

ORDINANCE NO. 2015-02-007

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 8.57 ACRE PROPERTY, LOCATED ON THE NORTHWEST CORNER OF MEYER WAY AND COLLIN MCKINNEY PARKWAY, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT AND "REC" – REGIONAL EMPLOYMENT CENTER OVERLAY DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT AND "REC" – REGIONAL EMPLOYMENT CENTER OVERLAY DISTRICT, GENERALLY TO MODIFY THE DEVELOPMENT STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

WHEREAS, the City of McKinney has considered the rezoning of an approximately 8.57 acre property, located on the northwest corner of Meyer Way and Collin McKinney Parkway, which is more fully depicted on Exhibits "A", "B", "C" and "H", attached hereto, from "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District to "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District, generally to modify the development standards; and,

WHEREAS, after due notice of the requested rezoning as required by law, and the required public hearings held before the Planning and Zoning Commission and the City Council of the City of McKinney, Texas, the City Council is of the opinion that the change in zoning district should be made.

NOW THEREFORE BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS:

Section 1. The zoning map is hereby amended so that an approximately 8.57 acre property, located on the northwest corner of Meyer Way and Collin McKinney Parkway, which is more fully depicted on Exhibits "A", "B", "C" and "H", attached hereto, is rezoned from "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District to "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District, generally to modify the development standards.

Section 2. The subject property shall develop in accordance with the "PD" – Planned Development District, and as amended, except as follows:

1. The subject property shall develop in accordance with the attached Regulating Plan – Exhibit "B".
2. The subject property shall generally develop in accordance with the attached Concept Plan – Exhibit "C".
3. The subject property shall develop in accordance with the attached Development Regulations – Exhibit "D".

Section 3. If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.

Section 4. It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by

this Ordinance, and upon conviction therefore, shall be fined any sum not exceeding \$2,000.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.

Section 5. That no developer or property owner shall acquire any vested interest in this Ordinance or specific regulations contained herein. The ordinance, and the subsequent site plans (if any) and regulations may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.

Section 6. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.


DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THE 17th DAY OF FEBRUARY, 2015.

CITY OF MCKINNEY, TEXAS



BRIAN LOUGHMILLER
Mayor


CORRECTLY ENROLLED:



SANDY HART, TRMC, MMC
City Secretary
DENISE VICE, TRMC
Assistant City Secretary

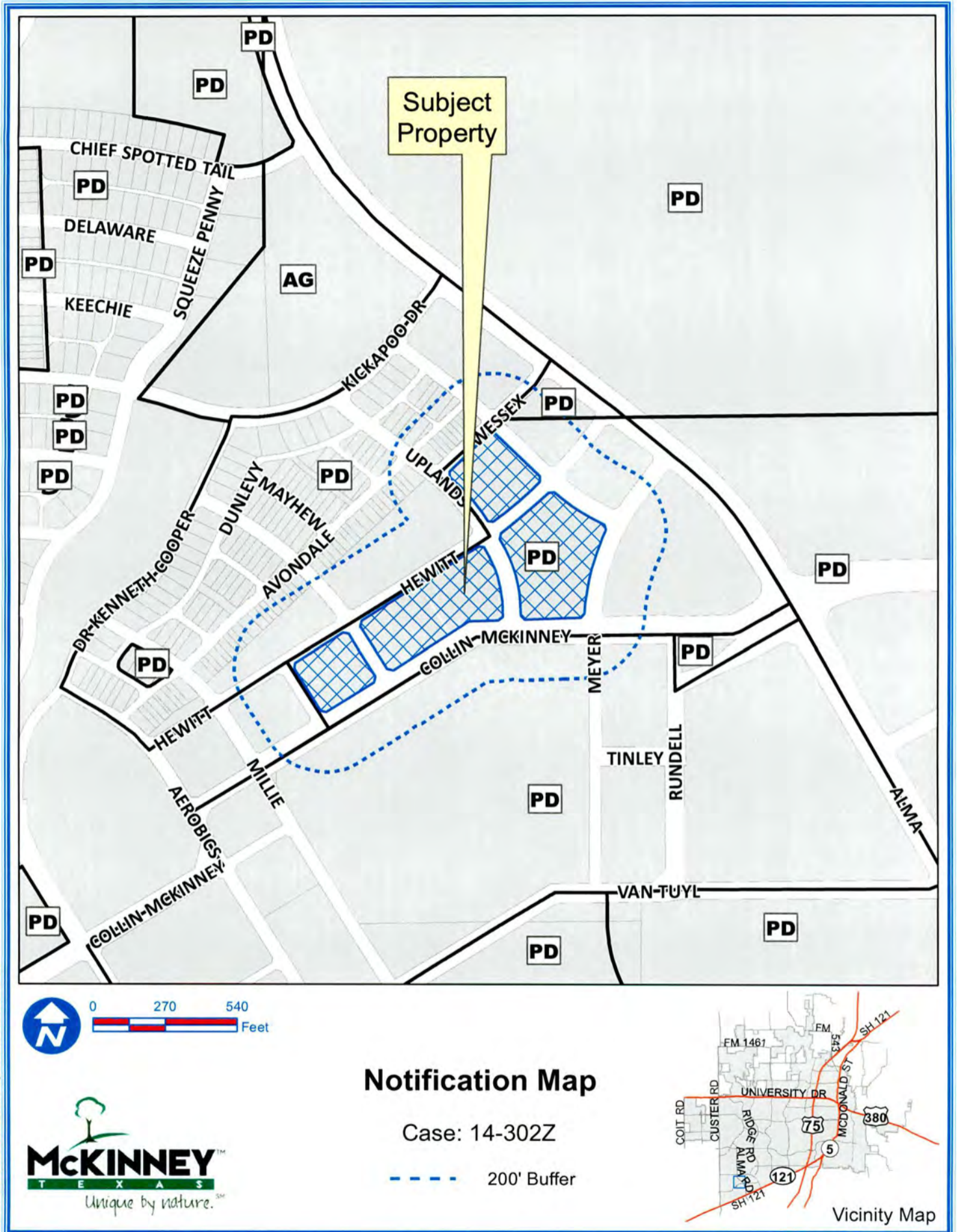
DATE: February 17, 2015

APPROVED AS TO FORM:



MARK S. HOUSER
City Attorney

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.

