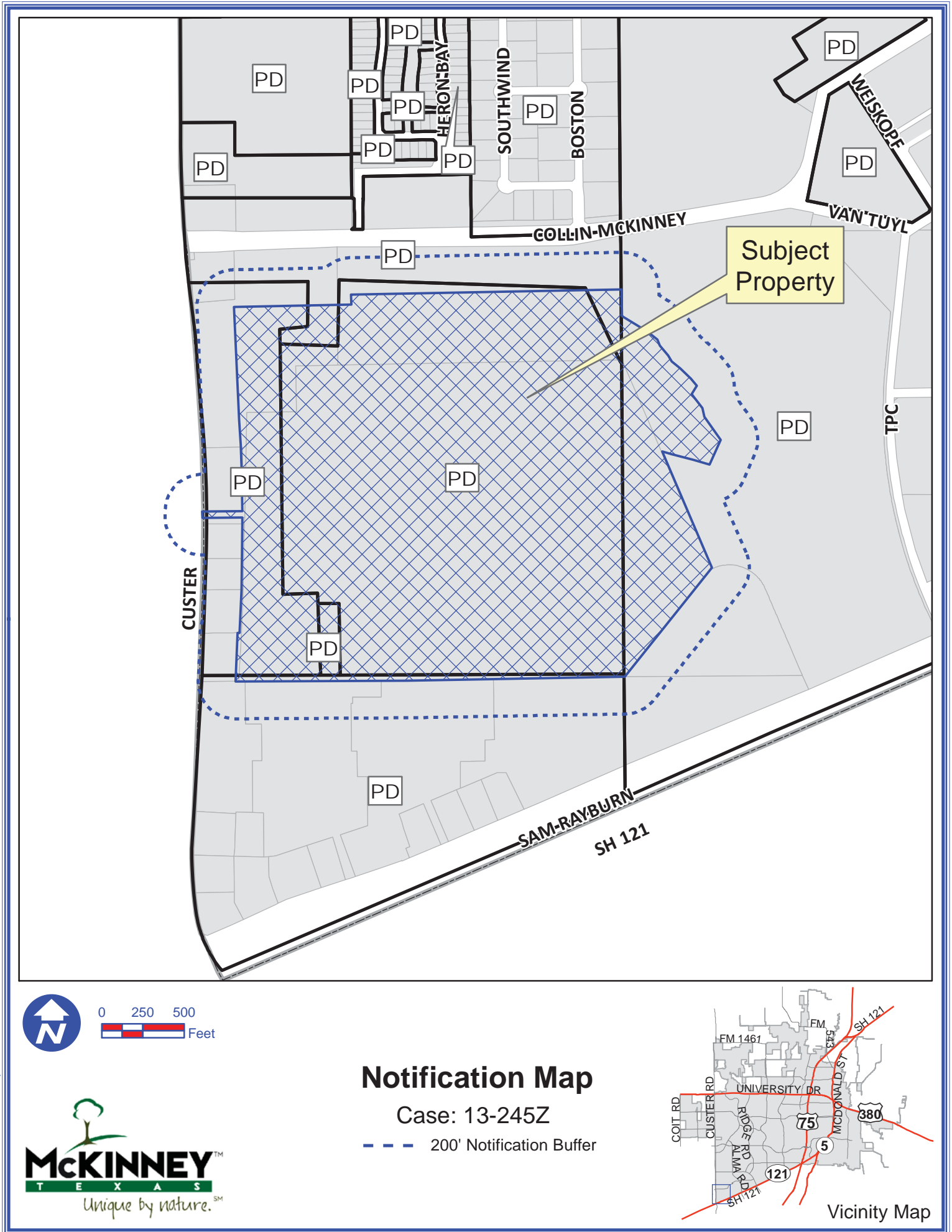


# Exhibit A



Path: S:\MCKGIS\Notification\Projects\2013\13-245Z.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

