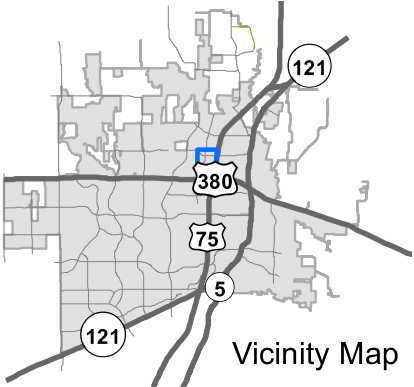
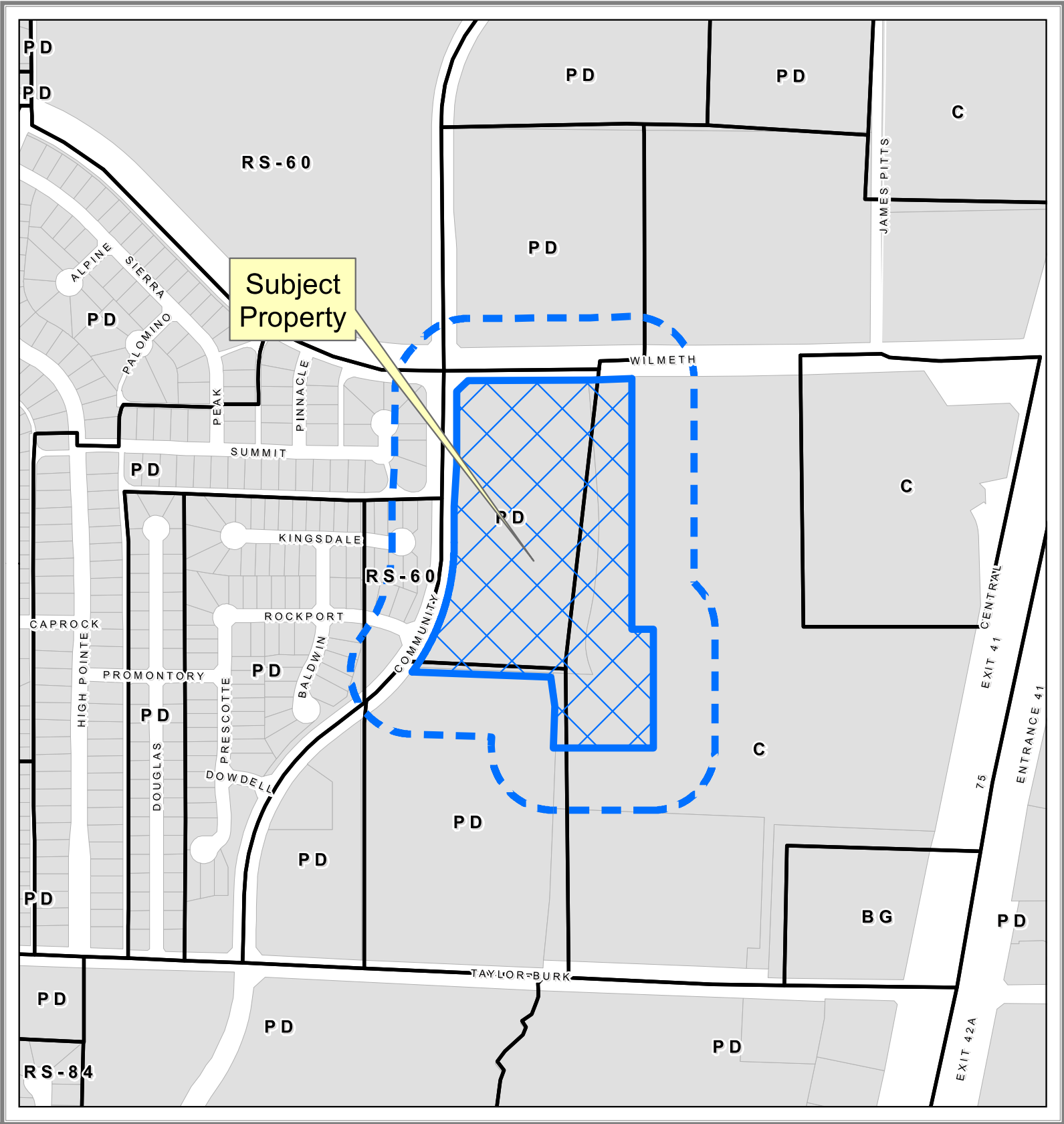
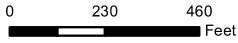


EXHIBIT A



Property Owner Notification Map

ZONE2023-0069



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 DESCRIPTION

BEING a tract of land situated in the Thomas McDonald Survey, Abstract No. 576 and the John Manning Survey, Abstract No. 637, City of McKinney, Collin County, Texas and being all of Lot 1, Block A, Wilmeth Central Addition, an addition to the City of McKinney according to the plat recorded in Instrument No. 20201006010003850 of the Official Public Records of Collin County, Texas; said tract being part of Lot 2R1, Block A, Wilmeth Central Addition, an addition to the City of McKinney according to the plat recorded in Instrument No. 2022010000276 of said Official Public Records; said tract being more particularly described as follows:

