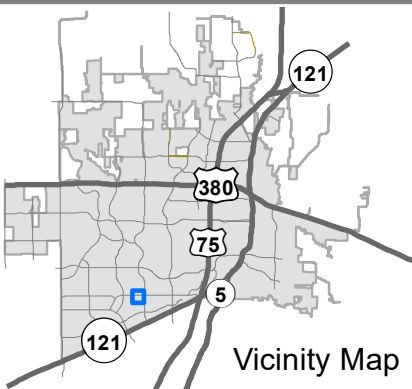
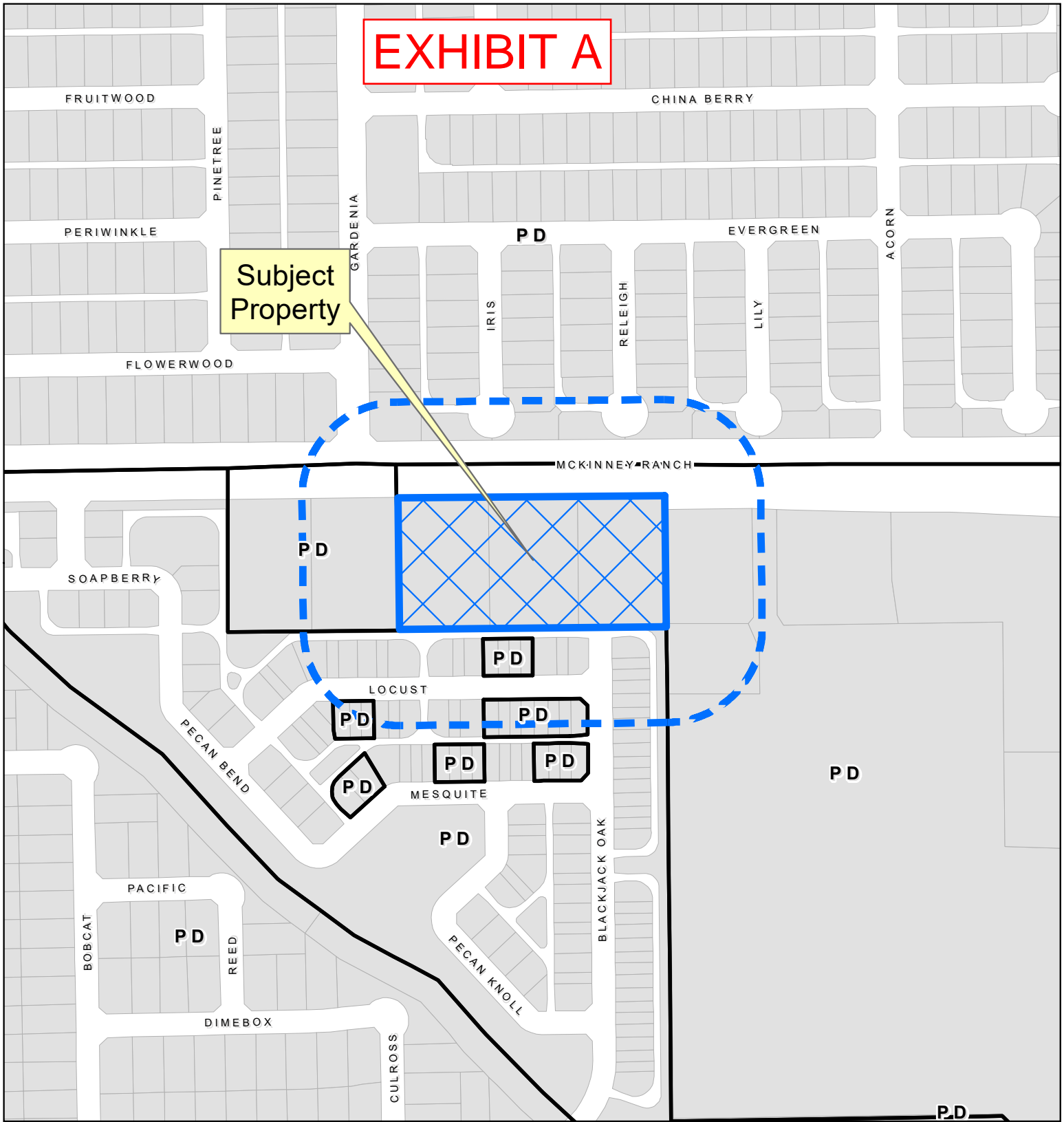