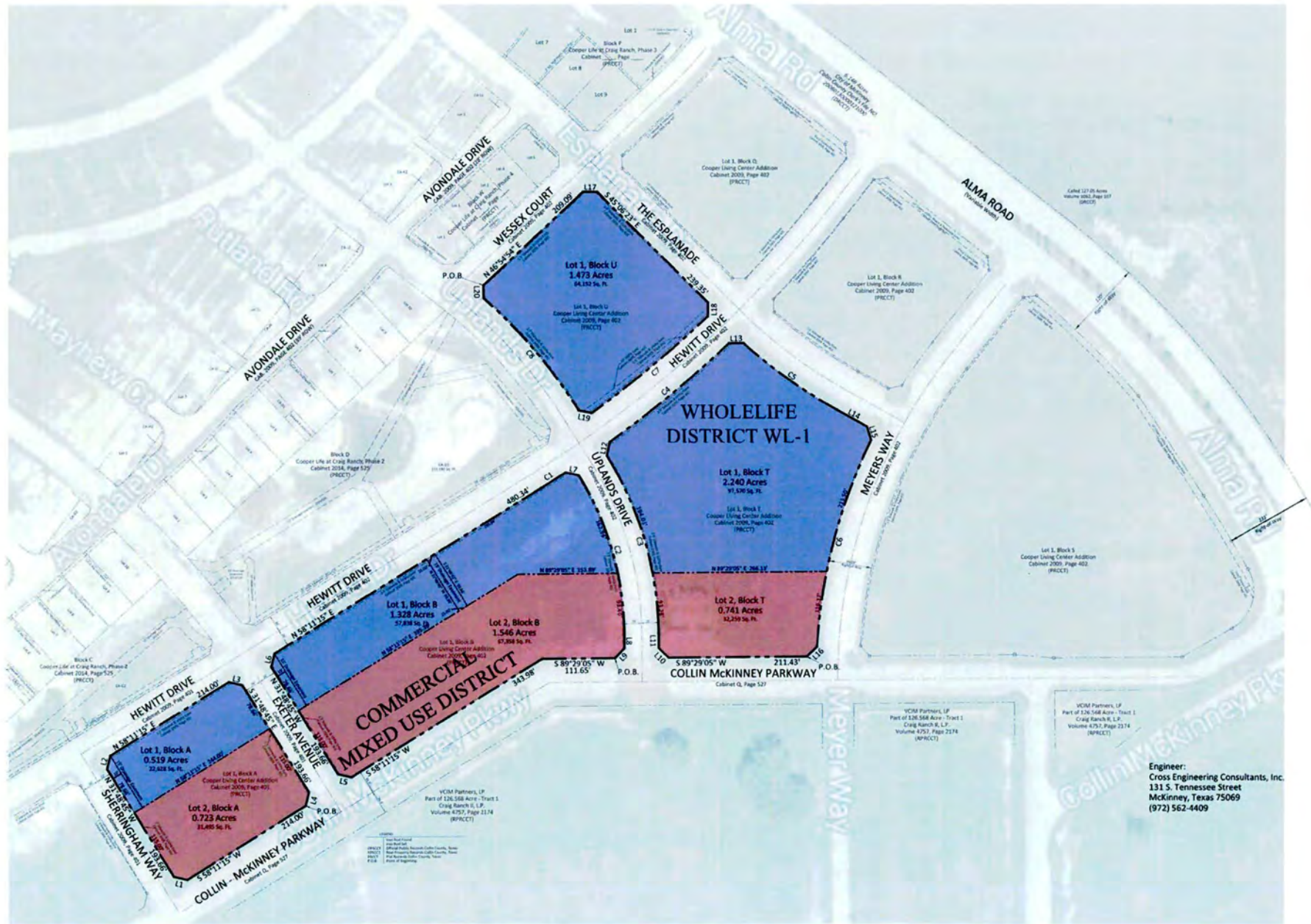


Exhibit B

WHOLELIFE AT CRAIG RANCH

REGULATING PLAN

JANUARY 6, 2015

SCHAUMBURG
ARCHITECTS

817 W DAGGETT AVE., FORT WORTH, TX 76104
TEL. (817) 336-7077 FAX (817) 336-7776

Engineer:
Cross Engineering Consultants, Inc.
131 S. Tennessee Street
McKinney, Texas 75069
(972) 562-4409

Exhibit D

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

The subject property shall be zoned "PD" – Planned Development District and shall be exempt from the requirements of the "REC" – Regional Employment Center Overlay District. Use and development of the subject property shall conform to the regulations contained herein (the "Regulations").

1. Character Districts. The subject property shall be split into two character districts. These character districts and their geographic limits are illustrated on Exhibit B - Regulating Plan, attached hereto. The character districts are:
 - a. Whole Life One District (WL-1)
 - b. Commercial - Mixed Use District (CMU)
2. Overarching Design Guidelines:
 - a. Architectural design, parking, landscaping, loading and screening shall adhere to the requirements outlined within the City of McKinney Comprehensive Zoning Ordinance, as amended from time to time, except as indicated herein.
 - b. *Landscaping*.
 - i. One canopy tree shall be installed every 30 linear feet along all public streets, private streets, and Fire Lanes A and B. These trees may be clustered in special cases to facilitate a creative design or to implement sight visibility requirements.
 - ii. Landscaping for the Whole Life One (WL-1) District shall generally develop in accordance with Exhibit F – Landscape Plan.
 - c. *Sidewalks*.
 - i. 10' wide sidewalks shall be provided along Collin McKinney Parkway. All other streets and fire lane easements as depicted on Exhibit E – Site Layout shall feature sidewalks with a minimum of 6' in width.
 - d. *Urban Design Requirements*.
 - i. All development shall conform to the following:
 1. All building entrances must be articulated through the use of architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, stoops, overhangs, railings, balustrades, and others as appropriate.
 2. Site design shall accommodate direct access into buildings from the public sidewalk.
 3. Sites shall be designed with a continuous pedestrian system throughout both character districts.
 4. Light standards shall be placed along both sides of all public streets, private streets, and Fire Lanes A and B, spaced 60 feet on center.
 5. Blank, windowless walls that exceed 20 horizontal feet in length and are oriented toward a public or private right-of-way shall be prohibited.

Exhibit D, con't.

