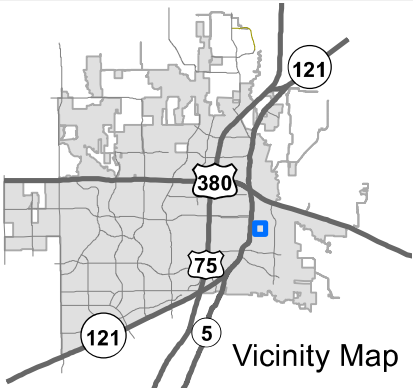
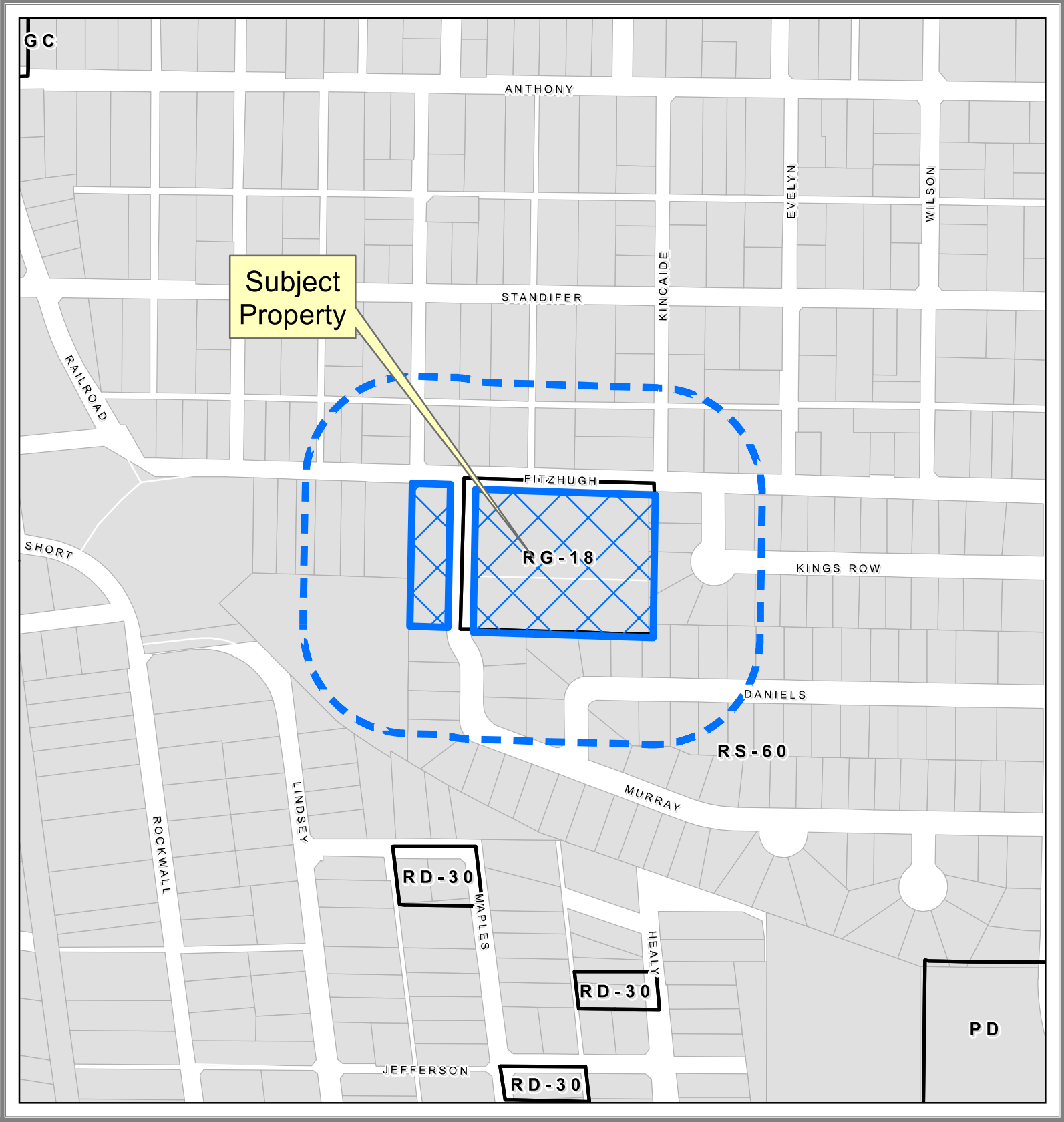


