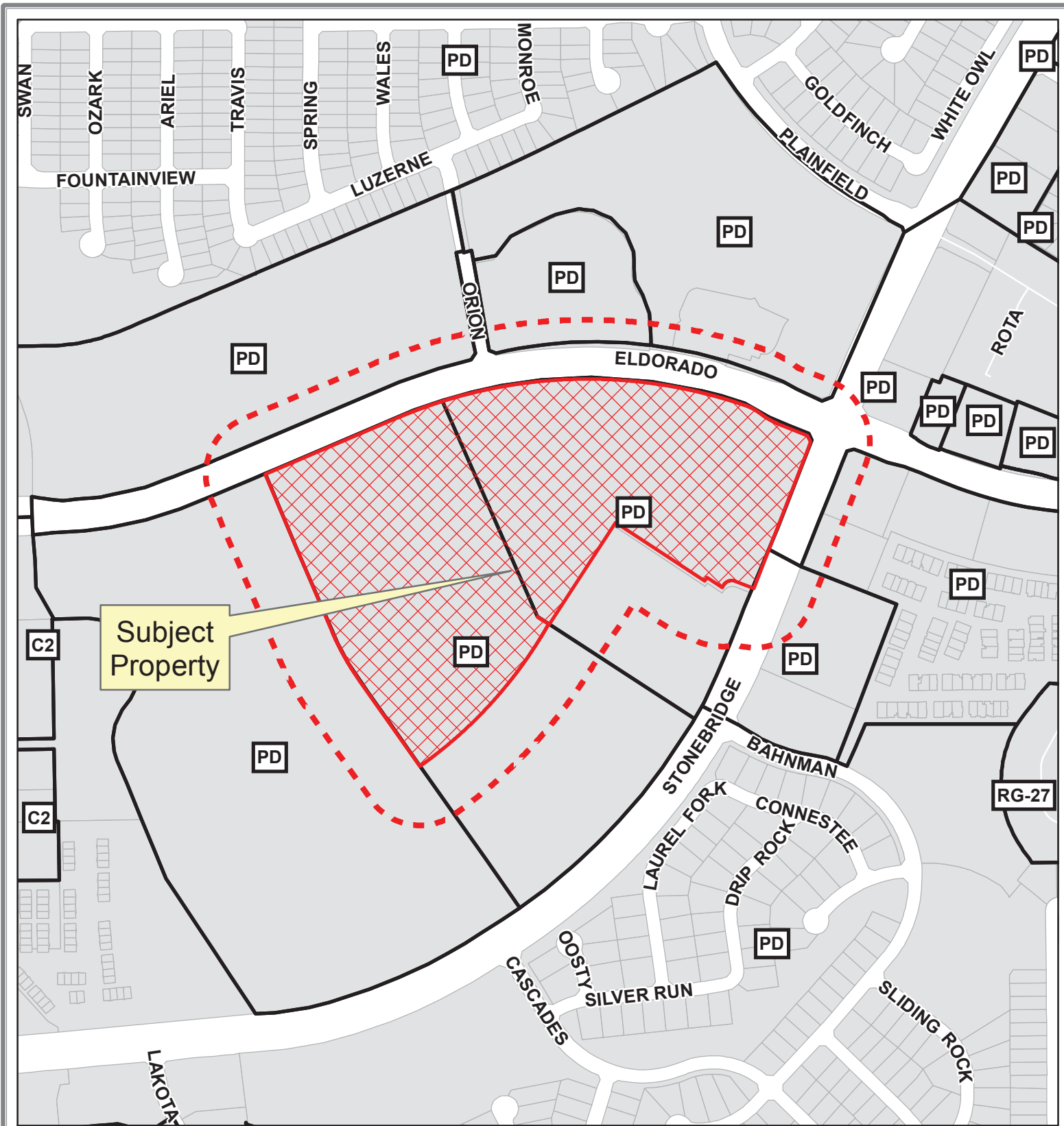
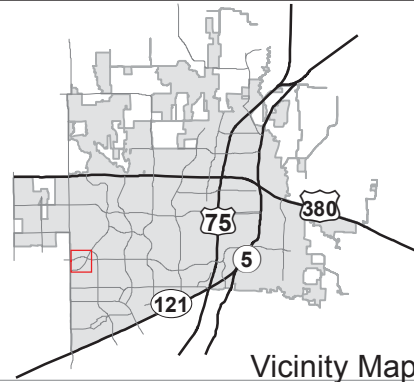