6. First floor non-residential uses constructed along Collin McKinney Parkway shall feature large, storefront window panes with no more than 42 inches of base plate material. Where buildings are situated at the intersection of Collin McKinney Parkway and another public street, private street, or Fire Lanes A and B, the secondary frontage shall have consistent storefront window panes for a minimum of 15 feet in length along the first floor frontage.
7. The architectural treatment and design of a building's front façade shall be continued around all sides that are visible from the public right-of-way.
8. Multi-family residential developments shall not be required to provide a six-foot tall screening wall along the side and rear property lines.

e. *Parking Provisions.*

1. All off-street parking (except parallel spaces along Fire Lanes A and B) must be screened from view of the right-of-way by a building, a minimum 6' tall screening device as provided in Section 146-132 Fences, walls, and screening of the Zoning Ordinance, a 6' tall living screen, or a combination thereof.
2. Tuck-under parking areas shall be designed in such a way that vehicles are not visible from the street (save and except openings for vehicular access) featuring opaque, minimally reflective windows along street frontages that mimic the façade of the upper floors of the building. A multi-level parking structure shall not have frontage on a public street.
3. On-street, parallel parking shall be required along both sides of all streets except in locations prohibited by the Fire Marshal in order to provide emergency services access.
4. All on-street parking and parking along Fire Lanes A and B located within 200' of a building may be utilized to satisfy that building's off-street minimum parking requirements.
5. For developments fronting on Collin McKinney Parkway, off-street parking shall be located behind the rear of the building as shown on Exhibit E – Site Layout.
6. Parking within the Whole Life One (WL-1) District shall conform to Section 146-130 (Vehicle Parking) of the Zoning Ordinance, except that 100% of the units shall have a minimum of 1 enclosed space.

3. Whole Life One District (WL-1) Development Standards.

a. *Permitted Uses*

- i. Multi-family residential uses

b. *Space Limits.*

- i. The building locations, setback lines and build-to lines shall generally conform to Exhibit E – Site Layout.
- ii. Building Height: No less than 2 stories and no greater than 5 stories
- iii. Lot Coverage: No maximum lot coverage.
- iv. Lot Area: None.
- v. Lot Width: None.

Exhibit D, con't.

- vi. Lot Depth: None.
- vii. Minimum Residential Density: 25 dwelling units per acre

c. *Architectural Design.*

- i. Each multi-family residential building shall consist of a minimum 85% natural or synthetic stone with the balance of each elevation being stucco, and shall generally be of the character shown in Exhibit G – Architectural Rendering and Elevations.
- ii. Buildings in the Whole Life One (WL-1) District shall be oriented in the manner depicted on Exhibit E – Site Layout.
- iii. A minimum 50% of all units shall have a balcony.
- iv. Buildings greater than three (3) stories shall have an elevator.

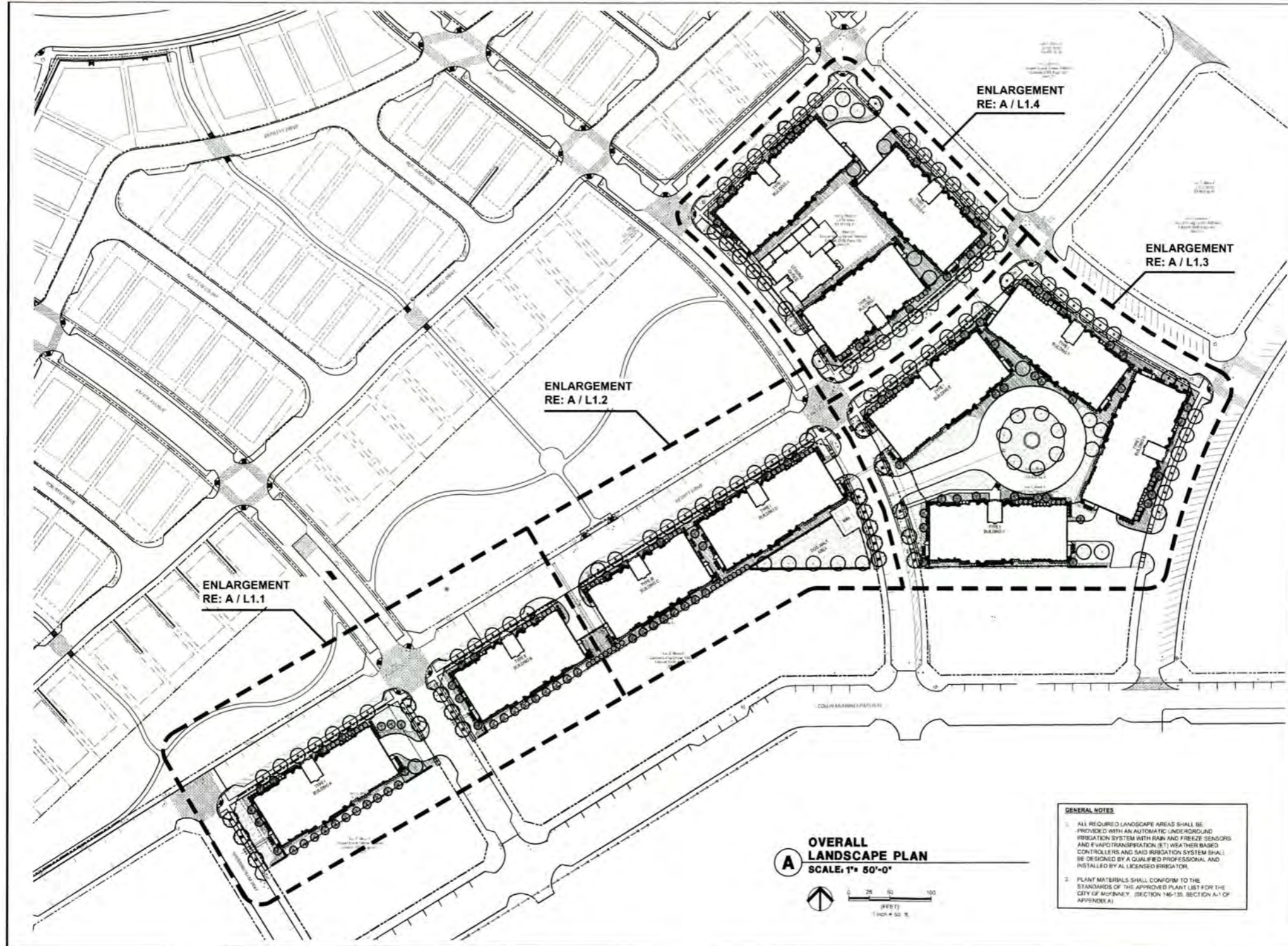
4. Commercial-Mixed Use District (CMU) Development Standards.