### ZONING TRACT

BEING a 142.042 acre tract of land situated in the Elias Alexander Survey, Abstract 18 and the John Driggers Survey, Abstract Number 274, in the City of McKinney, Collin County, Texas and part of a 52.163 acre tract of land conveyed to VCIM PARTNERS, L.P. according to the deed recorded in cc# 20060620000843310 of the Official Public Records, Collin County, Texas and being a portion of a 185.284 acre tract of land conveyed to McKinney Seven 185, L.P. according to the deed recorded in Volume 5911, Page 5174 of the Deed Records of Collin County, Texas and being part of Lot 4, Block A of the TPC at Craig Ranch, an addition to the City of McKinney according to the plat recorded in Cabinet P, Page 264 of the Plat Records of Collin County, Texas (PRCCT) and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod set for the northwest corner of said Lot 4 and being the northeast corner of said 185.284 acre tract of land and also being the northeast corner of said 52.163 acre tract of land and being located in the south line of Collin-McKinney Parkway (variable width);

THENCE departing the southerly right-of-way line of said Collin-McKinney Parkway and following the westerly line of said Lot 4, Block A SOUTH 00°52'05" EAST a distance of 334.04 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING of the herein described tract of land;

THENCE continuing westerly line of said Lot 4, SOUTH 00°52'05" EAST a distance of 161.51 feet to a 5/8 inch iron rod set for corner;

THENCE departing the west line of said Lot 4, SOUTH 58°33'51" EAST a distance of 180.99 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 50°23'35" EAST a distance of 76.88 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 24°12'38" EAST a distance of 37.63 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 39°52'24" EAST a distance of 78.15 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 29°43'14" EAST a distance of 41.84 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 52°11'35" EAST a distance of 66.55 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 45°02'28" EAST a distance of 91.30 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 40°31'58" EAST a distance of 56.43 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 33°34'19" WEST a distance of 59.98 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 38°11'05" EAST a distance of 107.43 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 12°30'55" EAST a distance of 53.57 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 35°05'42" EAST a distance of 171.00 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 23°30'31" WEST a distance of 165.42 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 73°50'59" WEST a distance of 104.23 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 74°52'36" WEST a distance of 134.88 feet to a 5/8 inch iron rod set for corner;

## Exhibit B

THENCE NORTH 74°15'18" WEST a distance of 60.08 feet to a 5/8 inch iron rod set in the west line of said Lot 4 and the east line of said 185.284 acre tract of land;

THENCE continuing with the west line of said Lot 4, SOUTH 23°13'47" EAST a distance of 766.78 feet to a 5/8 inch iron rod set for corner;

THENCE departing the west line of said Lot 4, SOUTH 38°42'05" WEST a distance of 846.78 feet to a 5/8 inch iron rod found for the northeast corner of McKinney Towne Crossing Addition according to the plat recorded in Cabinet 2006, Page 191 of the Plat Records of Collin County, Texas;

THENCE along the north line of said McKinney Towne Crossing Addition, SOUTH 88°59'05" WEST a distance of 1,320.00 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with said north line, SOUTH 89°40'33" WEST a distance of 1,036.48 feet to an "x" in concrete set for the southeast corner of LOT 1, BLOCK A of QT914 ADDITION according to the plat recorded in Cabinet 2007, Page 325 (PRCCT);

THENCE departing said north line, NORTH 02°19'01" EAST a distance of 294.97 feet to a 5/8 inch iron rod set for the northeast corner of said OT914 Addition;

THENCE NORTH 88°58'22" EAST a distance of 13.36 feet to a 5/8 inch iron rod set for the southeast corner of WAVE WASH ADDITION according to the plat recorded in Cabinet 2007, Page 300 (PRCCT);

THENCE NORTH 02°11'50" EAST a distance of 261.84 to a 5/8 inch iron rod set for the northeast corner of WAVE WASH ADDITION according to the plat recorded in Cabinet 2007, Page 300 (PRCCT) and being the southeast corner of SONIC-NTB ADDITION according to the plat recorded in Cabinet 2010, Page 289 (PRCCT) and being the southerly southeast corner of said 52.163 acre tract of land;

THENCE NORTH 00°43'44" EAST a distance of 396.97 feet to a 5/8 inch iron rod set for the northeast corner of said SONIC-NTB Addition and being the south line of Ridge Creek Drive (40' wide at this time);

THENCE NORTH 00°19'23" WEST a distance of 40.00 feet to an "x" in concrete set for corner;

THENCE SOUTH 89°34'39" WEST a distance of 243.00 feet to an "x" in concrete set for corner and being located in the east line of Custer Road (F.M. 2478) (120' wide) and being in a curve to the left having a radius of 11,519.19 feet and a chord bearing of North 00°31'19" West;

