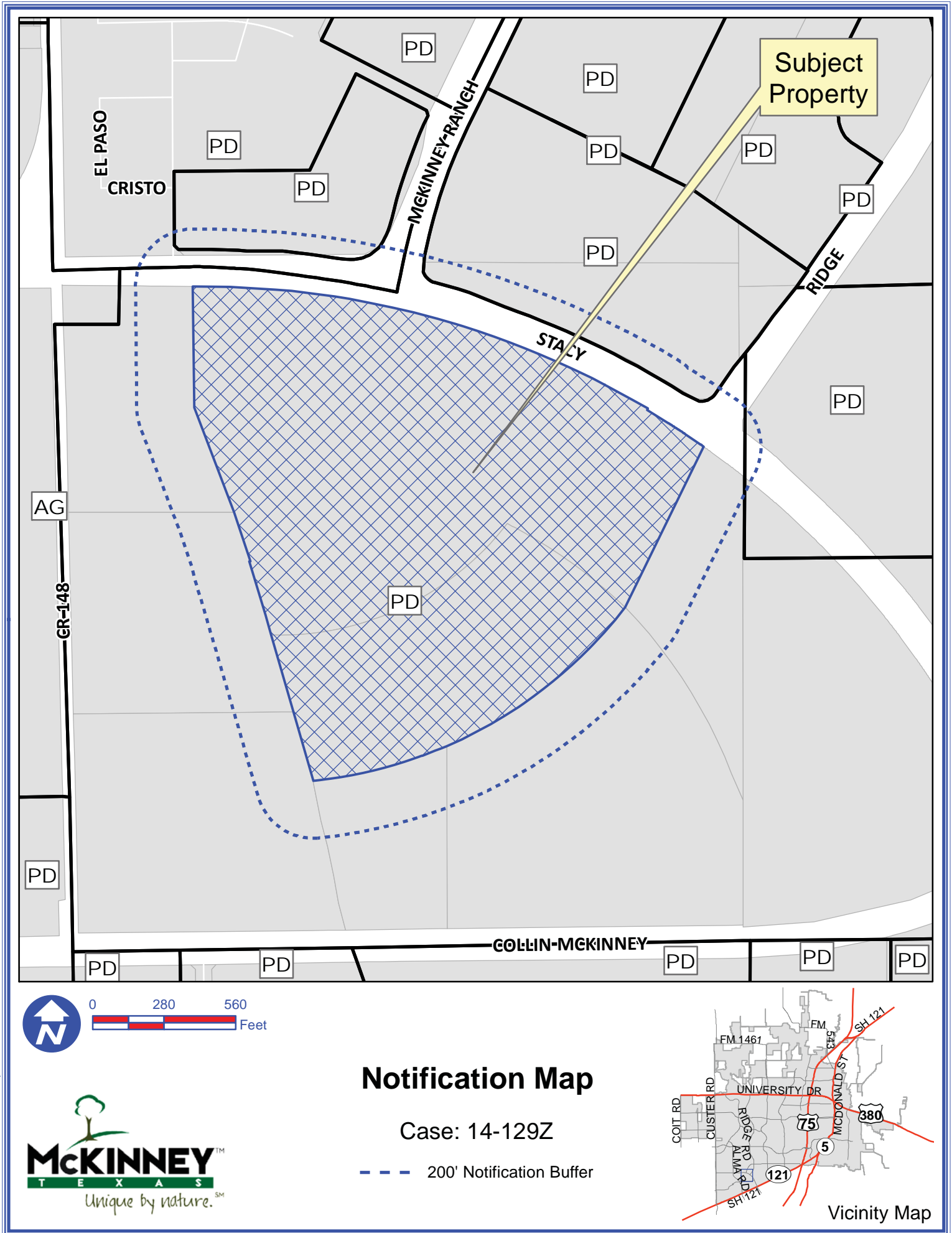


Exhibit A



Path: S:\MCKGIS\Notification\Projects\2014\14-129Z.mxd

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

FIELD NOTE DESCRIPTION

BEING all that certain lot, tract or parcel of land out of the George F. Lucas Survey, Abstract No. 540 in the City of McKinney, Texas, and being part of the 123.9424 acre property described in deed to McKinney Seven Stacy, LP, by deed recorded in Instrument No. 20060630000904980 of the Land Records of Collin County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8" iron rod found in the South right of way line of Proposed Stacy Road, North $89^{\circ} 30' 36''$ East at a distance of 515.14 feet from its intersection with the East line of County Road No. 148, said point of beginning being the Northwest corner of said 123.9424 acre tract, and the Northeast corner of a 44.5294 acre tract of land conveyed to VCIM Partners, LP, by deed recorded in Instrument No. 20060630000904990 of the Land Records of Collin County, Texas said point also being the beginning of a curve to the right having a radius of 3435.00 feet and a central angle of $35^{\circ} 30' 58''$ with a chord bearing South $72^{\circ} 43' 55''$ East at a distance of 2095.34 feet;

