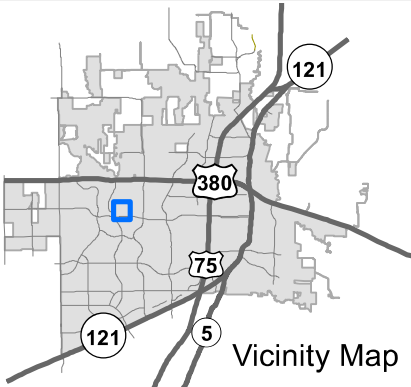
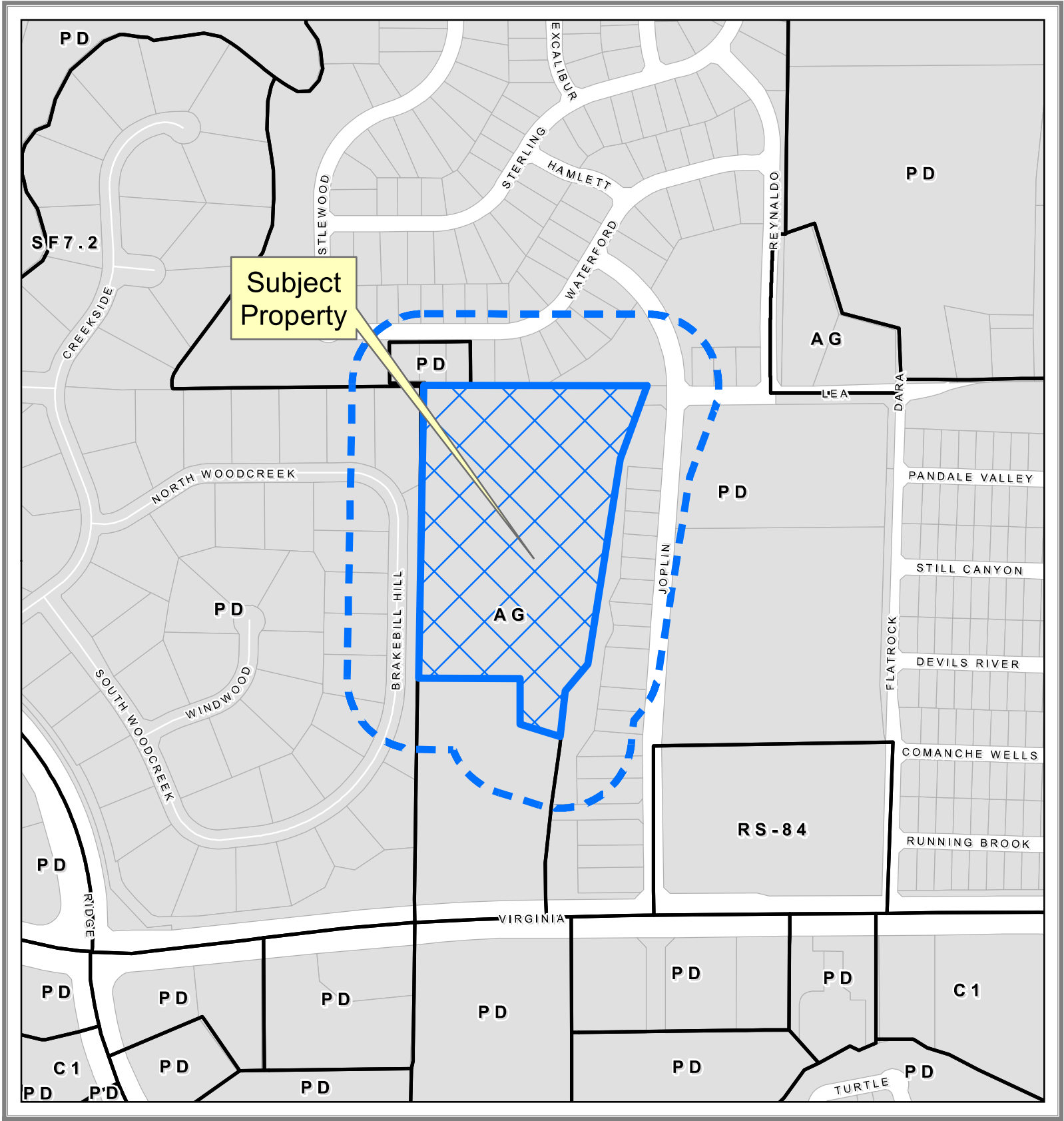
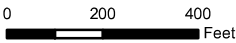


EXHIBIT A



Property Owner Notification Map

ZONE2022-0112



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 DISCRIPTION

FOR ZONING PURPOSES ONLY

BEING a tract of land situated in the J. A. McReynolds Survey, Abstract No. 578, City of McKinney, Collin, Texas and being the remainder of a called 19.5628 acre tract of land described in a deed to Family Worship Center of McKinney, as recorded in Volume 6018, Page 1897 of the Deed Records of Collin County, Texas (D.R.C. C. T.), And being more particularly described as follows:

BEGINNING at the northwest corner of the F.W.C. addition, an addition to the City Of McKinney, as recorded in instrument number 20100205010000240, of the Official Public Records of Collin County Texas (O. P. C. C. T.), same being on the west line of Cambridge Estates Phase 2, an addition to the City of McKinney, as recorded in Cabinet M, Page 298, of the Map Records of Collin County, Texas (M.R.C.C.T.);

THENCE North $01^{\circ} 33' 32''$ East, along the east line of said Cambridge Estates Phase 2, a distance of 931.24 feet to the northeast corner of said Cambridge Estates phase 2, same being on the south line of Cambridge Phase 1B , an addition to the City Of McKinney, as recorded in Instrument No. 20060920010004040 O. P. R. C. C. T.

