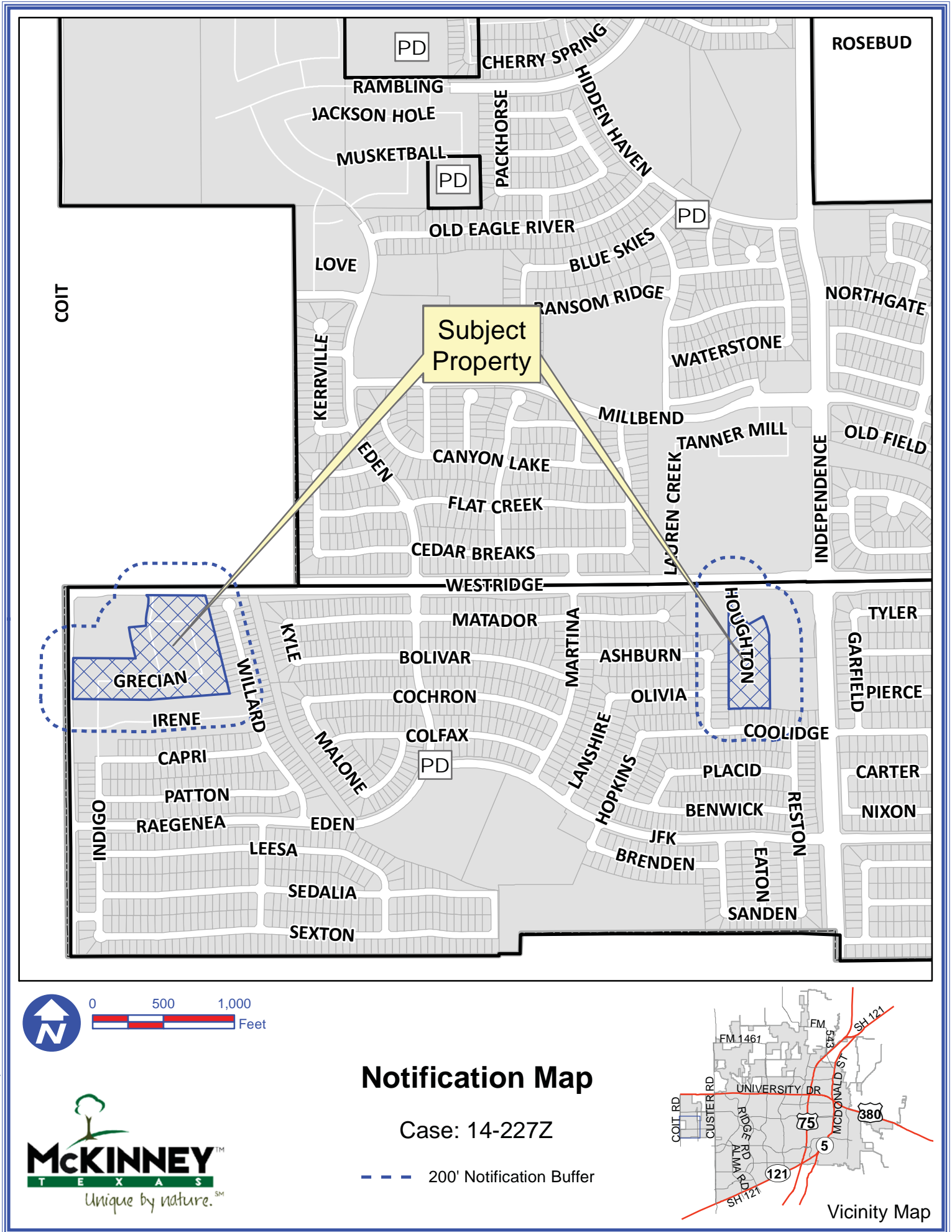


Exhibit A



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

LEGAL DESCRIPTION (The Heights at Westridge Phase VII)

BEING a tract of land situated in the John Cox Survey, Abstract No. 160, in the City of McKinney, Collin County, Texas, being part of Parcels 1201-1209, 1216, & 1217, an addition to the City of McKinney as recorded in Cabinet O, Pages 269 & 270 in the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northwest corner of The Heights at Westridge Phase III, an addition to the City of McKinney, as recorded in Volume 2007, Pages 554 & 555, in said Plat Records, same being in the south line of Westridge Boulevard, an addition to the City of McKinney, as recorded in Doc. No. 2014-13, in said Plat Records;