THENCE Southeasterly along said curve to the right and following along the proposed South right of way line of Stacy Road for an arc distance of 2129.27 feet to a 5/8" iron rod set for corner;

THENCE South $35^{\circ} 01' 18''$ West and departing the proposed South right of way line of Stacy Road for a distance of 759.20 feet to a 5/8" iron rod set for corner, said point being the beginning of a curve to the right having a radius of 1733.98 feet and a central angle of $43^{\circ} 19' 45''$ with a chord bearing South $59^{\circ} 03' 46''$ West at a distance of 1280.28 feet;

THENCE Southwesterly along said curve to the right for an arc distance of 1311.30 feet to a 5/8" iron rod set for corner in the West line of the aforementioned 123.9424 acre tract;

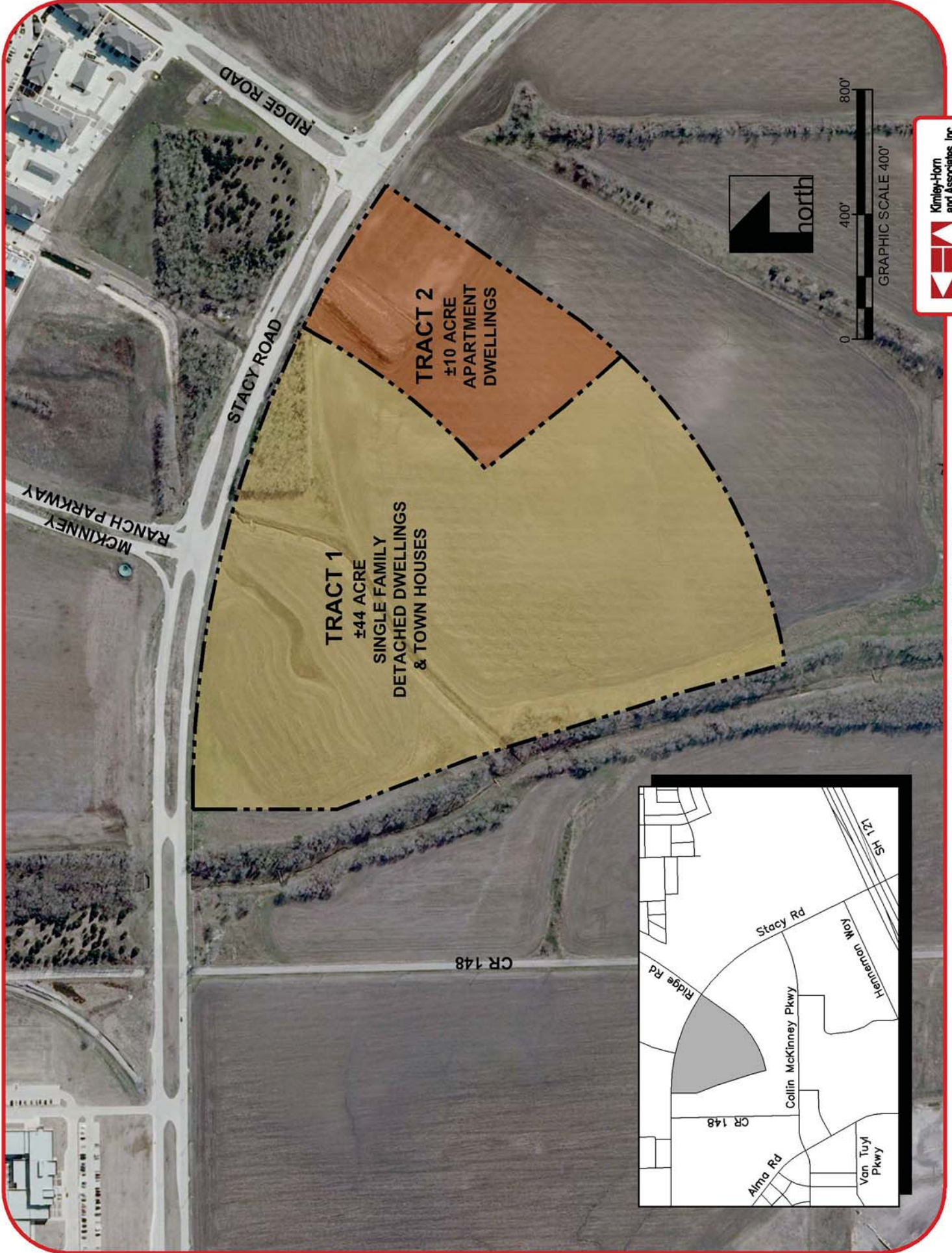
THENCE North $15^{\circ} 32' 27''$ West along the West line of said 123.9424 acre tract, same being the East line of the aforementioned 44.5294 acre tract for a distance of 352.51 feet to a 5/8" iron rod set for corner;

