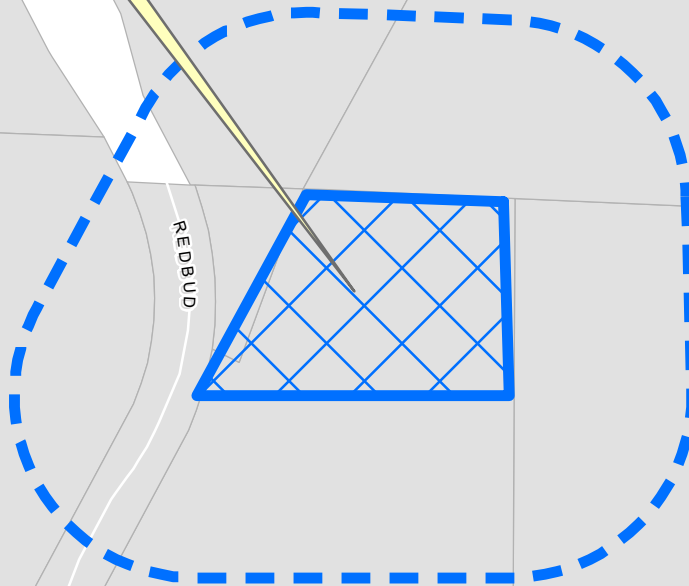


EXHIBIT "A"

Subject
Property



REDBUD

HERITAGE

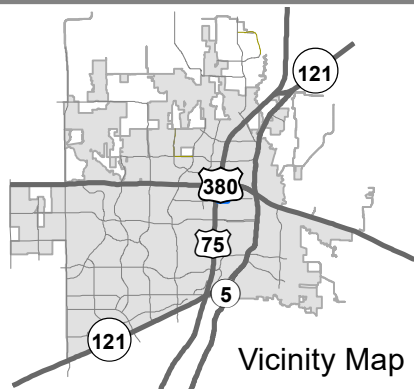
PEARSON

WHITE

HOLLIS

DUVALL

FINCH



Vicinity Map

Property Owner Notification Map

ZONE2025-0083

0 120 240 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"

METES AND BOUNDS

SITUATED in Collin, County Texas and being a part of the Samuel McFall Survey, and being located within the corporate limits of the City of McKinney, and being a part of the 80.08 acres of land conveyed by Gibson Caldwell, administrator of the Estate of Clara Waddill to Henry C. Miller by deed recorded in Volume 403, Page 345 of the Deed Records of Collin County, Texas;

BEGINNING at an iron stake in the south line of an abandoned private road running along the north line of said 80.08 acre tract, said stake being the northwest property corner of a 5.46 acre tract of land conveyed to The Patios of McKinney, LLC by deed recorded in Instrument Number 2022000158706 of the Deed Records of Collin County Texas;

THENCE S 01°37'23" E along the west property line of said 5.46 acre tract a distance of 238.66' to a 1/2" iron rod set for corner;