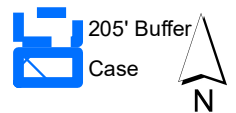
EXHIBIT A

Subject Property



Location Map
ZONE2025-0010

0 140 280 Feet



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

**Lots 1, 2 & 3, Block A
Chan Family Addition
City of McKinney
Collin County, Texas**

SITUATED in the City of McKinney, in the Oliver Hedgecoxe Survey, Abstract No. 392 of Collin County, Texas and being all of Lots 1, 2 & 3, Block A of CHAN FAMILY ADDITION, an addition to the City of McKinney, according to the Conveyance Plat thereof, recorded in Book 2024, Page 904, Plat Records, Collin County, Texas (P.R.C.C.T.) and as further described in a General Warranty Deed to Frisco Lifetime Sport Center LLC, recorded in Document No. 2024000002049, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a blue plastic cap, stamped "Old Town Surveying" (hereinafter referred to as "with O.T.S. cap"), found on the south right of way line of McKinney Ranch Parkway (a variable width right-of-way) for the northeast corner of the above described Lot 3, Block A of Chan Family Addition and same being on the west line of Lot 3, Block A of Lake Forest Wal-Mart Addition;

THENCE: South 00 deg. 41 min. 02 sec. East, departing from McKinney Ranch Parkway, along the east line of said Lot 3, Block A of said Chan Family Addition and Lots 3 and 2, Block A of said Lake Forest Wal-Mart Addition, a distance of 280.64 feet to a 1/2 inch iron rod with a O.T.S. cap found for the southeast corner of said Lot 3, Block A of Chan Family Addition and same being the easterly northeast corner of Pecan Park Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 2011, Page 243, P.R.C.C.T.;

THENCE: South 89 deg. 23 min. 08 sec. West, along the common line of said Chan Family Addition and said Pecan Park Addition, a distance of 571.02 feet to a 1/2 inch iron rod with a O.T.S. cap found for the southwest corner of Lot 1, Block A of said Chan Family Addition and same being the southeast corner of Lot 2, Block A of McKinney Ranch Parkway Avalon Memory Care Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 2018, Page 1, P.R.C.C.T.;

EXHIBIT B

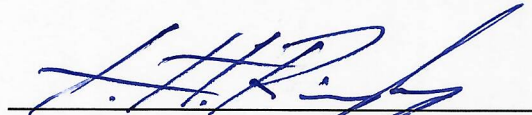
THENCE: North 00 deg. 36 min. 52 sec. West, along the common line of said Chan Family Addition and said McKinney Ranch Parkway Avalon Memory Care Addition, a distance of 281.71 feet to a 1/2 inch iron rod with a O.T.S. cap found on the south right-of-way line of the above mentioned McKinney Ranch Parkway for the northwest corner of said Chan Family Addition and the northeast corner of said Lot 2, Block A of McKinney Ranch Parkway Avalon Memory Care Addition;

THENCE: North 89 deg. 29 min. 33 sec. East, along the south right-of-way line of said McKinney Ranch Parkway, a distance of 570.68 feet to the POINT OF BEGINNING and containing 160,510 square feet or 3.685 acres of land.

Note:

The Bearings shown hereon are Geodetic and were derived from GPS observations and measurements from The City of Denton Control Monuments #2011, #2012 and #2014 and are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD-83 projection.

Prepared Under My Hand & Seal,
This 14th Day of January, 2025.



Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701

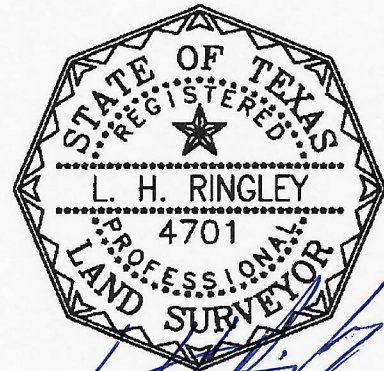
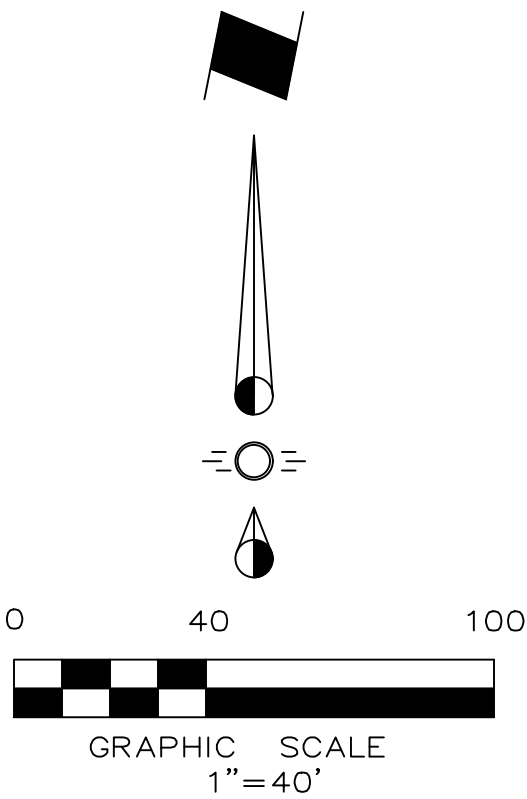
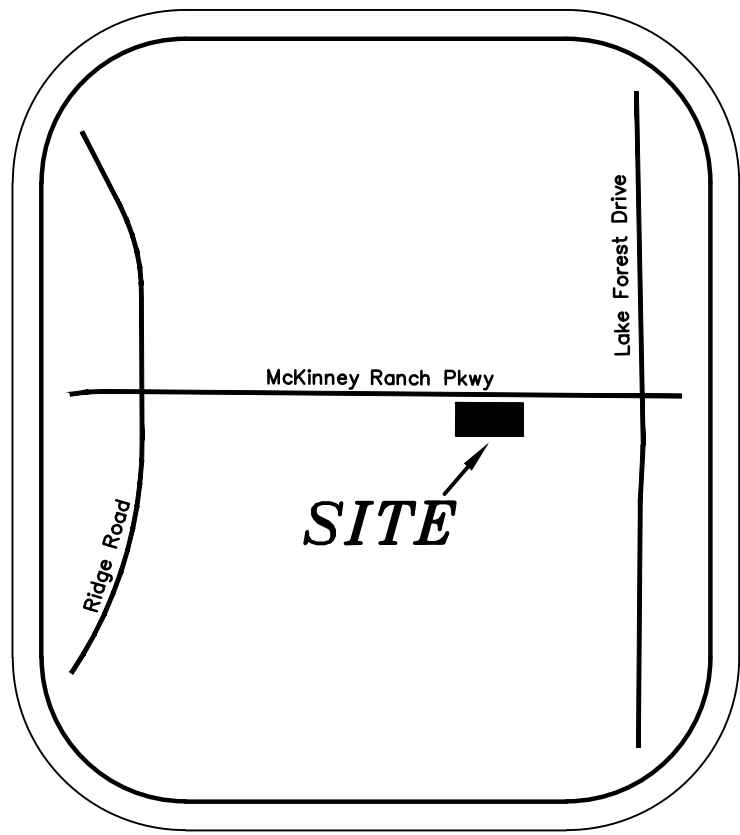


EXHIBIT C

ELDORADO HEIGHTS SECTION II
PHASE VII-A
CAB. L. PG. 176
P.R.C.C.T.



VICINITY MAP
NTS

McKINNEY RANCH PARKWAY

(VARIABLE WIDTH RIGHT-OF-WAY)

G. A. FOOTE SURVEY, ABSTRACT 310

OLIVER HEDGECOXE SURVEY, ABSTRACT 392

N 89°29'33" E - 570.68'

TSP
N: 7,109,406.61
E: 2,524,240.48

POINT OF
BEGINNING

1/2" IRF W/Cap

"O.T.S."

EVERGREEN INVESTMENT LLC
CCH 20081021001245030

LOT 3, BLOCK A

LAKE FOREST
WAL-MART ADDITION
Cab. R, Pg. 161
P.R.C.C.T.

EXISTING ZONING: "PD" - PLANNED
DEVELOPMENT DISTRICT
CURRENT LAND USE: RETAIL,
RESTAURANT, OFFICE

MURPHY OIL USA INC.
CCH 20081219001434320

LOT 2, BLOCK A

LAKE FOREST
WAL-MART ADDITION
Cab. R, Pg. 161
P.R.C.C.T.

EXISTING ZONING: "PD" - PLANNED
DEVELOPMENT DISTRICT
CURRENT LAND USE: PASSENGER
VEHICLE FUEL SALES

LOT 1, BLOCK A

LAKE FOREST
WAL-MART ADDITION
Cab. R, Pg. 161
P.R.C.C.T.