BEGINNING at a point for the southwest corner of said Lot 1 (Wilmeth Central Addition) and being the northwest corner of Lot 1, Block A, City of McKinney Public Safety Building Addition, an addition to the City of McKinney, recorded in Cabinet Q, Page 397 of the Plat Records of Collin County, Texas, in the east right-of-way line of Community Avenue (a 80-foot wide right-of-way), and being the beginning of a non-tangent curve to the left with a radius of 790.00 feet, a central angle of 36°22'45", and a chord bearing and distance of North 17°58'11" East, 493.22 feet;

THENCE with said east right-of-way line of Community Avenue, the following courses and distances:

In a northerly direction, with said non-tangent curve to the left, an arc distance of 501.60 feet to a point for corner;
North 00°13'12" West, a distance of 130.39 feet to a point for corner;
North 03°45'11" East, a distance of 152.92 feet to a point for corner;
North 00°06'18" East, a distance of 264.21 feet to a point for the southwest end of a corner clip at the intersection of said east right-of-way line of Community Avenue and the south right-of-way line of Wilmeth Road (a variable width right-of-way);

THENCE with said corner clip of the east right-of-way line of Community Avenue and the south right-of-way line of Wilmeth Road, North 44°56'33" East, a distance of 56.73 feet to a point for the northeast end of said corner clip;

THENCE with said south right-of-way line of Wilmeth Road, the following courses and distances:

North 89°46'48" East, a distance of 447.68 feet to a point for corner;
North 88°02'39" East, a distance of 147.17 feet to a point for corner;

THENCE departing said south right-of-way line of Wilmeth Road, over and across said Lot 2R1, the following courses and distances:

South 00°00'00" East, a distance of 909.03 feet to a point for corner;
North 90°00'00" East, a distance of 77.23 feet to a point for corner;
South 00°00'00" East, a distance of 429.69 feet to a point for corner;
North 90°00'00" West, a distance of 362.26 feet to a point for corner in the west line of said Lot 2R1 and the east line of said Lot 1 (City of McKinney Public Safety Building Addition);

EXHIBIT B

THENCE with said west line of Lot 2R1 and said east line of Lot 1 (City of McKinney Public Safety Building Addition), the following courses and distances:

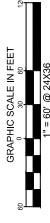
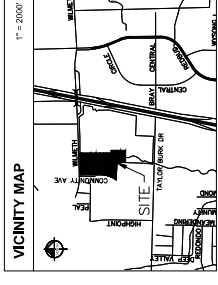
North 02°12'32" East, a distance of 151.47 feet to a point for corner;

North 07°53'16" West, a distance of 106.47 feet to a point for a west corner of said Lot 2R1 and the northeast corner of said Lot 1 (City of McKinney Public Safety Building Addition), in the south line of said Lot 1 (Wilmeth Central Addition);

THENCE with said south line of Lot 1 (Wilmeth Central Addition), North 87°52'35" West, a distance of 503.53 feet to the **POINT OF BEGINNING** and containing 816,755 square feet or 18.7501 acres of land.