Exhibit A



Notification Map

Case: 17-244Z



Vicinity Map

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

PARCEL 813B METES AND BOUNDS PROPERTY DESCRIPTION

ALL of PARCEL 813B, an Addition to the City of McKinney, COLLIN County, Texas, according to the Final Boundary Plat thereof, as filed for record in Cabinet R, Page 39 of the Plat Records of COLLIN County, Texas, also being described by metes and bounds as follows:

BEGIN at a 1/2 inch capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the Easterly corner PARCEL EXPERIAN DATA CENTER, according to the Final Plat thereof, as filed for record in Cabinet K, Page 656 of the Plat Records of Collin County, Texas, said corner also being on the westerly right-of-way line of STONEBRIDGE DRIVE, according the Record Plat thereof, as filed for record in Cabinet G, Page 331 of the Plat Records of Collin County, Texas, said corner also being the Southeast corner of said PARCEL 813B;

THENCE North 56 degrees 24 minutes 45 seconds West, along the northeasterly boundary of said EXPERIAN DATA CENTER, and the Southeasterly PARCEL 813A- PHASE II, according to the Final Boundary Plat thereof, as flied for record in Cabinet L, Page 576 of the Plat Records of Collin County, Texas, at 660.86 feet pass a 1/2 inch capped iron rebar found for corner at the northerly corner of said EXPERIAN DATA CENTER and the Southeast corner of said PARCEL 813A - PHASE II, for a total distance of 711.52 feet to a 1/2 inch capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at an angle point;

THENCE North 23 degrees 18 minutes 53 seconds West, along the easterly boundary of said PARCEL 813A - PHASE II, a distance of 894.71 feet to a 1/2 inch capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the Northeast corner of said PARCEL 813A - PHASE II, said corner being on the Southerly boundary of ELDORADO PARKWAY WEST, according to the Record Plat thereof for record in Cabinet L, Page 574 of the Plat Records of Collin County, Texas, said corner also being a point on the arc of a curve having a radius of 1840.00 feet, a central angle of 36 degrees 12 minutes 20 seconds, and from which a radial line bears South 16 degrees 53 minutes 26 seconds East;

Thence in an Easterly direction, along the Southerly boundary of said ELDORADO PARKWAY WEST, the following five (5) courses:

1. along the arc of said curve to the right, a distance of 1162.70 feet to a 1/2 inch capped iron rebar (PETSCHÉ & ASSOC., INC.) found at the point of compound curvature and the beginning of a curve having a radius of 235.00 feet, and a central angle of 18 degrees 23 minutes 43 seconds;
2. along the arc of said curve to the right, a distance of 75.45 feet to a 1/2 inch capped iron rebar (PETSCHÉ & ASSOC., INC.) found at the point of reverse curvature and the beginning of a curve having a radius of 265.00 feet, and a central angle of 15 degrees 13 minutes 04 seconds.
3. along the arc of said curve to the left, a distance of 70.38 feet to a 1/2 inch capped iron rebar (PETSCHÉ & ASSOC., INC.) found at the point of tangency of said curve;
4. South 67 degrees 30 minutes 26 seconds East, a distance of 125.05 feet to a 1/2 inch capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner;
5. South 25 degrees 46 minutes 16 seconds East, a distance of 27.47 feet to a 1/2 inch capped iron rebar found at the southeast corner of said ELDORADO PARKWAY WEST, said corner also being on the westerly right-of-way line of said STONEBRIDGE DRIVE, said corner also being a point on the arc of a curve having a radius of 9496.27 feet, a central angle of 0 degrees 12 minutes 34 seconds, and from which a radial line bears South 68 degrees 06 minutes 01 seconds East;

Exhibit B

THENCE in a southerly direction, along the Westerly right-of-way line of said STONEBRIDGE DRIVE, the following three (3) courses:

1. along the arc of said curve to the left, a distance of 34.71 feet to a 1/2 inch capped iron rebar (PETSCH & ASSOC., INC.) found at the point of tangency of said curve;
2. South 21 degrees 41 minutes 25 West, a distance of 723.34 feet to a 1/2 inch capped iron rebar (HUITT-ZOLLARS) found for corner at the beginning of a tangent curve to the right, having a radius of 2330.00 feet, and a central angle of 9 degrees 25 minutes 48 seconds;
3. along the arc of said curve to the right, a distance of 383.48 feet back to the POINT OF BEGINNING, and containing 25.425 acres of land, more or less.