a. *Permitted Uses.*

- i. "C1" – Neighborhood Commercial District on the first floor only; and
- ii. Multi-family residential uses above non-residential uses

b. *Space Limits.*

- i. Front Build-To Line: 5'-10'. Buildings must occupy a minimum 80% of the frontage along the Collin McKinney Parkway build-to line.
- ii. Front Build-To Zone: 25' back from the build-to line in which all horizontal building projections and recesses shall occur.
- iii. Rear Yard Setback: 5' (Minimum building separation of 10' must be maintained)
- iv. Side Yard Setback: 5' (Minimum building separation of 10' must be maintained)
- v. Building Height: No less than 2 stories and no greater than 3 stories
- vi. Lot Coverage: No maximum lot coverage.
- vii. Lot Area: None.
- viii. Lot Width: None.
- ix. Lot Depth: None.
- x. Minimum Residential Density: 6.5 dwelling units per acre



PRIME CONSULTANT
LANDSCAPE ARCHITECT

DAVID C. BALDWIN
INCORPORATED



LANDSCAPE
ARCHITECTURE
PLANNING

731 EAST PARK BOULEVARD, SUITE 110
PLANO, TX 75074
PHONE: (972) 968-1266 / FAX: (972) 968-1268

DATE	NO.	REVISIONS

WHOLE LIFE AT CRAIG RANCH

McKINNEY, TEXAS

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

OVERALL LANDSCAPE PLAN

DATE	BY	APP'D	REVISIONS

L1.0

Exhibit F

OVERALL LANDSCAPE PLAN
SCALE: 1" = 50'-0"




GENERAL NOTES

- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH FROST AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE APPROVED PLANT LIST FOR THE CITY OF MCKINNEY, (SECTION 146-135, SECTION A-1 OF APPENDIX A)

DATE	NO.	REVISIONS

WHOLE LIFE AT CRAIG RANCH

McKINNEY, TEXAS

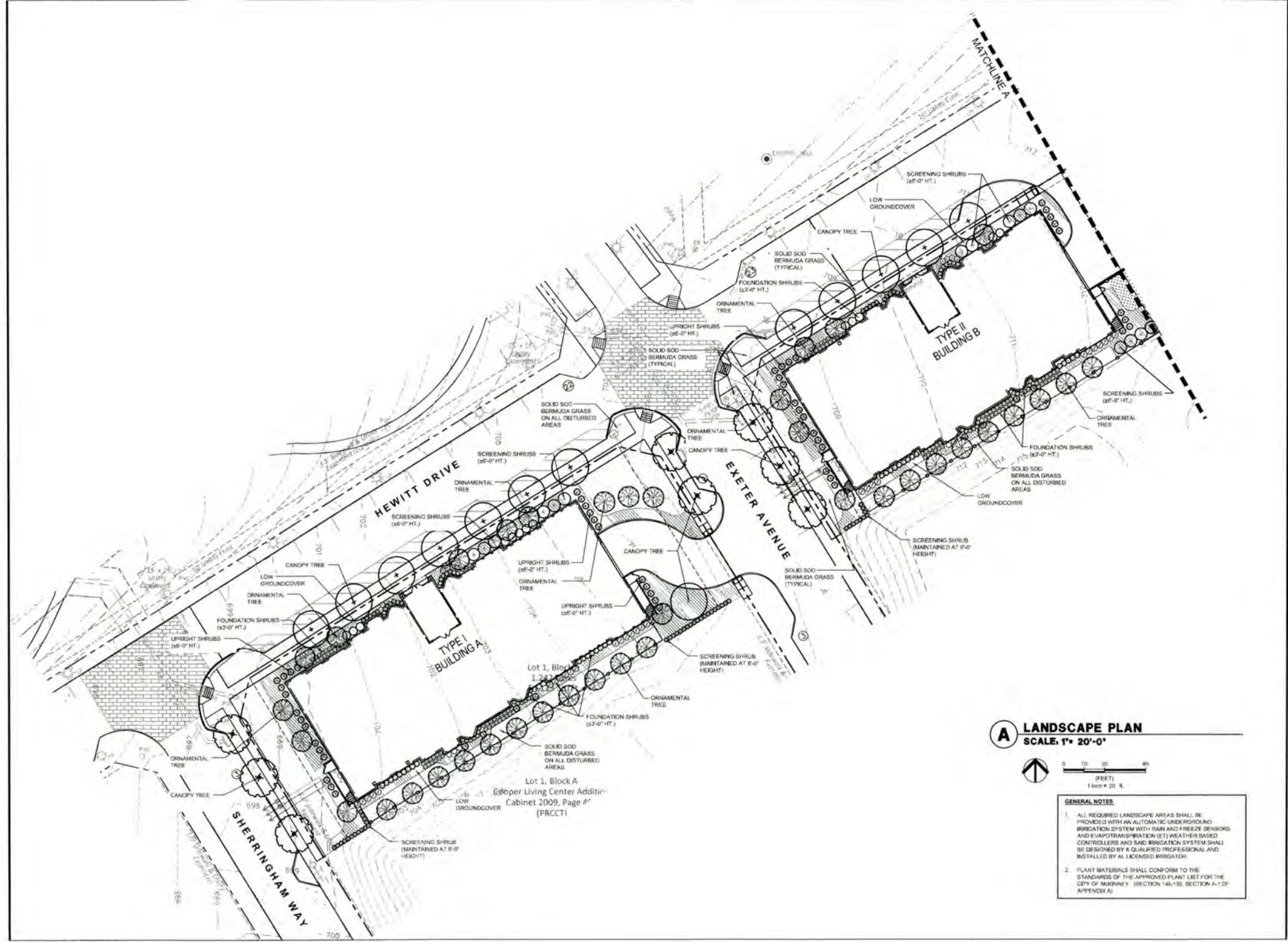
NOT FOR REGULATORY APPROVAL PERMITTING OR CONSTRUCTION.

LANDSCAPE PLAN

PROJECT MANAGER	MTP	PROJECT CONSULTANT	MTP/TDH
DRAWN BY	TDH	CHECKED BY	DCB
DATE	01/27/15	SCALE	AS NOTED

L1.1

Exhibit F, cont.