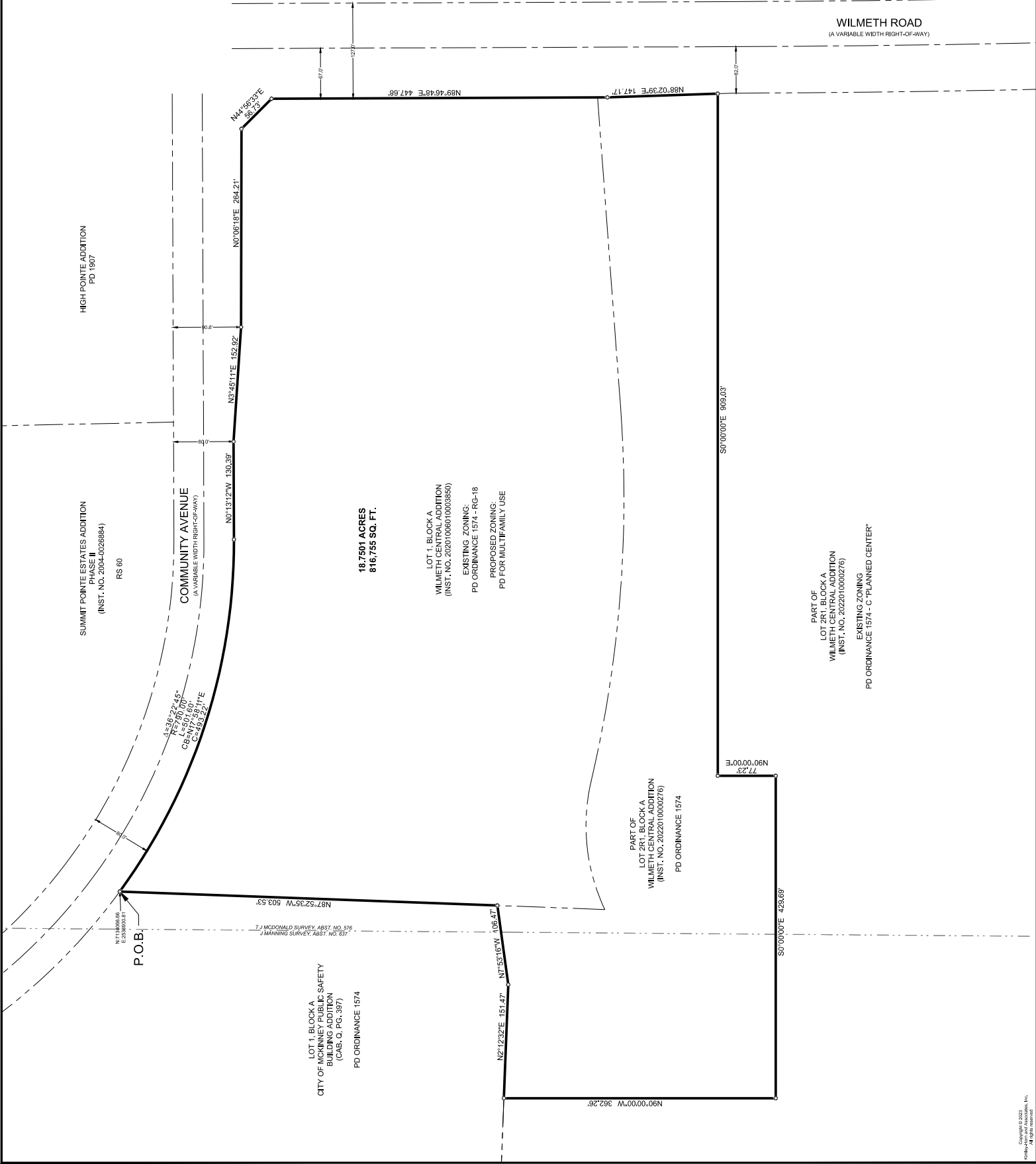
This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EXHIBIT C



LINE TYPE	LEGEND
---	BOUNDARY
---	SUBDIVISION

LEGEND
 Δ = CENTRAL ANGLE
 P.O.B. = POINT OF BEGINNING
 I.P.F. = IRON ROD FOUND
 I.R.F. = IRON ROD FOUND
 C.M. = CONTROLLING MONUMENT
 M.P. = MONUMENT POINT
 P.T.C. = POINT TO CORNER



ZONING EXHIBIT
WILMETH CENTRAL ADDITION
LOT 1 & PART OF LOT 2R1, BLOCK A
18.7501 ACRES
THOMAS McDONALD SURVEY,
ABSTRACT NO. 576 & JOHN MANNING
SURVEY, ABSTRACT NO. 637
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

Kimley»Horn
 801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102
 Tel. No. (817) 334-6511
 Fax No. (817) 334-6511
 www.kimley-horn.com

Scale	1" = 60'
Drawn By	DMCB
Checked By	JDW
Date	6/30/2023
Project No.	06322602
Sheet No.	1 OF 1

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 Multiple-family traditional;
 - 1.2 Senior independent living;
 - 1.3 Assisted living facility;
2. Temporary Uses
 - 2.1 Field Office or Real Estate Sales Office.
3. Dimensional Standards
 - 3.1 Minimum Lot Width: 60’;
 - 3.2 Minimum Lot Depth: 100’;
 - 3.3 Minimum Front Building Setback: 35’;
 - 3.4 Minimum Rear Building Setback: 20’;
 - 3.5 Minimum Side Interior Building Setback: 20’;
 - 3.6 Maximum Building Height: 55’ (4 stories);
 - 3.7 Maximum Dwelling units per acre: 25.
4. Parking
 - 4.1 The required off street parking shall be calculated at 1.75 spaces for each unit;
 - 4.2 The required number of enclosed parking spaces shall be equal to 30% of the total number of units, provided that the number of enclosed parking spaces may be reduced to no less than 20% of the total number of units pursuant to Section 206E.4.d.
5. Residential Site Design
 - 5.1 The project shall contain no less than seven (7) amenities of the type required in Section 206.G of the UDC;
6. Landscape Requirements
 - 6.1 Minimum front yard landscape buffer: 20’;
 - 6.2 Minimum adjacency buffer: 20’;
7. Screening Design Exceptions
 - 7.1 The exceptions for masonry screening along all sides and rear of the Property provided in UDC Section 206C.3.b shall apply where appropriate.