3.685 ACRES
PROPOSED ZONING: "PD" - PLANNED DEVELOPMENT DISTRICT
EXISTING ZONING: PLANNED DEVELOPMENT
WITH "REC" - REGIONAL EMPLOYMENT CENTER OVERLAY DISTRICT
CURRENT LAND USE: UNDEVELOPED

LOT 1, BLOCK A

LOT 2, BLOCK A

LOT 3, BLOCK A

CHAN FAMILY ADDITION
Bk. 2024, Pg. 904
P.R.C.C.T.

S 89°23'08" W - 571.02'

O.T.S.

O.T.S.

15' ALLEY

15' ALLEY

EHUD M & ANAT BADASH
CC# 20140918001011210

ZONED: PD
USE: RESIDENTIAL

PECAN PARK ADDITION
Vol. 2011, Pg. 243
P.R.C.C.T.

LOCUST DRIVE

(50' Right-of-Way)

EXISTING ZONING: "PD" - PLANNED
DEVELOPMENT DISTRICT
CURRENT LAND USE: ATTACHED SINGLE
FAMILY RESIDENTIAL

BLACKJACK OAK DRIVE
(Variable Width Right-of-Way)

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revision & Date:
1 02/07/2025	1
2 04/10/2025	2
3 06/30/2025	3
4	4
5	5
6	6

Issue Dates:	Revision & Date:
1 02/07/2025	1
2 04/10/2025	2
3 06/30/2025	3
4	4
5	5
6	6

CROSS ENGINEERING CONSULTANTS		
1720 W. Virginia Street 972.562.4409		
McKinney, Texas 75069 Texas P.E. Firm No. F-3935		
Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=40'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 06/30/25. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.		
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ZONING EXHIBIT	
CHAN FAMILY ADDITION LOTS 1, 2 & 3, BLOCK A	
OLIVER HEDGECOXE SURVEY, ASBTRACT NO. 392	
CITY OF MCKINNEY, TEXAS	

Sheet No.

ZE

Project No.
24066

CHAN FAMILY ADDITION

EXHIBIT D

DEVELOPMENT REGULATIONS

The subject property (the “Property”) shall be zoned “PD” – Planned Development District. Use and development of the Property shall conform to the regulations contained herein. All provisions contained in the City’s Unified Development Code (“UDC”) relating to development within the Property which are not in conflict with the provisions contained herein shall continue to apply to the development of the Property.

1. Permitted Uses:

1.1 Multi-Family, Senior Living

- 1.1.1 A single lot containing five or more dwelling units. No less than five dwelling units shall be provided within each individual building. An apartment is one of the individual units within the multi-family building(s). A minimum of one resident per individual dwelling unit is required to be 62 years of age or older.

2. Dimensional Standards

- 2.1 Minimum Lot Width: 60’;
- 2.2 Minimum Lot Depth: 100’;
- 2.3 Minimum Front Building Setback: 35’;
- 2.4 Minimum Rear Building Setback: 20’;
- 2.5 Minimum Side Interior Building Setback: 20’;
- 2.6 Maximum Building Height: 55’ (4 stories);
- 2.7 Maximum Dwelling Units Per Acre : 29.65 (110 units);
- 2.8 Minimum Residential Adjacency Setback for 3-story buildings: 75’;
- 2.9 Minimum Residential Adjacency Setback for 4-story buildings: 150’.

3. Landscaping

3.1 Buffer Requirements

- 3.1.1 Street Buffer: 20’;
- 3.1.2 Adjacency Buffer: 10’.

3.2 Tree Buffer Requirements

- 3.2.1 1 canopy tree per 30 linear feet or portion thereof within the street buffer which may be clustered to facilitate site design;
- 3.2.2 1 ornamental tree per 30 linear feet or portion thereof within the adjacency buffer along the rear property line;
- 3.2.3 No canopy or ornamental trees within the adjacency buffers for the side yards.

4. Parking

- 4.1 The required off street parking shall be calculated at 1.27 spaces for each unit;
- 4.2 Parking spaces equal to a minimum of 29% of the number of units shall be covered; no enclosed parking spaces shall be required;
- 4.3 Canopy trees at a rate of 1 tree for every 7 parking spaces along the side yards and 1 tree for every 20 parking spaces along the rear yard.

5. Residential Site Design

- 5.1 The project shall contain no less than four (4) amenities of the type required in Section 206.G of the UDC.

EXHIBIT D

6. Screening Design Exceptions

6.1 A 6' tall masonry screening wall is required along the southern property line;

6.2 Evergreen screening shrubs planted at 3' in height and spaced 3' on center are required along the east and west property lines.

7. Architectural Standards

7.1 The property is subject to UDC Section 206F (Architectural Standards).