THENCE along said east line with said curve to the left through a central angle of 00°11'56" for an arc length of 40.00 feet to a 5/8 inch iron rod set for the southwest corner of 2.219 acre tract of land to Custer Development, L.P. recorded in cc# 20070206000176500 (DRCCT);

THENCE departing the east line of said Custer Road, NORTH 89°34'40" EAST a distance of 243.00 feet to a 5/8 inch iron rod set for the southeast corner of said 2.219 acre tract of land and being the beginning of a non-tangent curve to the left having a radius of 11,762.19 feet and a chord bearing of North 01°35'50" West;

THENCE along said non-tangent curve to the left through a central angle of 01°57'36" for an arc length of 402.37 feet to a 5/8 inch iron rod set for the northeast corner of said 2.219 acre tract of land and being the beginning of a curve to the left having a radius of 11,762.19 feet and a chord bearing of North 02°56'07" West;

THENCE along said curve to the left through a central angle of 00°42'57" for an arc length of 146.96 feet to a 5/8 inch iron rod set for corner;

## Exhibit B

THENCE NORTH 02°39'17" WEST a distance of 689.08 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 88°52'03" EAST a distance of 710.09 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 01°07'57" WEST a distance of 59.00 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 88°52'03" EAST a distance of 1,640.48 feet to the POINT OF BEGINNING;

CONTAINING 142.042 acres or 6,187,339 square feet of land, more or less.

