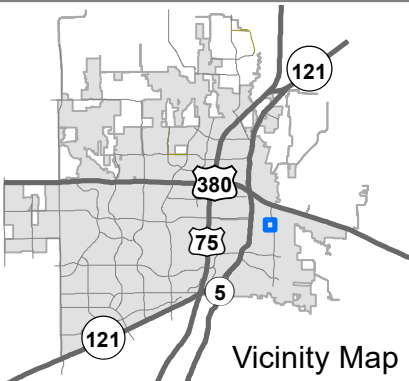
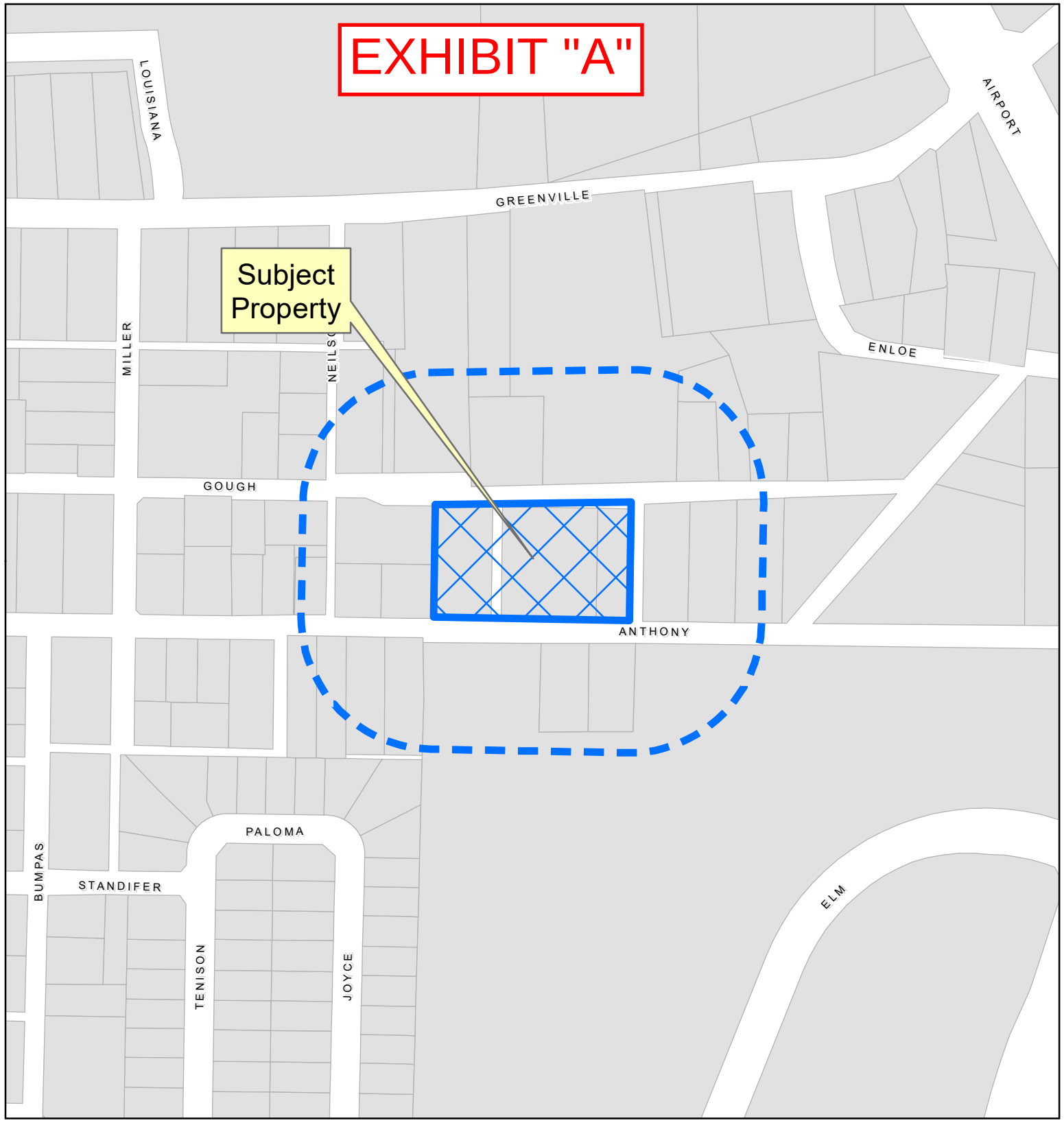


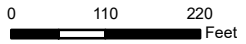
EXHIBIT "A"