THENCE, South $13^{\circ}24'24''$ East, with the west line of said The Heights at Westridge Phase III, for a distance of 713.81 feet to a 1/2 inch iron rod found;

THENCE, North $76^{\circ}35'36''$ East, with the west line of said The Heights at Westridge Phase III, for a distance of 120.00 feet to 1/2 inch iron rod found;

THENCE, South $13^{\circ}24'24''$ East, with the west line of said The Heights at Westridge Phase III, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", for a distance of 289.82 feet to a point at the point of curvature of a curve to the left having a radius of 550.00 feet, a tangent of 3.45 feet and a central angle of $00^{\circ}43'07''$;

THENCE, with said west line and with said curve for an arc distance of 6.90 feet (Chord Bearing South $13^{\circ}45'58''$ East - 6.90 feet), to a 1/2 inch iron rod set at the northeast corner of The Heights at Westridge Phase VI, an addition to the City of McKinney, as described in Volume 2013, Pages 408-409 in the Plat Records of Collin County, Texas, being on a curve to the right having a radius of 540.00 feet, a tangent of 57.01 feet and a central angle of $12^{\circ}03'15''$;

THENCE, departing said west line and along the north line of said The Heights at Westridge Phase VI and with said curve to the right for an arc distance of 113.61 feet, (Chord Bearing South $80^{\circ}24'06''$ West - 113.40 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, South $86^{\circ}25'44''$ West, continuing along said north line, for a distance of 611.64 feet to the point of curvature of a curve to the right having a radius of 585.00 feet, a tangent of 20.38 feet and a central angle of $03^{\circ}59'27''$;

THENCE, continuing along said north line and with said curve for an arc distance of 40.75 feet, (Chord Bearing South $88^{\circ}25'27''$ West - 40.74 feet), to a 1/2 inch iron rod set at the point of tangency of said curve;

THENCE, North $89^{\circ}34'49''$ West, continuing along said north line, for a distance of 218.00 feet, to a 1/2 inch iron rod set;

Exhibit B

THENCE, South 00°25'11" West, continuing along said north line, for a distance of 115.00 feet, to a 1/2 inch iron rod set;

THENCE, North 89°34'49" West, continuing along said north line, for a distance of 164.18 feet, to a 1/2 inch iron rod set;

THENCE, South 00°01'57" East, continuing along said north line, for a distance of 49.96 feet, to a 1/2 inch iron rod set;

THENCE, South 89°58'03" West, continuing along said north line, for a distance of 140.00 feet, to a 1/2 inch iron rod found at the northwest corner of said The Heights at Westridge Phase VI being in the west line of said Parcels 1201-1209, 1216 & 1217 and being in the east line of Coit Road, an addition to City of McKinney, as described in Doc. No. 2013-180, in said Plat Records;

THENCE, North 00°01'57" West, with said east and west lines, for a distance of 736.08 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89°34'49" East, departing said lines, for a distance of 444.59 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 13°24'24" West, for a distance of 153.67 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the point of curvature of a curve to the right, having a radius of 470.00 feet, a central angle of 08°29'47", and a tangent of 34.91 feet;

THENCE, along said curve to the right for an arc distance of 69.70 feet (Chord Bearing North 09°09'31" West – 69.63 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 85°05'23" East, for a distance of 120.00 feet, to a 1/2 inch rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the right, having a radius of 350.00 feet, a central angle of 17°57'14", and a tangent of 55.29 feet;

THENCE, along said curve to the right for an arc distance of 109.67 feet (Chord Bearing North 04°04'00" East – 109.23 feet), to a 1/2 inch iron set with a yellow cap stamped "Corwin Eng. Inc." at the point of reverse curvature of a curve to the left, having a radius of 370.00 feet, a central angle of 12°48'05", and a tangent of 41.51 feet;

THENCE, along said curve to the left for an arc distance of 82.67 feet (Chord Bearing North 06°38'35" East – 82.50 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the point of tangency;

THENCE, North 00°14'32" East, for a distance of 10.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

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THENCE, North 44°45'28" West, for a distance of 21.21 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." in the south line of said Westridge Boulevard;

THENCE, South 89°45'28" East, along said north line, for a distance of 415.49 feet to the POINT OF BEGINNING and containing 21.275 acres of land.