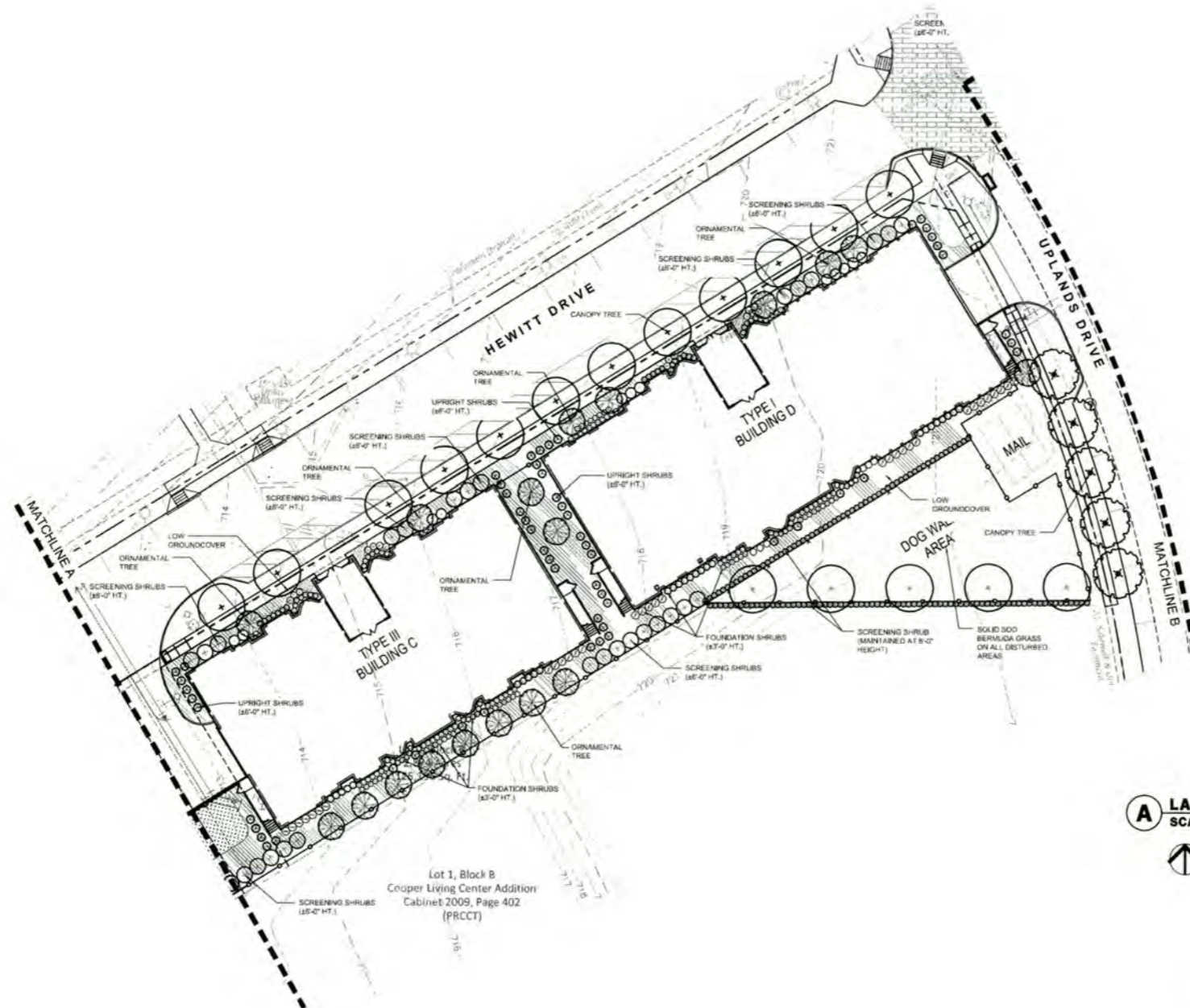


A LANDSCAPE PLAN
SCALE: 1" = 20'-0"



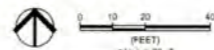
GENERAL NOTES

- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE APPROVED PLANT LIST FOR THE CITY OF MCKINNEY (SECTION 146-135, SECTION A-1 OF APPENDIX A)



Lot 1, Block B
 Cooper Living Center Addition
 Cabinet 2009, Page 402
 (PRCCT)

A LANDSCAPE PLAN
 SCALE: 1" = 20'-0"



- GENERAL NOTES**
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
 - PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE APPROVED PLANT LIST FOR THE CITY OF MCKINNEY, (SECTION 145-136, SECTION A-1 OF APPENDIX A).

DATE: NO. REVISIONS:

WHOLE LIFE AT CRAIG RANCH

MCKINNEY, TEXAS

NOT FOR
 REGULATORY
 APPROVAL,
 PERMITTING
 OR
 CONSTRUCTION.

SHEET TITLE
LANDSCAPE PLAN

PROJECT NUMBER	MTP	DESIGN NUMBER	MTP/TDH
DESIGNED BY	TDH	CHECKED BY	DCB
DATE	01/27/15	SCALE	AS NOTED
SHEET NO.			

L1.2

Exhibit F, con't.