Subject
Property



Property Owner Notification Map

ZONE2025-0105



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 a 1.501 acre tract of land situated in the WM. Davis Survey, Abstract Number 248, in the City of McKinney, Collin County, Texas, being Lot 32, Block 7, Lots 33-35, Block 8 and a 20 foot alley Right-of-Way of W.J.S. Russell's Third Addition, recorded in Volume 91, Page 238, Official Public Records Collin County, Texas, and being all of the New Jerusalem Missionary Baptist Church, recorded in Volume 1070, Page 489, 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 in the most northwesterly corner of said New Jerusalem tract, same being the most northeasterly corner of Lot 30A, Block 7, Replat of W.J.S. Russell's Third Addition, recorded in Cabinet G, Page 425, Official Public Records Collin County, Texas, also being a point in the most southerly Right-of-Way line of Gough Street (variable width Right-of-Way), from which a 1/2 inch iron rod found bears, South 89 degrees 13 minutes 19 seconds West, 80.07 feet;

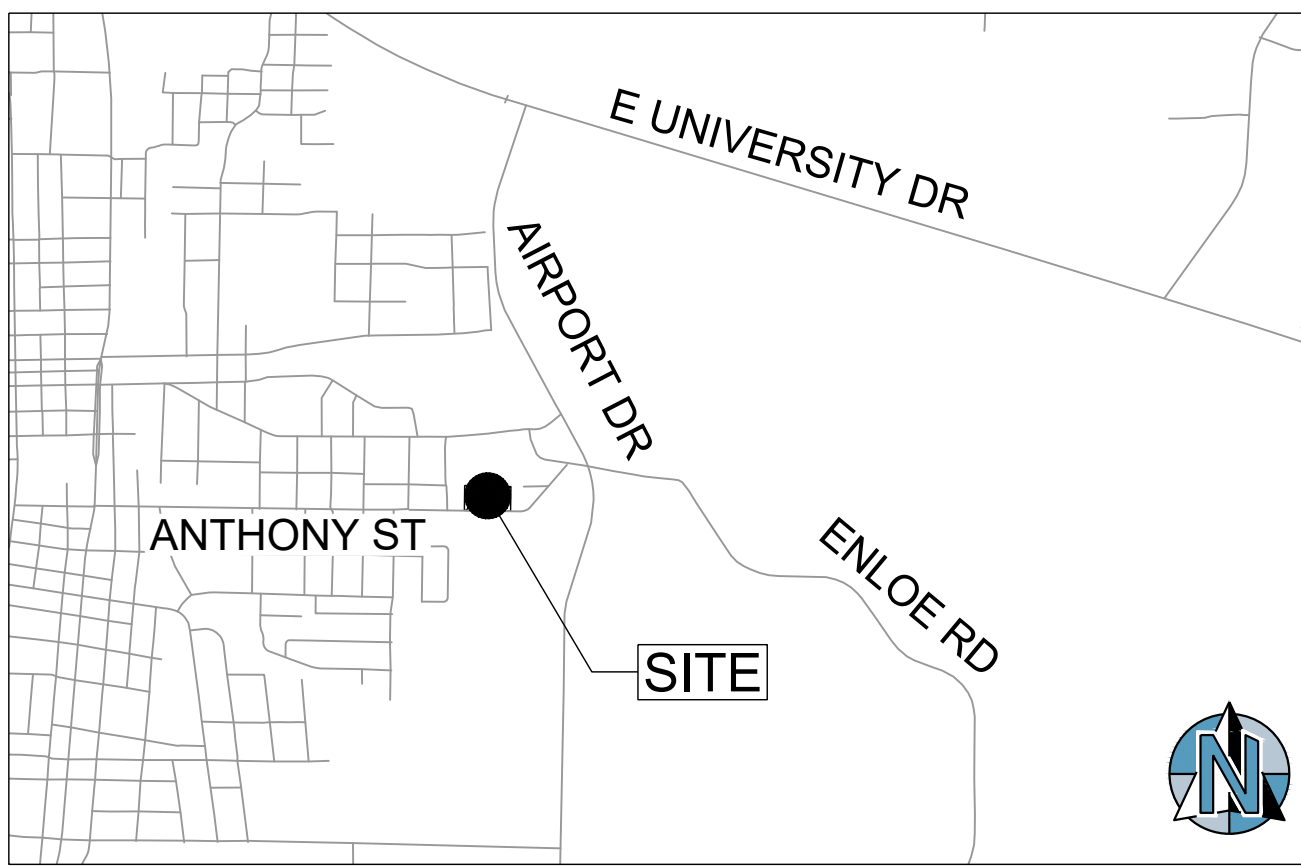
THENCE North 89 degrees 13 minutes 19 seconds East, along the most northerly line of said New Jerusalem tract, a distance of 333.41 feet to a capped 5/8 inch iron rod stamped "TRAVERSE LS PROP COR" set for corner in the most northeasterly corner of said New Jerusalem tract, same being the most northwesterly corner of a 20 foot alley Right-of-Way;