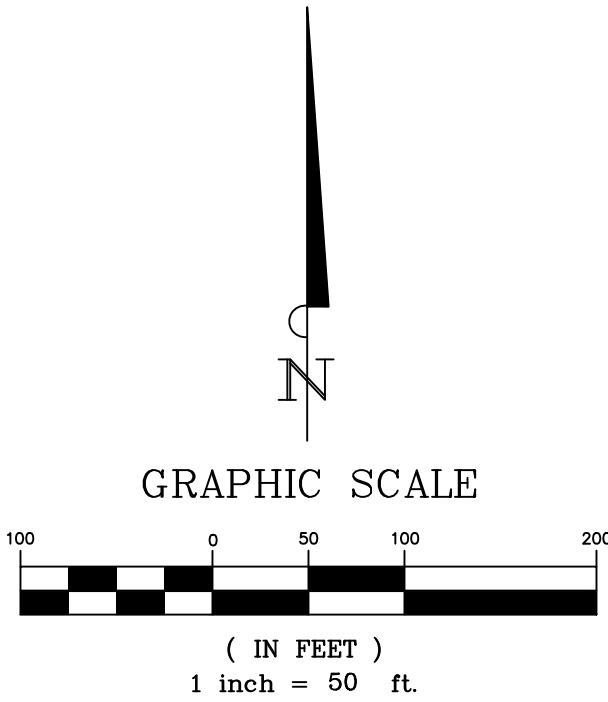
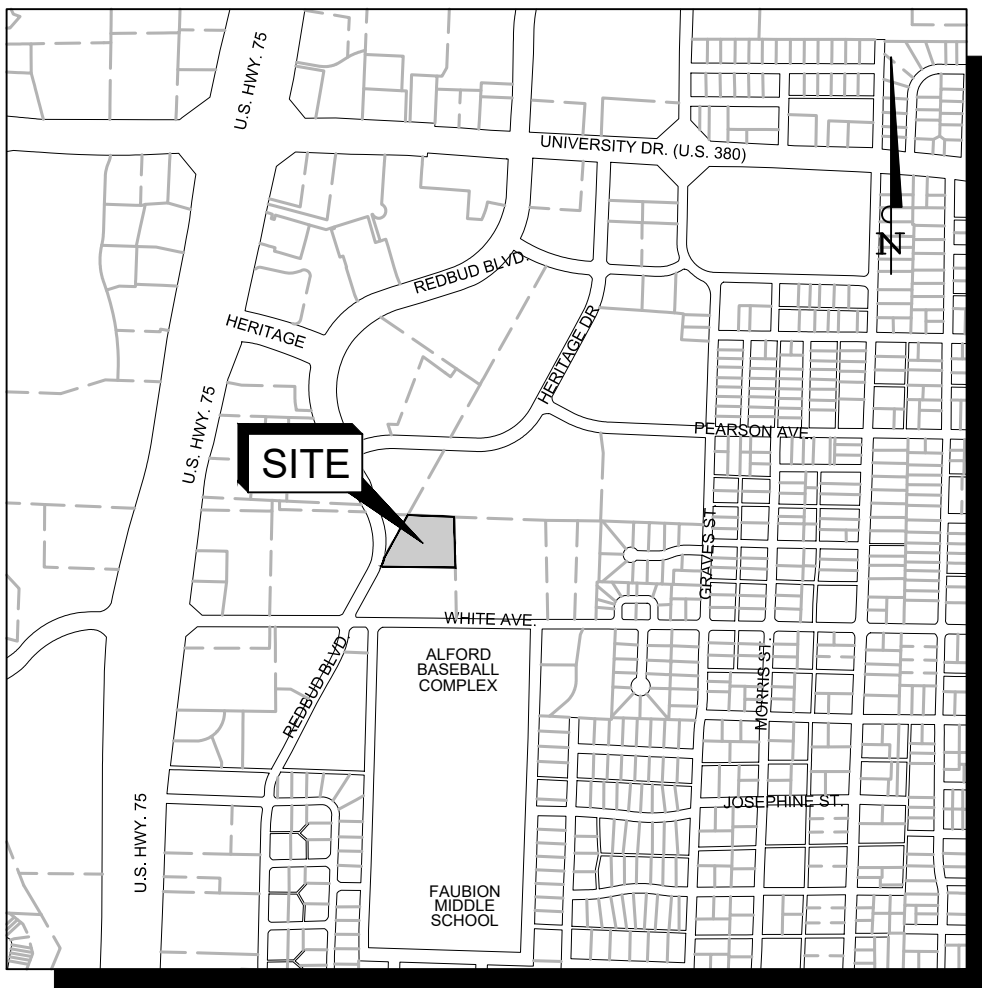
THENCE N 90°00'00" W departing said west property line a distance of 385.12' a 1/2" iron rod set for corner in the centerline of a Texas Power & Light Company easement;

THENCE N 28° 35' 00" E along said along said centerline of said easement a distance of 281.81' to a 1/2" iron rod found for corner at the south line of said private road;

THENCE S 87° 54' 22" E along the south line of said private road a distance of 243.69' to the POINT OF BEGINNING and containing 1.76 acres of land, more or less.

EXHIBIT "C"

HERITAGE DRIVE
±70' R.O.W.



SITE DATA
EX. ZONING: PD 1463
EX. LAND USE: CLINIC, MEDICAL OR DENTAL
LOT 2, BLOCK F
HERITAGE MCKINNEY BUILDING LLC
DRCCT #20220414000599380

SITE DATA
EX. ZONING: PD 1463
EX. LAND USE: OFFICE
LOT 1, BLOCK E
XPONENTIAL OFFICES LLC
DRCCT #20220414000599380

SITE DATA
EX. ZONING: PD 2023-01-002
EX. LAND USE: MULTIFAMILY
LOT 2R1, BLOCK E
APTS AT MERANO LLC
DRCCT #2023000123484

EX. ZONING: PD 1996-06-24
PROP. ZONING PD
EX. LAND USE: UNDEVELOPED
TRACT 70
CITY OF MCKINNEY
VOL. 2216, PG. 728

EX. ZONING: PD 1996-06-24
PROP. ZONING PD
EX. LAND USE: UNDEVELOPED
TRACT 43
FIRST PRESBYTERIAN CHURCH

POINT OF BEGINNING
N: 7,128,652.54
E: 2,539,517.76

SITE DATA
EX. ZONING: PD 2020-12-087
EX. LAND USE: UNDEVELOPED
TRACT 48
APTS AT MERANO LLC
DRCCT #2023000123484

SITE DATA
EX. ZONING: O - OFFICE
EX. LAND USE: GOVERNMENT FACILITY (NON-CITY)
LOT 1, BLOCK A
MCKINNEY ISD

SITE DATA
EX. ZONING: PD 1463
EX. LAND USE: MULTIFAMILY
LOT 1, BLOCK A
MBP PATIOS LLC &
MBP REAL ESTATE INVESTORS XIII LLC
DRCCT #2022000158706