LESS

Lot 1R, Block A, Parcel 813B:

BEING a tract of land situated in the J.J. Naugle Survey, Abstract No. 662 in the City of McKinney, Collin County, Texas, and being all of Lot 1, Block A of the Conveyance Plat Parcel 813B, Lots 1 and 2, Block A, an addition to the City of McKinney according to the Plat recorded in Volume 2013, Page 252 of the Plat Records of Collin County, Texas and under Document No. 20130611010001730 of the Official Public Records of Collin County, Texas, and being the same tract of land conveyed in a special warranty deed to Circuit Louis Property Investors Limited Partnership (30.63% undivided interest), Madison Decker, LTD. (16.96% undivided interest), Spence Research Institute, Inc. (7.37% undivided interest), LDJ Properties, LTD. (9% undivided interest), and Chapman Stonebridge LLC (36.04% interest), recorded in Document No. 20070125000112690 of the Official Public Records of Collin County, Texas, being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of said Parcel 813B and the northeast corner of Experian Data Center, an addition to the City of McKinney, recorded in Cabinet K, Pages 606-607 of the Plat Records of Collin County, Texas, said corner being in the northwest right-of-way line of Stonebridge Drive, a 140 foot wide right-of-way according to the plat thereof recorded in Cabinet G, Pages 331-334 of the Plat Records of Collin County, Texas;

THENCE North 56°56'34" West, departing said northwest right-of-way line, and along the southwest line of said Parcel 8138 and the common northeast line of said Experian Data Center, a distance of 657.63 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner, from which a 1/2 inch iron rod with plastic cap stamped "PETSCH & ASSOC." found for the southwest corner of said Parcel 813B and a common angle point of Parcel 813A-Phase II, an addition to the City of McKinney, recorded in Cabinet L, Pages 576-577 of the Plat Records of Collin County, Texas, bears North 56°56'34" West, a distance of 53.82 feet;

THENCE, departing said common line, over and across said Parcel 813B, the following courses and distances:

North 33°08'02" East, a distance of 461.19 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 56°51'50" East, a distance of 403.91 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 33°08'02" East, a distance of 15.28 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

Exhibit B

South $56^{\circ}51'58''$ East, a distance of 67.95 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the beginning of a non-tangent curve to the left;

Northeasterly, along said non-tangent curve to the left, through a central angle of $04^{\circ}25'50''$, having a radius of 42.00 feet, a chord bearing of North $35^{\circ}20'57''$ East, a chord distance of 3.25 feet and an arc length of 3.25 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the end of said curve;

North $33^{\circ}08'02''$ East, a distance of 6.39 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the beginning of a reverse curve to the right;

Northeasterly, along said reverse curve to the right, through a central angle of $78^{\circ}01'01''$, having a radius of 38.00 feet, a chord bearing of North $72^{\circ}08'33''$ East, a chord distance of 47.84 feet and an arc length of 51.74 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South $68^{\circ}50'57''$ East, a distance of 75.19 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner in the southeast line of said Parcel 813B and the northwest right-of-way line of said Stonebridge Drive, from which a 1/2 inch iron rod found bears North $21^{\circ}09'03''$ East, a distance of 561.91 feet;

THENCE, along the southeast line of said Parcel 813B and the northwest right-of-way line of said Stonebridge Drive, the following courses and distances:

South $21^{\circ}09'03''$ West, a distance of 161.43 feet to a 1/2 inch iron rod with plastic cap stamped "HUITT ZOLLARS" found for the beginning of a tangent curve to the right;

Southwesterly, along said tangent curve to the right, through a central angle of $09^{\circ}25'57''$, having a radius of 2330.00 feet, a chord bearing of South $25^{\circ}52'02''$ West, a chord distance of 383.15 feet and an arc length of 383.59 feet to the POINT OF BEGINNING and containing 6.879 acres (299, 636 square feet) of land, more or less.