THENCE South 00 degrees 59 minutes 29 seconds West, departing from said Gough Street along the most easterly line of said New Jerusalem tract, a distance of 201.61 feet to a capped 5/8 inch iron rod stamped "TRAVERSE LS PROP COR" set for corner in the most southeasterly corner of said New Jerusalem tract, same being the most southwesterly corner of a 20 foot alley Right-of-Way, also being a point in the most northerly Right-of-Way line of Anthony Street called a 40 foot Right-of-Way, from which a 1" iron pipe found bears, South 88 degrees 55 minutes 50 seconds East, 180.00 feet;

THENCE North 88 degrees 55 minutes 50 seconds West, along the most southerly line of said New Jerusalem tract, a distance of 333.25 feet to a 5/8 inch iron rod found for corner in the most southwesterly corner of said New Jerusalem tract, same being the most southeasterly corner of Lot 31, Block 7 of said Replat of W.J.S. Russell's Third Addition;

THENCE North 00 degrees 59 minutes 29 seconds East, departing from said Anthony Street along the most westerly line of said New Jerusalem tract, a distance of 190.87 feet to the POINT OF BEGINNING and containing 1.501 acres (65,396 sq. ft.) of land, more or less.

EXHIBIT "C"



SITE

VICINITY MAP
NOT TO SCALE

LEGEND	
	PROPERTY LINE
	CONTROL MONUMENT
	TRAVERSE LAND SURVEYING
	PUBLIC RECORDS COLLIN COUNTY TEXAS
	DEED RECORDS COLLIN COUNTY TEXAS
	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS

NOTE:
APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS, PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

LEGAL DESCRIPTION:

BEING A 1.501 ACRE TRACT OF LAND SITUATED IN THE WM. DAVIS SURVEY, ABSTRACT NUMBER 248, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, BEING LOT 32, BLOCK 7, LOTS 33-35, BLOCK 8 AND A 20 FOOT ALLEY RIGHT-OF-WAY OF W.J.S. RUSSELL'S THIRD ADDITION, RECORDED IN VOLUME 91, PAGE 238, OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS, AND BEING ALL OF THE NEW JERUSALEM MISSIONARY BAPTIST CHURCH, RECORDED IN VOLUME 1070, PAGE 489, DEED RECORDS COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

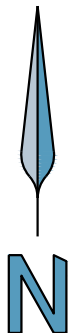
BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE MOST NORTH-WESTERLY CORNER OF SAID NEW JERUSALEM TRACT, SAME BEING THE MOST NORTHEASTERLY CORNER OF LOT 30A, BLOCK 7, REPLAT OF W.J.S. RUSSELL'S THIRD ADDITION, RECORDED IN CABINET G, PAGE 425, OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS, ALSO BEING A POINT IN THE MOST SOUTHERLY RIGHT-OF-WAY LINE OF GOUGH STREET (VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS, SOUTH 89 DEGREES 13 MINUTES 19 SECONDS WEST, 80.07 FEET;

THENCE NORTH 89 DEGREES 13 MINUTES 19 SECONDS EAST, ALONG THE MOST NORTHERLY LINE OF SAID NEW JERUSALEM TRACT, A DISTANCE OF 333.41 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "TRAVERSE LS PROP COR" SET FOR CORNER IN THE MOST NORTHEASTERLY CORNER OF SAID NEW JERUSALEM TRACT, SAME BEING THE MOST NORTH-WESTERLY CORNER OF A 20 FOOT ALLEY RIGHT-OF-WAY;

THENCE SOUTH 00 DEGREES 59 MINUTES 29 SECONDS WEST, DEPARTING FROM SAID GOUGH STREET ALONG THE MOST EASTERLY LINE OF SAID NEW JERUSALEM TRACT, A DISTANCE OF 201.61 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "TRAVERSE LS PROP COR" SET FOR CORNER IN THE MOST SOUTHEASTERLY CORNER OF SAID NEW JERUSALEM TRACT, SAME BEING THE MOST SOUTHWESTERLY CORNER OF A 20 FOOT ALLEY RIGHT-OF-WAY, ALSO BEING A POINT IN THE MOST NORTHERLY RIGHT-OF-WAY LINE OF ANTHONY STREET CALLED A 40 FOOT RIGHT-OF-WAY, FROM WHICH A 1" IRON PIPE FOUND BEARS, SOUTH 88 DEGREES 55 MINUTES 50 SECONDS EAST, 180.00 FEET;