Exhibit B

LEGAL DESCRIPTION – HEIGHTS AT WESTRIDGE PHASE VIII

WHEREAS, CUSTER WEST PARTNERS IV, L.P., is the owner of a tract of land situated in the Andrew S. Young Survey, Abstract No. 1037, in the City of McKinney, Collin County, Texas and being all of Lot Block A Lot 1 out of The Heights at Westridge Planning Area 12, Parcel 1209, Lots 1-3, Block A, an addition to the City of McKinney as recorded in Doc. No. 2013-79 in the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the most northwest corner of said Lot 1 being in the south line of Westridge Boulevard (120' R.O.W.);

THENCE, North 89°52'40" East, along the north line of said Lot 1 and the south line of said Westridge Boulevard, for a distance of 60.00 feet, to a 1/2 inch iron rod found being the northeast corner of Lot 1;

THENCE, South 00°07'20" East, departing the south line of said Westridge Boulevard and along the east line of said Lot 1, for a distance of 46.69 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the left, having a radius of 220.00 feet, a central angle of 40°18'37", and a tangent of 80.75 feet;

THENCE, continuing along said east line and with said curve to the left for an arc distance of 154.78 feet (Chord Bearing South 20°16'38" East - 151.61 feet), to a 1/2 inch iron rod set at the point of reverse curvature of a curve to the right, having a radius of 250.00 feet, a central angle of 12°45'34", and a tangent of 27.95 feet);

THENCE, continuing along said east line and with said curve to the right for an arc distance of 55.67 feet (Chord Bearing South 34°03'10" East - 55.56 feet), to a 1/2 inch iron rod set;

THENCE, North 60°44'29" East, continuing along said east line, for a distance of 120.03 feet, to a 1/2 inch iron rod set on a curve to the right, having a radius of 370.00 feet, a central angle of 33°23'44" , and a tangent of 110.99 feet;

THENCE, continuing along said east line and with said curve to the right for an arc distance of 215.66 feet (Chord Bearing South 11°29'23" East - 212.62 feet), to a 1/2 inch iron rod set;

THENCE, South 00°07'20" East, continuing along said east line, for a distance of 455.80 feet, to a 1/2 inch iron rod set at the southeast corner of said Lot 1, being in the north line of The Heights of Westridge Phase I, an addition to the City of McKinney, as described in Volume P, Pages 891-892 in said Plat Records, being on a curve to the left, having a radius of 1891.00 feet, a central angle of 05°39'01", and a tangent of 93.32 feet;