DATE	NO.	REVISIONS

WHOLE LIFE AT CRAIG RANCH

McKINNEY, TEXAS

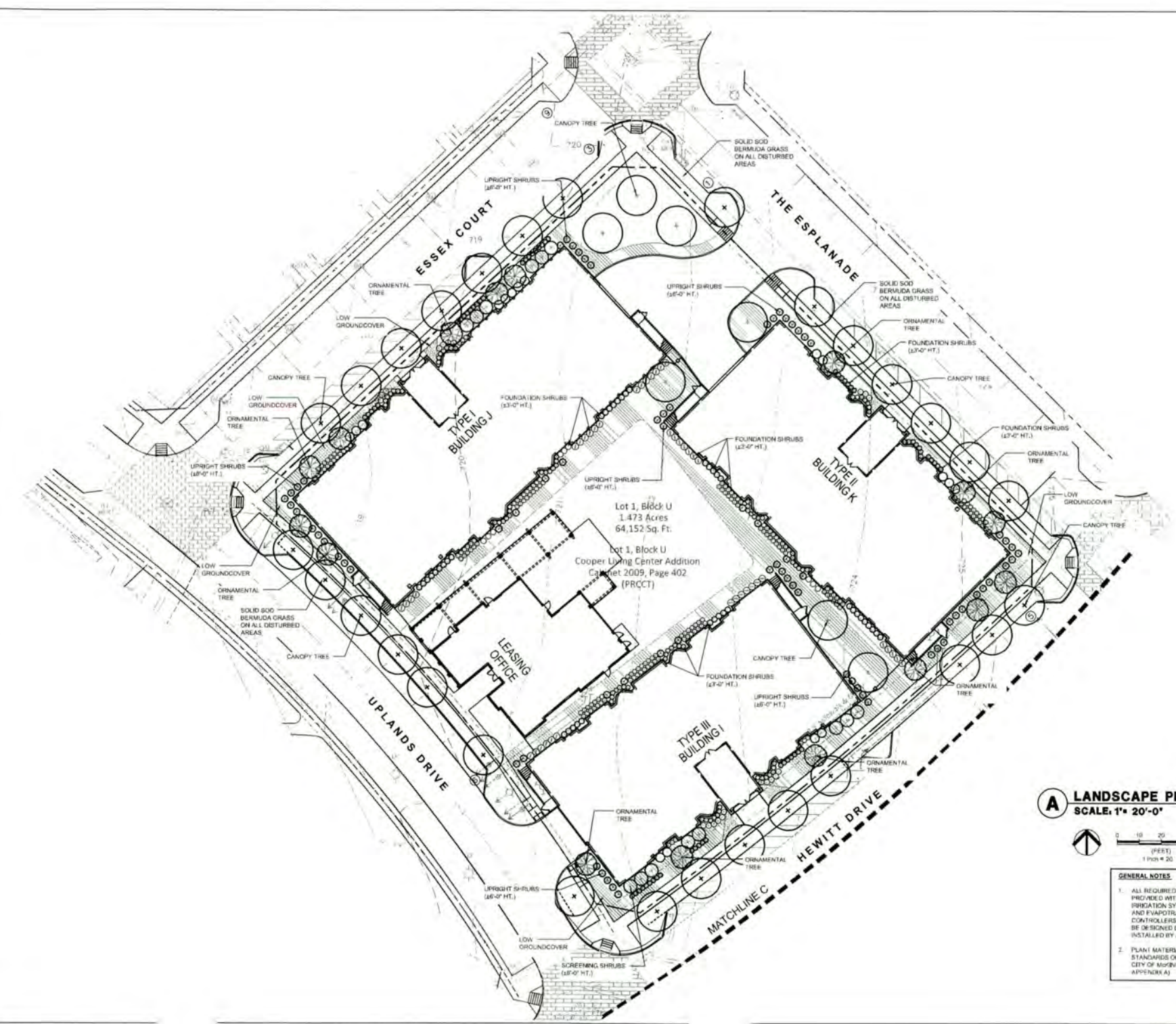
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

LANDSCAPE PLAN

PROJECT MANAGER	MTP	PROJECT ENGINEER	MTP/TDH
DRAWN BY	TDH	CHECKED BY	DCB
DATE	01/27/15	SCALE	AS NOTED

L1.4

Exhibit F, con't.



A LANDSCAPE PLAN
SCALE: 1" = 20'-0"



- GENERAL NOTES**
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC LANDSCAPE IRRIGATION SYSTEM WITH SOIL AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
 - PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE APPROVED PLANT LIST FOR THE CITY OF MCKINNEY, (SECTION 146.135 SECTION A-1 OF APPENDIX A)

Exhibit G



WHOLELIFE AT CRAIG RANCH

JANUARY 21, 2015

EXTERIOR PERSPECTIVE

SCHAUMBURG
ARCHITECTS

817 W DAGGETT AVE., FORT WORTH, TX 76104
TEL. (817) 336-7077 FAX (817) 336-7776



NOTES:
 1. FIRST FLOOR FAUX WINDOWS HAVE SPANDREL GLASS
 2. FIRST FLOOR LOUVERS HAVE ZERO SIGHT LINES

WHOLELIFE - BUILDING 1

Exterior Entry Elevation

1357 February 2, 2015

SCALE: 1/16" = 1'-0"

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 ARCHITECTS
817 W. DAGGETT AVENUE, FORT WORTH, TEXAS 76104
 PHONE (817) 336-7077 FAX (817) 336-7776

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Exhibit G, cont.



NOTES:
 1. FIRST FLOOR FAUX WINDOWS HAVE SPANDREL GLASS
 2. FIRST FLOOR LOUVERS HAVE ZERO SIGHT LINES

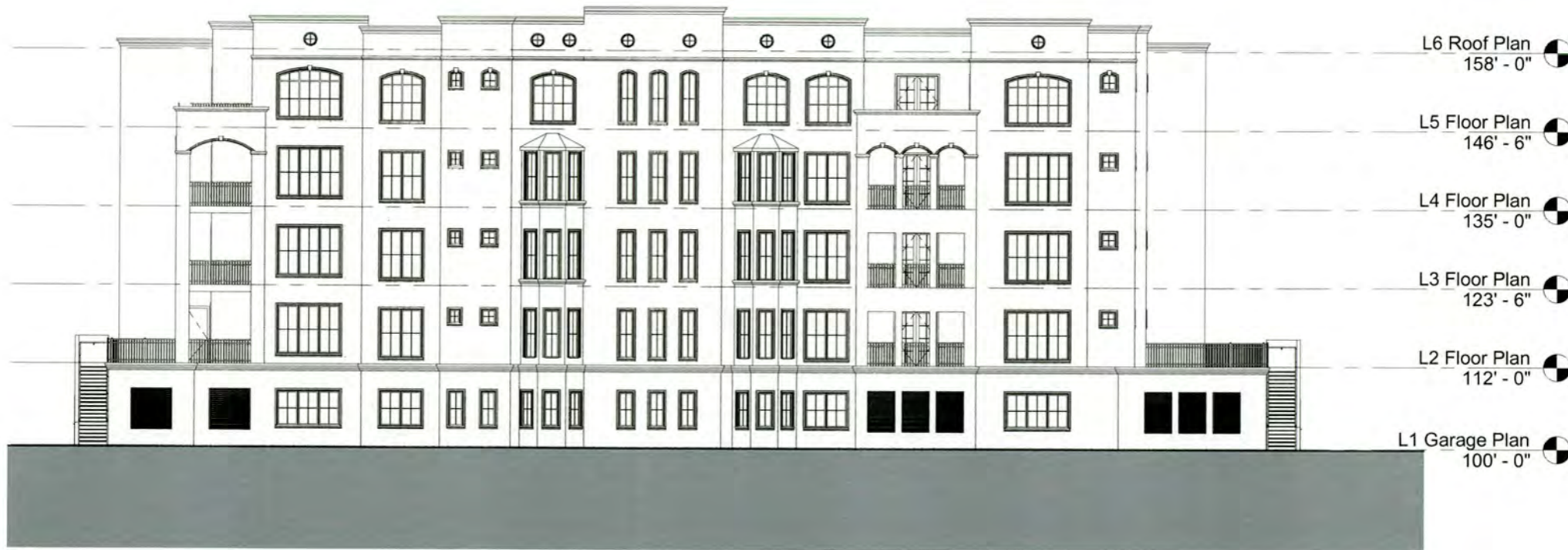
WHOLELIFE - BUILDING 1

Exterior East & West Elevation

1357 February 2, 2015

SCALE: 1/16" = 1'-0"