EXHIBIT A



Property Owner Notification Map

ZONE2023-0031

0 130 260 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

TRACT 1:

Being a tract of land situated in the Mary Standifer Survey, Abstract No. 106, City of McKinney, Collin County, Texas, said being part of a tract of land conveyed to W. B. Jackson by Warranty Deed recorded in Volume 197, Page 554, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 /2 inch iron rod with a yellow cap stamped "CBG Surveying" set at the intersection of the South right-of-way line of Fitzhugh Street (public right-of-way) and the West right-of-way line of Murray Street (50 foot right-of-way);

THENCE South 01 degrees 00 minutes 34 seconds West, along said West right-of-way line of Murray Street, a distance of 300.92 feet to a point for corner at the Northeast corner of Lot 1, Block D of McKinney East Estates, First Section, an Addition to the City of McKinney, Collin County, Texas, according to the map recorded in Volume 5, Page 86, Map Records, Collin County, Texas;

THENCE North 88 degrees 17 minutes 25 seconds West, along the North line of said Lot 1, Block D, a distance of 80.00 feet to a 1 /2 inch iron rod with a yellow cap stamped "CBG Surveying" set at the Northwest corner of said Lot 1, Block D, said point being on the East line of Good Hope Baptist Church Addition, an Addition to the City of McKinney, Collin County, Texas, according to the map recorded in Volume 9, Page 35, Map Records, Collin County, Texas, from which a 1/2 inch iron rod bears South 01 degrees 00 minutes 35 seconds West, a distance of 196.27 feet at the common Northwest corner of Lot 4, Block D and the Southwest corner Lot 3, Block D of said Good Hope Baptist Church Addition;

THENCE North 01 degrees 00 minutes 35 seconds East, along said East line of Good Hope Baptist Church Addition, a distance of 301.09 feet to a 1 /2 inch iron rod with a yellow cap stamped "CBG Surveying" set at the Northeast corner of a tract of land conveyed to Emma Padron by Deed recorded in Instrument No. 20070131000139570, Official Public Records, Collin County, Texas, said point being on the aforementioned South right-of-way line of Fitzhugh Street, from which a 1/2 inch iron rod found bears North 88 degrees 09 minutes 59 seconds West, a distance of 93.67 at the Northwest corner of Padron tract;

THENCE South 88 degrees 09 minutes 59 seconds East, along said South right-of-way line of Fitzhugh Street, a distance of 80.00 feet to the POINT OF BEGINNING and containing 24,078 square feet or 0.55 of an acre of land.

EXHIBIT B

TRACT 2:

Being a tract of land situated in the Mary Standifer Survey, Abstract No. 106, City of McKinney, Collin County, Texas, said being part of a tract of land conveyed to W. B. Jackson by Warranty Deed recorded in Volume 197, Page 554, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 /2 inch iron rod with a yellow cap stamped "CBG Surveying" set at the intersection of the South right-of-way line of Fitzhugh Street (public right-of-way) and the East right-of-way line of Murray Street (50 foot right-of-way);

THENCE South 88 degrees 09 minutes 59 seconds East, along said South right-of-way line of Fitzhugh Street, a distance of 377.47 feet to an "X" set at the Northwest corner of Lot 1, Block A of McKinney East Estates, First Section, an Addition to the City of McKinney, Collin County, Texas, according to the map recorded in Volume 5, Page 86, Map Records, Collin County, Texas;

THENCE traversing along said Block A as follows:

South 00 degrees 54 minutes 25 seconds West, a distance of 300.00 feet to a 1 /2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner;

North 88 degrees 17 minutes 25 seconds West, a distance of 378.00 feet to an "X" set at the Northwest corner of Lot 39, Block A of said McKinney East Estates, First Section, said point being on the aforementioned East right-of-way line of Murray Street;

THENCE North 01 degrees 00 minutes 34 seconds East, along said East right-of-way line of Murray Street, a distance of 300.81 feet to the POINT OF BEGINNING and containing 113,463 square feet or 2.60 acres of land.