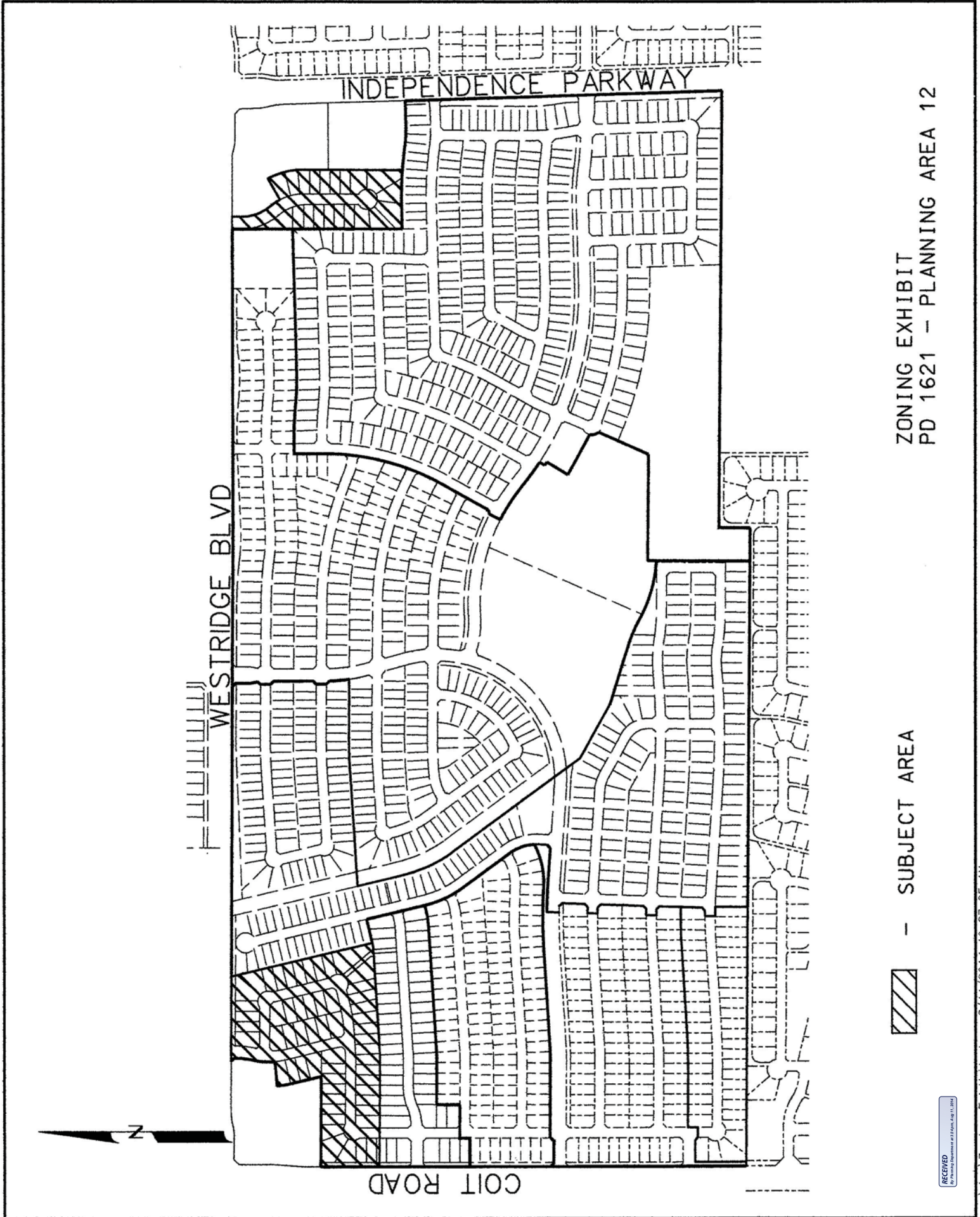
Exhibit B

THENCE, continuing the north line of said The Heights at Westridge Phase I and being the south line of said Lot 1 with said curve to the left for an arc distance of 186.48 feet (Chord Bearing North $88^{\circ}47'34''$ West - 186.41 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South $88^{\circ}22'55''$ West, continuing along said north and south lines, for a distance of 103.68 feet, to a 1/2 inch iron rod found at the southwest corner of said Lot 1, also being an interior ell corner of said The heights of Westridge Phase I;

THENCE, North $00^{\circ}07'20''$ West, along the west line of said Lot 1 and an east line of said The Heights at Westridge Phase I, at 541.68 feet passing a 1/2 inch iron rod found at the most northerly northeast corner of said The Heights at Westridge Phase I same being the southeast corner of Lot 73 Block A out of The Heights at Westridge Phase II, for a total distance of 839.30 feet, to the POINT OF BEGINNING and containing 4.538 acres of land.

Exhibit C



ZONING EXHIBIT
PD 1621 - PLANNING AREA 12

▨ - SUBJECT AREA

RECEIVED
By Planning Department on 8/11/2014

Exhibit D

PLANNED DEVELOPMENT NO 2001-08-087

PROPOSED PD AMENDMENT

A. ARCHITECTURAL AND SITE STANDARDS

1. The following architectural and site standards shall apply to all residential units:
 - 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; however, no more than 50 percent of this elevation shall be finished with stucco.
 - ii. Side Elevation: 75% of this elevation, shall be finished with masonry materials including, but not limited to, brick, stone, synthetic stone, or stucco; however, no more than 50 percent of this elevation shall be finished with stucco. The remaining 25%, 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, shall be finished with masonry materials including, but not limited to, brick, stone, synthetic stone, or stucco; however, no more than 50 percent of this elevation shall be finished with stucco. The remaining 50%, may be finished in wood lap siding, vinyl siding, cast concrete modular siding, stucco, 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 windows, doors, and/or dormers.
 - b. All residential units shall be required to provide at least three of the following architectural elements. Masonry materials shall be defined as brick, stone, cementitious siding or stucco.
 - 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 on-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 100 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.