EX. ZONING: PD 1996-06-24
PROP. ZONING PD OFFICE
EX. LAND USE: RELIGIOUS ASSEMBLY
TRACT 41
MCKINNEY ISD

SITE DATA
EX. ZONING: PD 202-12-087
EX. LAND USE: UNDEVELOPED
TRACT 92
SANCHES CHARITIES
DRCCT #20211029002216680

WHITE AVENUE
±50' R.O.W.

WHITE AVENUE
±50' R.O.W.

SITE DATA
EX. ZONING: C - PLANNED CENTER
EX. LAND USE: HOTEL
LOT 1, BLOCK A
INN MCKINNEY LLC
VOL. 01-0078606, PG. 4951-2256

SITE DATA
EX. ZONING: C - PLANNED CENTER
EX. LAND USE: MINOR VEHICLE REPAIR
LOT 2, BLOCK A
PRO QUICK LUBE LLC
DRCCT #20140212000134160

HOLLIS STREET
±50' R.O.W.

SITE DATA
EX. ZONING: RS-120 SINGLE FAMILY RESIDENCE
EX. LAND USE: GOVERNMENT FACILITY (NON-CITY)
TRACT 41
MCKINNEY ISD

ZONING EXHIBIT
McKINNEY NEIGHBOR HUB
BEING 1.76 ACRES OF THE
SAMUEL McFALL SURVEY, ABSTRACT NO. 641
HERITAGE ADDITION TRACT 43
8/15/2025

OWNER:
JOHN SEFCIK
GRACE PRESBYTERY, INC.
6100 COLWELL, SUITE 100
IRVING, TEXAS 75039
(214) 393-5611
KYLE@GRACEPRESBYTERY.ORG

ENGINEER:
SANCHEZ & ASSOCIATES, LLC
210 ADRIATIC PARKWAY, SUITE 200
MCKINNEY, TEXAS 75072
(469) 424-5900
ATTN: CASEY GREGORY

APPLICANT:
SANCHEZ CHARITIES
210 ADRIATIC PARKWAY, SUITE 200
MCKINNEY, TEXAS 75072
(469) 424-5900
ATTN: MARTIN SANCHEZ

MCKINNEY
NEIGHBOR HUB

ZONING EXHIBIT

EXHIBIT

EXHIBIT "D"

DEVELOPMENT STANDARDS

The subject property (the "Property") shall be zoned "PD" – Planned Development District. Use and development of the Property shall be in conformance with Article 204.O ("C2" – Local Commercial District) of the Unified Development Code, and as amended, except as follows:

Principal Permitted Uses

- Any use permitted within "C2" - Local Commercial District
- Non-Profit and Community Service Center: A single, integrated location for non-profit and community service organizations to operate, store materials, and serve the general public that are at risk of housing instability or are currently without secure housing. This facility is not intended to serve as an overnight warming shelter and no overnight lodging shall be permitted.
 - The following uses are ancillary to Non-Profit and Community Center Use:
 - Office
 - Clinic, medical, or dental
 - Food Distribution
 - Conference and Meeting Space
 - Indoor Storage
 - This land use is for the storage of materials directly related to the operation of the businesses and organizations located on the property and does not permit individual storage units for rent.
 - This land use is not intended to support any on-site manufacturing.
 - Two (2) garage-style roll up doors with an adjacent 12' wide loading zone shall be allowed on the east side of the building provided that it is no closer than 50' from the eastern property boundary and screened from the adjacent property.

Parking Regulations

- Non-Profit and Community Service Center: 1 parking space per 400 square feet of building floor area

Site and Development Standards

- Screening shall only be required along the eastern property line. The screening device shall either be one of the following:
 - 6' tall masonry wall
 - 6' tall wrought iron fence with masonry columns every 20 feet on-center and tall evergreen shrubs planted at 3' in height and spaced 3' on-center.
- Three (3) ornamental trees per 40 linear feet or portion thereof shall be required within the associated street buffer, in lieu of street buffer canopy trees.