EXHIBIT C

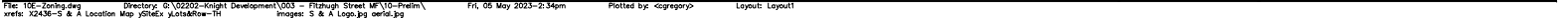


EXHIBIT D

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

The subject property shall be zoned "PD" – Planned Development District. Use and development of the subject property shall conform to the requirements of the City's Code of Ordinances and as amended, except as noted below.

The purpose of the Zoning Exhibit is to identify the general geographical location of permitted land uses within the Property and any specific development regulations related thereto.

1. The approximately 3.15-acre subject property shall conform with the following restrictions:

a. Permitted Uses

The following uses shall be allowed by right:

- i. Multi-family, cottage;
- ii. Assisted living facility;
- iii. Agricultural and ranching, private or wholesale;
- iv. Amenity center, neighborhood;
- v. Civic club or fraternal organization;
- vi. College or university;
- vii. Community garden;
- viii. Country club;
- ix. Government facilities (city, excluding airport uses);
- x. Parking garage or lot, paid or private;
- xi. Recreation area, private;
- xii. Religious assembly;
- xiii. School, public, private, or parochial;
- xiv. Telecommunication structure, low rise;
- xv. Telecommunication structure, stealth;
- xvi. Wind energy conversion system (WECS).

EXHIBIT D

b. Permitted Uses with a Specific Use Permit (SUP)

The following uses shall be allowed within the subject property with an approved Specific Use Permit (SUP):

- i. Independent living;
- ii. Arts or cultural center;
- iii. Commercial entertainment, outdoor;
- iv. Utility substation;

c. Permitted Accessory Uses

- i. Accessory building, detached;
- ii. Accessory structure;
- iii. Electric vehicle charging station;
- iv. Home occupation;
- v. Swimming pool.

d. Tract 1 Space Limits

- | | | |
|---|---|--------------------|
| i. Minimum Lot Area: | - | N/A |
| ii. Minimum Lot Width: | - | 60 feet |
| iii. Minimum Lot Depth: | - | 80 feet |
| iv. Minimum Setback from Murray St. | - | 10 feet |
| v. Minimum Setback from Fitzhugh St. | - | 20 feet |
| vi. Minimum Setback from Western Boundary | - | 15 feet |
| vii. Minimum Setback from Southern Boundary | - | 20 feet |
| viii. Maximum Height: | - | 2 stories, 35 feet |
| ix. Minimum Building Separation (side to side) | - | 10 feet |
| x. Maximum Dwelling Units | - | 10 |
| xi. Maximum Dwelling Units per Building | - | 6 |
| xii. Maximum of two (2) perpendicular parking spaces per unit may be allowed adjacent to Murray Street. I f p r o v i d e d , Parking stalls shall not extend into the right-of-way of Murray Street. | | |

EXHIBIT D

e. Tract 2 Space Limits

i.	Minimum Lot Area:	-	N/A
ii.	Minimum Lot Width:	-	60 feet
iii.	Minimum Lot Depth:	-	80 feet
iv.	Minimum Setback from Murray St.	-	10 feet
v.	Minimum Setback from Fitzhugh St.	-	20 feet
vi.	Minimum Setback from Eastern Boundary	-	10 feet
vii.	Minimum Setback from Southern Boundary	-	20 feet
viii.	Maximum Height:	-	2 stories, 35 feet
ix.	Minimum Building Separation (side to side)	-	10 feet
x.	Maximum Dwelling Units	-	40
xi.	Maximum Dwelling Units per Building	-	6

f. Site and Development Standards

i.	Landscape Setback	-	10 feet
ii.	One (1) canopy tree shall be required for every 30 feet of street frontages. Trees can be moved as necessary to avoid entrances, parking, or utilities.		
iii.	Screening walls shall not be required along either Murray Street or Fitzhugh Street.		
iv.	Required Parking	-	2 spaces per dwelling unit
v.	No enclosed parking spaces required.		
vi.	Any designated on-street parallel parking spaces provided adjacent to Tracts 1 and 2 may be utilized to satisfy minimum parking requirements.		