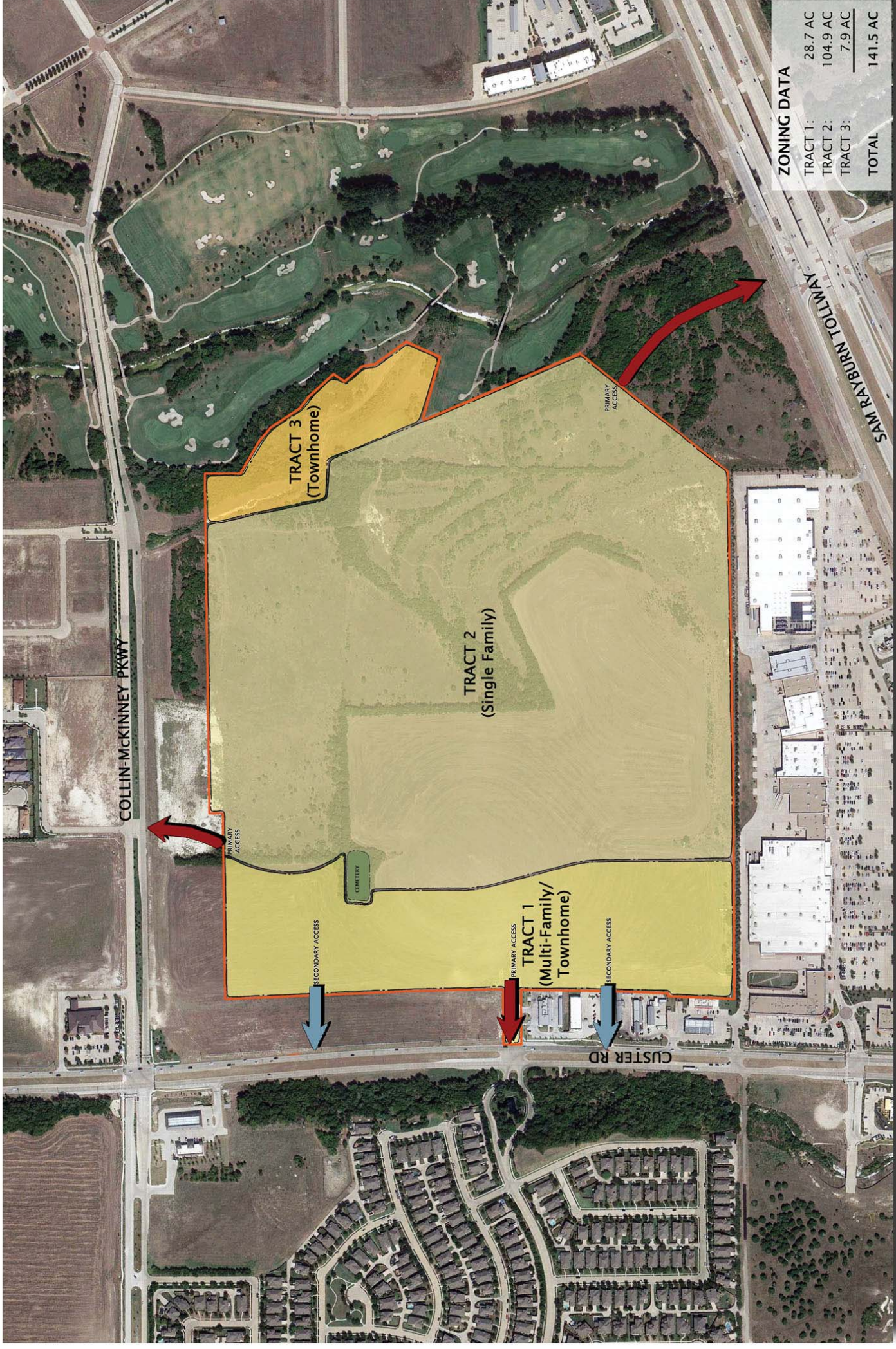
# Exhibit C

## Proposed Development Standards

1. Tract 1 of the subject property, shown on Exhibit C, shall develop in accordance with the *Area and bulk regulations* for apartment dwellings or townhouse (rowhouse) dwellings of the REC Neighborhood Zone, except as follows:
  - a. Apartment dwellings shall not be required to have a non-residential use on the first floor.
2. Tract 2 of the subject property, shown on Exhibit C, shall develop in accordance with the *Area and bulk regulations* for Single Family Detached lots of the REC Neighborhood Zone, except as follows:
  - a. No dwelling shall be required to have a finished floor elevation higher than the finished surface grade of the lot at the front door;
  - b. Attached garages on single family detached dwellings accessed by driveways from the front of the house with garage doors facing the street shall be set back no less than five (5) feet from the front façade of the house;
  - c. Front porches on residential dwellings shall not be required;
  - d. There shall be no limitation on articulations or roof styles on front facades of residential buildings;
  - e. Side yard at corner setbacks for all Single Family Detached, Standard and Small Lots, shall be no closer to the street than the front build-to-line;
  - f. The minimum side yard setback for all Single Family Detached, Standard and Small Lots, shall be five (5) feet; provided that a zero (0) to two (2) foot side yard on one side may be permitted as long as a minimum of ten (10) feet of separation is provided between buildings;
3. Tract 3 of the subject property, shown on Exhibit C, shall develop in accordance with the *Area and bulk regulations* for Townhouse (rowhouse) dwellings of the REC Neighborhood Zone.
4. Block lengths for single family residential lots backing onto commercially-zoned properties may extend up to 1,250 feet; block lengths for all other single family residential lots may extend up to 750 feet (cul-de-sacs shall not be longer than 600 feet) provided that each block in excess of 600 feet contains one or more walking paths (minimum six (6) feet wide) connecting parallel streets. Said pedestrian path must be located no closer than 200 feet from the edge of each block.
5. Alley access for rear yard or courtyard parking shall be required on each lot less than 50 feet wide except where (a) the lot backs onto (i) a usable open space of 0.5 acres or more, (ii) a commercial use or (iii) a single family residence with front entry garages, and (b) there is no garage facing the street on the opposing lot.
6. There shall be no maximum lot area for single family residential lots.
7. Cul-de-sacs shall be allowed on the subject property.
8. A diversity of housing types shall be provided on the subject property by having at least five percent (5%) of three of the following categories:
  - a. Single family detached dwellings on large lots;
  - b. Single family detached dwellings on standard lots;
  - c. Single family detached dwellings on small lots;
  - d. Town/row houses; or
  - e. Multi-family apartment buildings
9. A minimum of nine (9) acres of internal open space shall be provided on the subject property. Open spaces counting towards this requirement shall be a minimum of one half (0.5) acre, and have street frontage on a minimum of two sides.



# Exhibit D



## ZONING EXHIBIT

SOUTHERN HILLS at CRAIG RANCH MCKINNEY, TEXAS

ENGINEERING, PLANNING AND LANDSCAPE ARCHITECTURE  
FOR REAL ESTATE DEVELOPMENT

16001 QUORUM DR. SUITE 200 B  
ADDISON, TX 75001



NOV 25, 2013  
SRK001

