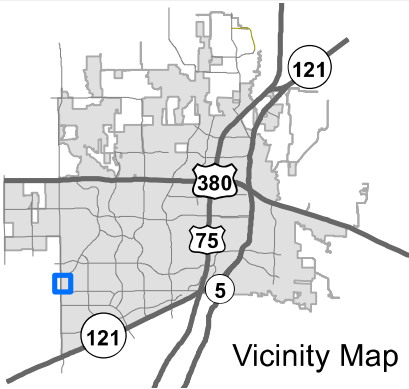
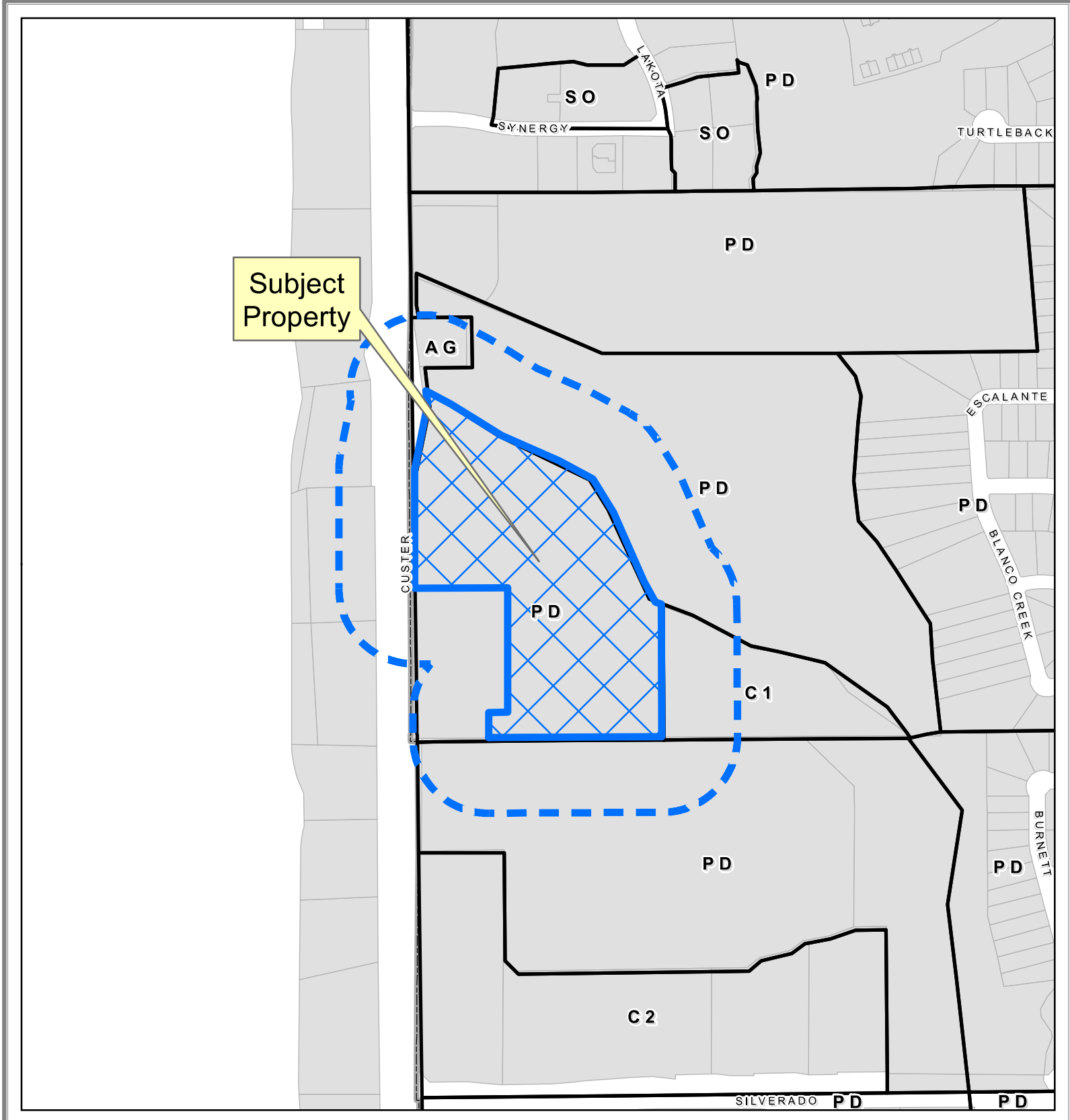
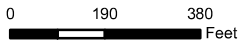