SCHAUMBURG
 ARCHITECTS
 817 W. DAGGETT AVENUE, FORT WORTH, TEXAS 76104
 PHONE (817) 336-7077 FAX (817) 336-7776



NOTES:
 1. FIRST FLOOR FAUX WINDOWS HAVE SPANDREL GLASS
 2. FIRST FLOOR LOUVERS HAVE ZERO SIGHT LINES

WHOLELIFE - BUILDING 1

Exterior Rear Facade

1357 February 2, 2015

SCALE: 1/16" = 1'-0"

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 ARCHITECTS
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 PHONE (817) 336-7077 FAX (817) 336-7776

Exhibit G, cont.

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Exhibit H

EXHIBIT B – LEGAL DESCRIPTION

By LOT and BLOCK

Being all of the following Blocks the Thomas Phillips Survey, Abstract No 717, of the City of McKinney, Collin County, Texas Survey and specifically including: Block A, a 1.242 acre tract; Block B, a 2.874 acre tract; Block T, a 2.980 acre tract; and Block U, a 1.473 acre tract; comprising a total of 8.569 acres.

By FIELD NOTE DESCRIPTION by BLOCK

BLOCK A

BEING a 1.242 acre tract of land situated in the Thomas Phillips Survey, Abstract No 717, the City of McKinney, Collin County, Texas and being all of Lot 1, Block A of Cooper Living Center Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2009, Page 401 of the Plat Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for corner at the south end of a corner cut-off line located at the intersection of the west line of Exeter Avenue (52 feet wide right of way) and the north line of Collin McKinney Parkway (73 feet wide right of way);

THENCE along the north line of said Collin McKinney Parkway, SOUTH 58°11'15" WEST a distance of 214.00 feet to a 5/8 inch iron rod set for corner at the east end of a corner cut-off line located at the intersection of the north line of said Collin McKinney Parkway and the east line of Sherringham Way (48 feet wide right of way);

THENCE along said corner cut-off line, NORTH 76°48'45" WEST a distance of 21.21 feet to a 5/8 inch iron rod set for corner;

THENCE along the east line of said Sherringham Way, NORTH 31°48'45" WEST a distance of 193.66 feet to a 5/8 inch iron rod set for corner in the south line of a corner cut-off line located at the east line of said Sherringham Way and the south line of Hewitt Drive (52 feet wide right of way);

THENCE along said corner cut-off line, NORTH 13°11'15" EAST a distance of 21.21 feet to a 5/8 inch iron rod set for corner;

THENCE along the south line of said Hewitt Drive, NORTH 58°11'15" EAST a distance of 214.00 feet to a 5/8 inch iron rod set for corner at the west end of a corner cut-off line located at the intersection of the south line of said Hewitt Drive and the west line of said Exeter Avenue;

THENCE along said corner cut-off line, SOUTH 76°48'45" EAST a distance of 21.21 feet to a 5/8 inch iron rod set for corner;

Exhibit H, con't.

THENCE along the west line of said Exeter Avenue, SOUTH 31°48'45" EAST a distance of 193.66 feet to a 5/8 inch iron rod set for corner at the north line of a corner cut-off line located at the intersection of the west line of said Exeter Avenue and the north line of said Collin McKinney Parkway;

THENCE along said corner cutoff line, SOUTH 13°11'15" WEST a distance of 21.21 feet to the POINT OF BEGINNING;

CONTAINING 1.242 acres or 54,123 square feet of land more or less.

BLOCK B

BEING a 2.874 acre tract of land situated in the Thomas Phillips Survey, Abstract No. 717 and the George Lucas Survey Abstract No. 540, the City of McKinney, Collin County, Texas and being all of Lot 1, Block B of Cooper Living Center Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2009, Page 402 of the Plat Records Collin County, Texas and being more particularly described as follows:

BEGINNING at south end of a corner cutoff line located at the intersection of the north line of Collin McKinney Parkway (73 feet wide right of way) and the west line of Uplands Drive (52 feet wide right of way);

THENCE along the north line of said Collin McKinney Parkway, SOUTH 89°29'05" WEST a distance of 111.65 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said north line, SOUTH 58°11'15" WEST a distance of 343.98 feet to a 5/8 inch iron rod set for corner at the east line of a corner cut-off line located at the intersection of the north line of said Collin McKinney Parkway and the east line of Exeter Avenue (52 feet wide right of way);

THENCE along said corner cut-off line, NORTH 76°48'45" WEST a distance of 21.21 feet to a 5/8 inch iron rod set for corner;

THENCE along the east line of said Exeter avenue, NORTH 31°48'45" WEST a distance of 193.66 feet to a 5/8 inch iron rod set for corner at the south end of a corner cut-off line located at the intersection of the east line of said Exeter Avenue and the south line of Hewitt Drive (52 feet wide right of way);

THENCE along said corner cut-off line, NORTH 13°11'15" EAST a distance of 21.21 feet to a 5/8 inch iron rod set for corner;

THENCE along the south line of said Hewitt Drive, NORTH 58°11'15" EAST a distance of 480.34 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 1776.00 feet and a chord bearing of NORTH 57°27'32" EAST;

THENCE continuing along the south line of said Hewitt Drive and along said curve to the left through a central angle of 01°27'26" for an arc length of 45.17 feet to a 5/8 inch iron rod set for corner at the west line of a corner cut-off line located at the south line of said Hewitt Drive and the west line of said Uplands Drive;

Exhibit H, con't.

THENCE along said corner cut-off line, SOUTH 77°38'56" EAST a distance of 20.89 feet to a 5/8 inch iron rod set for the beginning of a non-tangent curve to the right having a radius of 474.00 feet and a chord bearing of SOUTH 16°00'34" EAST;

THENCE along the west line of said Uplands Drive and along said non-tangent curve to the right through a central angle of 30°59'18" for an arc length of 256.36 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said west line, SOUTH 00°30'55" EAST a distance of 22.20 feet to a 5/8 inch iron rod set for corner at the north line of a corner cutoff line located at the intersection of the west line of said Uplands Drive and the north line of said Collin McKinney Parkway;

THENCE along said corner cu-off line, SOUTH 44°29'05" WEST a distance of 21.21 feet to the POINT OF BEGINNING;

CONTAINING 2.874 acres or 125,196 square feet of land more or less.