THENCE South $89^{\circ} 51' 53''$ East, along the south line of said Cambridge Phase 1B, a distance of 705.36 to the northwest corner of Cambridge Phase 1A, an addition to the City Of McKinney, as recorded in Volume 2006, Page 610 M. R. C. C. T.;

THENCE along the west line of said Cambridge Phase 1A, the following courses in distances:

South $20^{\circ} 49' 01''$ West, a distance of 245.35 feet;

South $09^{\circ} 38' 23''$ West, a distance of 652.30 feet;

South $40^{\circ} 32' 33''$ West, a distance of 110.58 feet;

South $06^{\circ} 49' 51''$ West, a distance of 154.75 feet to the north east corner of said F.W.C. Addition;

THENCE along the north line of said F.W.C. addition, the following courses in distances:

North $73^{\circ} 09' 22''$ West, a distance of 127.75 feet;

North $00^{\circ} 04' 20''$ East, a distance of 143.45 feet;

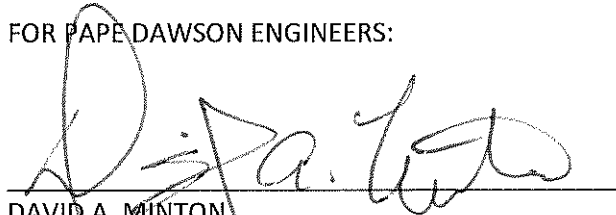
EXHIBIT B

Page 2 of 2

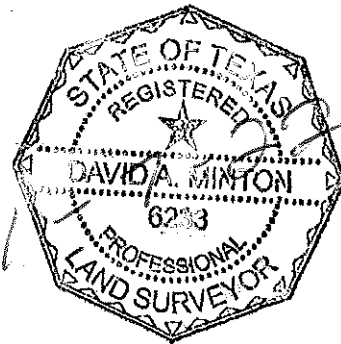
North 89° 55 ' 40 " West, a distance of 321.90 feet to the point of beginning In containing 13.228 acres of land, more or less.

This document was prepared under 22 Texas Administrative Code § 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.

FOR PAPE DAWSON ENGINEERS:

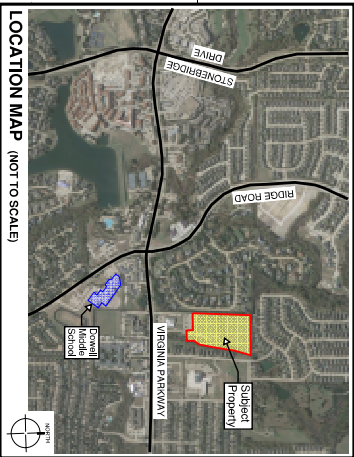


DAVID A. MINTON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6233
FIRM REGISTRATION NO. 10194390
PAPE DAWSON ENGINEERS
5810 TENNYSON PARKWAY, SUITE 425
PLANO, TEXAS 75024
TELE. 214-420-8494
EMAIL: DMINTON@PAPE-DAWSON.COM



CERTIFICATION DATE: JANUARY 07, 2022

EXHIBIT C



SCALE: 1:60

IF THIS BAR SCALE DOES NOT MEASURE 2', THEN THE DRAWING IS NOT TO SCALE.

ZONING EXHIBIT 01/06/2022

EXHIBIT D

DEVELOPMENT REGULATIONS

The subject property shall be zoned “PD” – Planned Development District restricted to active adults 55+. The proposed 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.

Permitted Uses

- I. Independent Living
 - a. 55+
 - b. No Transportation Services
 - c. No On-site Meal Preparation Services
 - d. No On-site Health Supervision or Related Care.

Space Limits

- I. Minimum Lot Area: 3,000 SF
- II. Minimum Lot Width: 60 feet
- III. Minimum Lot Depth: 100 feet
- IV. Minimum Front Yard Setback: 35 feet
- V. Minimum Rear Yard: 30’ feet
- VI. Minimum Side Yard: 30’ feet
- VII. Maximum Height: 2 stories in all areas with the exception of the One Story Buffer Zone (Item X)
- VIII. Maximum Lot Coverage: 50%
- IX. Maximum Density: 14.5 units per gross acre and a minimum of 20% of the units must be single story
- X. One Story Buffer Zone: 100 feet from the North, East, and West property boundary lines shall be limited to single story structures.

Parking

- I. Minimum of 1 space per unit

Site Design

The development is required to incorporate the following amenities:

- Swimming Pool and deck, Barbeque Grills, Dog Park, Fitness Center, Library, Business Center, Movie Theatre, Community Activity Center with Kitchen, Great Room with Fireplace, Card/Game Room, Salon, Laundry Room, Fire pits, Walking Trail.