THENCE NORTH 88 DEGREES 55 MINUTES 50 SECONDS WEST, ALONG THE MOST SOUTHERLY LINE OF SAID NEW JERUSALEM TRACT, A DISTANCE OF 333.25 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER IN THE MOST SOUTHWESTERLY CORNER OF SAID NEW JERUSALEM TRACT, SAME BEING THE MOST SOUTHEASTERLY CORNER OF LOT 31, BLOCK 7 OF SAID REPLAT OF W.J.S. RUSSELL'S THIRD ADDITION;

THENCE NORTH 00 DEGREES 59 MINUTES 29 SECONDS EAST, DEPARTING FROM SAID ANTHONY STREET ALONG THE MOST WESTERLY LINE OF SAID NEW JERUSALEM TRACT, A DISTANCE OF 190.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.501 ACRES (65,396 SQ. FT.) OF LAND, MORE OR LESS.



N

1" = 20'



SCALE IN FEET

ZONE2025-0105 ZONING EXHIBIT

FOR
LOT 32, 33, 34 & 35, BLOCK 7, W.J.S. RUSSELL'S THIRD ADDITION
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PREPARED: JULY 2025

SURVEYOR:
TRAVERSE LAND SURVEYING
14200 MIDWAY ROAD, SUITE 130
DALLAS, TX 75224
(469) 784-9321

OWNER:
NUM BAPTIST CHURCH
1415 ANTHONY STREET
MCKINNEY, TX 75069

ENGINEER:
FORESITE GROUP, LLC
4925 GREENVILLE AVE., SUITE 480
DALLAS, TX 45206
(214) 939-7123
CONTACT: MR. DAVID NORRIS, P.E.

TBP&S Firm No. F-12878

FORESITE
group

D/B/A Foresite Consulting Group of Texas, Inc.

LOT 2, BLOCK 2
ESTRADA ADDITION
VOL. 2016, PAGE 696
P.R.C.C.T.

KRISTAL
ESTRADA-JIMENEZ AND
JACOB LARA JIMENEZ
DOC. NO.
20210316000520040
O.P.R.C.C.T.

25' RIGHT-OF-WAY
DEDICATION
VOL. 2016, PG. 696
P.R.C.C.T.

CURRENT ZONE: RS-60
(SINGLE-FAMILY
RESIDENCE DISTRICT)
LAND USE: SINGLE FAMILY
DWELLING

INTERMCKINNEY, LLC
TRACT 1
DOC. NO.
20190415000399280
O.P.R.C.C.T.

VACANT PROPERTY
CURRENT ZONE: RS-60
(SINGLE-FAMILY
RESIDENCE DISTRICT)

INTERMCKINNEY, LLC
DOC. NO.
20210517000988900
O.P.R.C.C.T.

VACANT PROPERTY
CURRENT ZONE: RS-60
(SINGLE-FAMILY
RESIDENCE DISTRICT)

GOUGH STREET (UNIMPROVED PUBLIC ROAD) (VARIABLE WIDTH RIGHT-OF-WAY)

1/2" IRON ROD
FOUND (C.M.)

POINT OF BEGINNING
N 71°20'07" E 131'
E 2549380.9915

LOT 30A, BLOCK 7
REPLAT W.J.S. RUSSELL'S THIRD ADDITION
CAB. G, PG. 425
O.P.R.C.C.T.
JOE UGARTE, ET AL
VOL. 3135, PG. 532
D.R.C.C.T.

CURRENT ZONE: RS-60
(SINGLE-FAMILY
RESIDENCE DISTRICT)
LAND USE: SINGLE FAMILY
DWELLING

1/2" IRON ROD FOUND (C.M.)

CURRENT ZONE: RS-60
(SINGLE-FAMILY
RESIDENCE DISTRICT)
LAND USE: SINGLE FAMILY
DWELLING

DAVID BISCARRO BERNAL
VOL. 5789, PG. 1509
D.R.C.C.T.
LOT 31, BLOCK 7
REPLAT W.J.S. RUSSELL'S THIRD ADDITION
CAB. G, PG. 425
O.P.R.C.C.T.

5/8" IRON ROD
FOUND (C.M.)