THENCE North $17^{\circ} 21' 22''$ West and continuing along the common line of said 123.9424 acre tract and the 44.5294 acre tract for a distance of 702.04 feet to a 5/8" iron rod set for corner;

THENCE North $20^{\circ} 49' 06''$ West and continuing along the common line of said 123.9424 acre tract and the 44.5294 acre tract for a distance of 459.21 feet to a 5/8" iron rod set for corner;

THENCE North and continuing along the common line of said 123.9424 acre tract and the 44.5294 acre tract for a distance of 462.98 feet to the POINT OF BEGINNING AND CONTAINING 54.5816 ACRES OF LAND, more or less.

Exhibit C



ZONING EXHIBIT

RECEIVED
By Planning Department at 9:33 am, May 26, 2014

Exhibit D

Development Regulations

1. Tract 1 of the subject property, shown on Exhibit “C”, shall develop for either single family detached residential uses or single family attached (townhome) residential uses. For single family detached residential uses, the subject property shall develop in accordance with the *Area and bulk regulations* for Single Family Detached, Standard Lot or Small Lot of the REC Neighborhood Zone. For single family attached (townhome) residential uses, the subject property shall develop in accordance with the *Area and bulk regulations* for Townhouse (rowhouse) dwellings of the REC Neighborhood Zone.
2. Tract 2 of the subject property, shown on Exhibit “C”, shall develop in accordance with the *Area and bulk regulations* for Apartment Dwellings of the REC Neighborhood Zone, except as follows:
 - a. There shall be no maximum building length.
 - b. Buildings shall not be required to consist of a minimum 35% windows, doors, or other openings on the first floor façade.
3. The following architectural and site standards shall apply to all single family detached residential units constructed on Tract 1:
 - a. The following exterior finishing materials shall be required:
 - i. Front Elevation: 100% of this elevation, save and except second story walls that are not a vertical continuation of a first story wall, shall be finished with masonry materials including, but not limited to, brick, stone, synthetic stone or stucco. Second story walls that are not a vertical continuation of a first story wall may be finished in wood lap siding, vinyl siding, cast concrete modular siding, or EIFS, as an alternative to masonry materials. Sheet siding fabricated to look like wood lap siding is prohibited.
 - ii. Side Elevation: 75% of this elevation, save and except second story walls that are not a vertical continuation of a first story wall, shall be finished with masonry materials including, but not limited to, brick, stone, synthetic stone or stucco. The remaining 25%, including all second story walls that are not a vertical continuation of a first story wall, may be finished in wood lap siding, vinyl siding, cast concrete modular siding, or EIFS, as an alternative to masonry materials. Sheet siding fabricated to look like wood lap siding is prohibited.
 - iii. Rear Elevation: 50% of this elevation, save and except second story walls that are not a vertical continuation of a first story wall, shall be finished with masonry materials including, but not limited to, brick, stone, synthetic stone or stucco. The remaining 50%, including all second story walls that are not a vertical continuation of a first story wall, may be finished in wood lap siding, vinyl siding, cast concrete modular siding, or EIFS, as an alternative to masonry materials. Sheet siding fabricated to look like wood lap siding is prohibited.
 - iv. Calculation of Percentages: The percentages set forth above shall be calculated exclusive of doors and windows.
 - b. All residential units shall be required to provide at least three of the following architectural elements:
 - i. 100% of each wall is finished with a masonry material.

Exhibit D

- ii. The front façade contains two types of complementary masonry finishing materials with each of the materials being used on at least 25% of the front façade.
- iii. A minimum of 10% of the unit's front façade features patterned brickwork, excluding soldier or sailor brickwork provided in association with a door or window.
- iv. The unit only features one-car garage doors that have a carriage-style design. The doors typically feature vertical slats, high windows, antiqued hardware, and additional detailing to give the appearance of swinging or sliding doors.
- v. The unit's chimney is finished on all sides with 100% masonry finishing materials.
- vi. A minimum of three offsets in the front façade measuring at least two feet deep are provided or a minimum of one offset in the front façade measuring at least five feet is provided.
- vii. The unit features an articulated front entrance through the use of lintels, pediments, keystones, pilasters, arches, columns, or other similar architectural elements.
- viii. A covered back porch which is at least 200 square feet in area is provided.
- ix. At least one dormer is provided for each roof plane over 500 square feet in area that faces a public street. The dormer must be appropriately scaled for the roof plan and shall not be wider than the windows on the building elevation below.
- x. All windows facing a street feature shutters. The shutters provided must be operational or appear operational and must be in scale with the corresponding window.
- xi. All ground level mechanical, heating, ventilation, and air conditioning equipment have an opaque screening device that is at least six feet tall.