# EXHIBIT A



## Property Owner Notification Map

ZONE2023-0061



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

## PROPERTY DESCRIPTION

SITUATED in the State of Texas, County of Collin, City of McKinney, being part of the J.J. Naugle Survey, Abstract No. 662, being part of a called 13.597 acre tract as recorded under County Clerk's File No. 20190529000608670, of the Deed Records of Collin County, Texas, with said premises being more particularly described as follows:

COMMENCING at an "X" found in the east right-of-way line of S Custer Road (F. M. 2478) marking the northwest corner of Lot 1, Block A of Discovery at Rowlett Creek Addition as recorded in Volume 2012, Page 372 of the Deed Records of Collin County, Texas, the southwest corner of said 13.597 acre tract;

THENCE with the north line of Lot 1 of said addition and the south line of said 13.597 acre tract, North 89°40'39" East, 218.99 feet to an "X" set marking the POINT OF BEGINNING, same being the southerly most southwest corner of the herein described premises;

THENCE crossing through said 13.597 acre tract as follows: North 00°00'00" West, 75.00 feet to an "X" set for corner; North 89°40'39" East, 56.95 feet to an "X" set for corner; North 00°05'58" West, 370.49 feet to an "X" set for corner; South 89°40'39" West, 276.07 feet to a Roome capped iron rod set in the east right-of-way line of S Custer Road (F. M. 2478), same being the west line of said 13.597 acre tract, marking the westerly most southwest corner of said premises;

THENCE with the east right-of-way line S Custer Road (F. M. 2478) and the west line of said 13.597 acre tract as follows: North 00°05'58" West, 354.27 feet to a TxDot Monument found for angle break; North 11°17'43" East, 198.86 feet to a Roome capped iron rod found for corner; North 07°15'33" West, 39.71 feet to a point in the approximate centerline of Rowlett Creek Tributary, marking the southwest corner of a called 20.0198 acre tract as recorded under County Clerk's No. 20211101002236180 of the Deed Records of Collin County, Texas, northwest corner of said 13.597 acre tract and said premises;

THENCE departing said right-of-way with the approximate centerline of said Rowlett Creek Tributary, the southeast line of said 13.597 acre tract and the northwest line of said 20.0198 acre tract as follows; South 61°44'27" East, 84.08 feet to a point for angle break; South 58°14'45" East, 66.27 feet to a point for angle break; South 58°31'43" East, 112.02 feet to a point for angle break; South 66°05'29" East, 186.77 feet to a point for angle break; South 61°24'46" East, 113.68 feet to a point for angle break; South 31°59'46" East, 117.53 feet to a point for angle break; South 23°45'13" East, 224.80 feet to a point for angle break; South 29°21'16" East, 68.74 feet to a point for angle break; South 69°31'51" East, 18.35 feet to a point marking the northwest corner of a called 4.065 acre tract of land as recorded under County Clerk's No. 20190528000599730 of the Deed Records of Collin County, Texas, the northeast corner of said 13.597 acre tract and said premises;

THENCE departing said creek with the west line of said 4.065 acre tract and the east line of said 13.597 acre tract, South 00°19'21" East, passing at 50.00 feet a Roome capped iron rod set for reference and continuing for a total distance of 395.01 feet to a Roome capped iron rod found in the north line of the aforementioned Lot 1 of said Discovery at Rowlett Creek Addition, marking the southwest corner of said 4.065 acre tract, the southeast corner of said 13.597 acre tract and said premises;

THENCE with the north line of Lot 1 of said addition and the south line of said 13.597 acre tract, South 89°40'39" West, 516.02 feet to the place of beginning and containing 10.872 gross acres of land.



# 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 Zoning Ordinance 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 Build-To Line: 15’;
  - 3.4 Minimum Rear Building Setback: 20’;
  - 3.5 Minimum Side Interior Building Setback: 20’;
  - 3.6 Maximum Building Height: 65’ (4 stories);
  - 3.7 Maximum Dwelling units per acre: 27.
4. Parking
  - 4.1 The required off street parking shall be calculated at 1 space for each unit with an additional 0.5 parking space per bedroom;
5. Residential Site Design
  - 5.1 The project shall contain no less than five (5) amenities of the type required in Section 206.G;
6. Landscape Requirements
  - 6.1 Minimum front yard landscape buffer along Custer Road: 20’;
  - 6.2 Minimum rear and side yard landscape buffers (except adjacent to commercial development): 20’;
  - 6.3 No landscape buffer or required street trees adjacent to commercial development;
  - 6.4 Required street trees along frontage of Custer may be clustered.
7. Screening Requirements
  - 7.1 No screening walls shall be required on the side and rear property lines.