BLOCK T

BEING a 2.980 acre tract of land situated in the George F. Lucas Survey, Abstract No. 540, the Thomas Phillips Survey, Abstract No. 717, the City of McKinney, Collin County, Texas and being all of Lot 1, Block T of Cooper Living Center Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2009, Page 402 of the Plat Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for corner at the south end of a corner cut-off line located at the intersection of the north line of Collin McKinney Parkway (73 feet wide right of way) and the west line of Meyers Way (66 feet wide right of way);

THENCE along the north line of said Collin McKinney Parkway, SOUTH 89°29'05" WEST a distance of 211.43 feet to a 5/8 inch iron rod set for corner at the east end of a corner cut-off line located at the intersection of the north line of said Collin McKinney Parkway and the east line of Uplands Drive (52 feet right of way);

THENCE along said corner cut-off line, NORTH 45°30'55" WEST a distance of 21.21 feet to a 5/8 inch iron rod set for corner;

THENCE along the east line of said Uplands Drive, NORTH 00°30'55" WEST a distance of 22.20 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 526.00 feet and a chord bearing of NORTH 16°09'44" WEST;

THENCE continuing along said east line and along said curve to the left through a central angle of 31°17'39" for an arc length of 287.29 feet to a 5/8 inch iron rod set for corner at the south end of a corner cut-off line located at the intersection of the east line of said Uplands Drive and the southeast line of Hewitt Drive 52 feet wide right of way);

THENCE along said corner cut-off line, NORTH 11°15'22" EAST a distance of 21.92 feet to a 5/8 inch iron rod set for the beginning of a non-tangent curve to the left having a radius of 1776.00 feet and a chord bearing of NORTH 50°15'24" EAST;

Exhibit H, con't.

THENCE along the southeast line of said Hewitt Drive and along said non-tangent curve to the left through a central angle of $07^{\circ}39'08''$ for an arc length of 237.20 feet to a 5/8 inch iron rod set for corner at the west end of a corner cut-off line located at the intersection of the southeast line of said Hewitt Drive and the southwest line of The Esplanade (52 feet wide right of way);

THENCE along said corner cut-off line, NORTH $89^{\circ}23'48''$ EAST a distance of 21.87 feet to a 5/8 inch iron rod set for the beginning of a non-tangent curve to the left having a radius of 783.00 feet and a chord bearing of SOUTH $54^{\circ}22'28''$ EAST;

THENCE along the southwest line of said The Esplanade and along said non-tangent curve to the left through a central angle of $12^{\circ}51'40''$ for an arc length of 175.76 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said southwest line, SOUTH $60^{\circ}48'18''$ EAST a distance of 53.11 feet to a 5/8 inch iron rod set for corner at the north end of a corner cut-off line located at the intersection of the southwest line of said The Esplanade and the northwest line of said Meyers Way;

THENCE along said corner cut-off line, SOUTH $17^{\circ}11'54''$ EAST a distance of 21.72 feet to a 5/8 inch iron rod set for the beginning of a non-tangent curve to the left having a radius of 833.00 feet and a chord bearing of SOUTH $14^{\circ}33'18''$ WEST;

THENCE along the northwest line of said Meyers Way and along said non-tangent curve to the left through a central angle of $22^{\circ}40'32''$ for an arc length of 329.67 feet to a 5/8 inch iron rod set for corner at the east end of a corner cut-off line located at the intersection of the northwest line of said Meyers Way and the north line of said Collin McKinney Parkway;

THENCE along said corner cut-off line, SOUTH $46^{\circ}05'35''$ WEST a distance of 21.80 feet to the POINT OF BEGINNING;

CONTAINING 2.980 acres or 129,829 square feet of land more or less.

BLOCK U

BEING a 1.473 acre tract of land situated in the George F. Lucas Survey, Abstract No. 540, the Thomas Phillips Survey, Abstract No. 717, the City of McKinney, Collin County, Texas and being all of Lot 1, Block U of Cooper Living Center Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2009, Page 402 of the Plat Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for corner at the north end of a corner cut-off line located at the intersection of the southeast line of Wessex Court (52 feet wide right of way) and the northeast line of Uplands Drive (52 feet wide right of way)

THENCE along the southeast line of said Wessex Court, NORTH $46^{\circ}54'54''$ EAST a distance of 209.09 feet to a 5/8 inch iron rod set for corner at the west end of a corner cut-off line located at the intersection of the southeast line of said Wessex Court and the southwest line of The Esplanade (52 feet wide right of way);

Exhibit H, con't.

THENCE along said corner cut-off line, SOUTH 89°05'44" EAST a distance of 21.58 feet to a 5/8 inch iron rod set for corner;

THENCE along the southwest line of said The Esplanade, SOUTH 45°06'23" EAST a distance of 239.35 feet to a 5/8 inch iron rod set for corner at the north end of a corner cut-off line located at the intersection of the southwest line of said The Esplanade and the northwest line of Hewitt Drive (52 feet wide right of way);

THENCE along said corner cut-off line, SOUTH 00°27'01" WEST a distance of 21.01 feet to a 5/8 inch iron rod set for the beginning of a non-tangent curve to the right having a radius of 1724.00 feet and a chord bearing of SOUTH 50°06'27" WEST;

THENCE along the northwest line of said Hewitt Drive and along said non-tangent curve to the right through a central angle of 07°42'10" for an arc length of 231.77 feet to a 5/8 inch iron rod set for corner at the east end of a corner cut-off line located at the intersection of the northwest line of said Hewitt Drive and the northeast line of said Uplands Drive;

THENCE along said corner cut-off line, NORTH 78°48'14" WEST a distance of 20.46 feet to a 5/8 inch iron rod set for the beginning of a non-tangent curve to the left having a radius of 776.00 feet and a chord bearing of NORTH 40°14'35" WEST;

THENCE along the northeast line of said Uplands Drive through a central angle of 16°41'30" for an arc length of 226.07 feet to a 5/8 inch iron rod set for corner at the south end of a corner cut-off line located at the intersection of the northeast line of said Uplands Drive and the southeast line of said Wessex Court;

THENCE along said corner cut-off line, NORTH 01°06'50" WEST a distance of 20.06 feet to the POINT OF BEGINNING;

CONTAINING 1.473 acres or 64,152 square feet of land more or less.