20' ALLEY RIGHT-OF-WAY
(ABANDONED PER ORD. NP. 1739)

15' SANITARY SEWER
PERMANENT EASEMENT
VOL. 873, PG. 386
O.P.R.C.C.T.

20' STORM SEWER EASEMENT
VOL. 1347, PG. 741
D.R.C.C.T.

LOTS 32, BLOCK 7 &
LOTS 33-35, BLOCK 8
W.J.S. RUSSELL'S THIRD ADDITION
VOL. 91, PG. 238 O.P.R.C.C.T.

SUBJECT PROPERTY
TOTAL ACREAGE: 1.501 ACRES

VACANT PROPERTY
CURRENT ZONE: RS-60 (SINGLE-FAMILY
RESIDENCE DISTRICT)
PROPOSED ZONE: PD (PLANNED DEVELOPMENT)
LAND USE: CHURCH

THE NEW JERUSALEM
MISSIONARY BAPTIST CHURCH
VOL. 1070, PG. 489 D.R.C.C.T.
1.501 ACRES
65,396 SQ. FT.

OSCAR DAVID PORTILLO
DOC. NO. 201304290005774400
D.R.C.C.T.
LOT 36, BLOCK 9
W.J.S. RUSSELL'S THIRD ADDITION
VOL. 91, PG. 238
O.P.R.C.C.T.

CURRENT ZONE: RS-60
(SINGLE-FAMILY
RESIDENCE DISTRICT)
LAND USE: SINGLE FAMILY
DWELLING

ANTHONY STREET (40' PUBLIC RIGHT-OF-WAY)

ANGIE BELL
DOCUMENT NUMBER
20081003001181350
O.P.R.C.C.T.
LOT 43B, BLOCK 12
RUSSELL'S THIRD ADDITION
VOL. 91, PAGE 238
O.P.R.C.C.T.

ENCORE WIRE
CORPORATION
DOCUMENT NUMBER
20130731001076550
O.P.R.C.C.T.

CURRENT ZONE: RS-60
(SINGLE-FAMILY
RESIDENCE DISTRICT)
LAND USE: SINGLE FAMILY
DWELLING

VACANT PROPERTY
CURRENT ZONE: PD - PLANNED
DEVELOPMENT DISTRICT
ORD. NO. 1680

404 HARVARD LANE,
FRISCO, TEXAS 75034
DOCUMENT NUMBER
20130314000208080
O.P.R.C.C.T.

VACANT PROPERTY
CURRENT ZONE: AG
(AGRICULTURAL DISTRICT)

JOSE MORA
DOCUMENT NUMBER
20110816000861790
O.P.R.C.C.T.

CURRENT ZONE: AG
(AGRICULTURAL DISTRICT)
LAND USE: SINGLE FAMILY
DWELLING

ENCORE WIRE
CORPORATION
DOCUMENT NUMBER
20130731001076550
O.P.R.C.C.T.

VACANT PROPERTY
CURRENT ZONE: PD - PLANNED
DEVELOPMENT DISTRICT
ORD. NO. 1680

EXHIBIT "D"

Development Regulations

The subject property ("Property") shall be zoned "PD" – Planned Development District. Use and development of the property shall conform to the requirements of the City's Code of Ordinances, and as amended, expect as noted below.

Permitted Land Uses

- Single-Family Detached
- Agricultural and Ranching, Private or Wholesale
- Amenity Center, Neighborhood
- Country Club
- Government Facilities (City, Excluding Airport Uses)
- Recreation Area, Private
- School, public, private, or parochial

Uses Permitted with Criteria

- Community Care Home
- Crisis Support Home
- Community Garden
- Religious Assembly

Uses Permitted with SUP

- Arts or cultural center
- Utility Substation

Permitted Accessory Uses

- Accessory Building, detached
- Accessory Dwelling Unit
- Accessory structure
- Electric Vehicle Charging Station
- Home Occupation
- Swimming Pool

Space Limits

- Lot Area: 6,000 sq ft.
- Lot Width: 50 ft
- Lot Depth: 90 ft
- Minimum Front Setback: 16 ft
- Minimum Rear Setback: 8 ft
- Minimum Side Interior Setback: 5 ft
- Minimum Side Corner Lot: 15 ft
- Maximum Height: 35 ft
- Maximum Lot Coverage: N/A
- Maximum Floor Area Ratio: N/A
- Maximum Density: N/A

Parking Requirements

- Religious Assembly: 1 space per 64 sq ft of gross floor area of the main sanctuary or auditorium.