PARCEL 813A PHASE II METES AND BOUNDS DESCRIPTION

BEING that certain tract of land situated in the A.S. YOUNG SURVEY, ABSTRACT NUMBER 1037, and the J.J. NAUGLE SURVEY, ABSTRACT NUMBER 662, in the City of McKinney, Collin County, Texas, being part of Tract 4A described in Special Warranty Deed from STONEBRIDGE RANCH DEVELOPMENT CORPORATION, a Delaware Corporation, to WESTERRA STONEBRIDGE, L.P., a Delaware limited partnership, as filed for record under Clerk's File No. 96-0106740 of the Land Records of Collin County, Texas, being more particularly described by metes and bounds as follows:

BEGIN at a 1/2" capped iron rebar (PETSCH & ASSOC. INC.) found at the west corner of PARCEL 813A - PHASE I, according to the Final Boundary Plat thereof, as recorded in Cabinet K, Page 149 of the Plat Records of Collin County Texas, same being in the northeast line of UNITED AMERICAN INSURANCE CO., according to the Final Plat thereof, as recorded in Cabinet I, Page 788 of the Plat Records of Collin County, Texas;

THENCE N $34^{\circ}42'01''$ W, along said northeast line of UNITED AMERICAN INSURANCE CO., a distance of 398.62 feet to a 1/2" capped iron rebar (HUITT-ZOLLARS) found at the north corner of said UNITED AMERICAN INSURANCE CO., same being the point of a curvature of a curve having a central angle of $12^{\circ}13'05''$, a radius of 1000.00 feet, and a tangent length of 107.03 feet;

Exhibit B

THENCE in a northwesterly direction, along the arc of said curve to the right, a distance of 213.25 feet to a 1/2" capped iron rebar set at the point of tangency of said curve;

Thence N 22°28'56" W, a distance of 649.38 feet to a 1/2" capped iron rebar set for corner in the south right-of-way line of Eldorado Parkway, according to the Record Plat of ELDORADO PARKWAY WEST, as recorded in Cabinet L, Page 574 of the Plat Records of Collin County, Texas;

THENCE in a northeasterly direction, along said south right-of-way line of Eldorado Parkway (120 feet wide), the following two (2) courses;

- 1) N 67°31'04" E, a distance of 547.45 feet to a 1/2" capped iron rebar set at the point of a curvature of a curve having a central angle of 5°35'30", a radius of 1840.00 feet, and a tangent length of 89.86 feet;
- 2) Along the arc of said curve to the right, a distance of 179.57 feet to a 1/2" capped iron rebar set for corner;

THENCE S 23°18'53" E, departing said south right-of-way line of Eldorado Parkway, a distance of 894.71 feet to a 1/2" capped iron rebar set for corner;

THENCE S 56°24'45" E, a distance of 50.66 feet to a 1/2" capped iron rebar (PETSCH & ASSOC. INC.) found at the north corner aforesaid PARCEL 813A - PHASE I, same being the beginning of a non-tangent curve having a central angle of 25°10'30", a radius of 1670.50 feet, and a tangent length of 373.02 feet, from which a radial line bears N 59°51'07" W;

THENCE in a southwesterly direction, along the arc of said curve to the right and northwesterly line of said PARCEL 813A - PHASE I, a distance of 734.00 feet to the POINT OF BEGINNING, containing 18.818 acres of land, MORE OR LESS.

Exhibit C

Development Regulations

The subject property shall develop in accordance with the Zoning Ordinance, and as amended, except as set forth below:

I. Commercial Development Standards

- a. Commercial development within Tract 1 and Tract 2 will conform to the uses and standards set forth in “C2” – Local Commercial District of the Zoning Ordinance, and as amended, except as follows:
 - i. All elevations of buildings will be finished with a minimum of 80% stone and/or brick, with the remainder including one or more of the acceptable exterior finishing materials set forth for *Other non-residential uses in non-industrial districts* in Section 146-139(f)(8);
 - ii. Uniform, decorative, low-level fixtures and poles will be provided along all public streets in accordance with City Design Standards (fixture to be selected from utility service provider standard options and subject to review and approval by the City Engineer);
 - iii. Textured paving accents (stamped concrete) consistent with City Design Standards will be installed at each public street entrance and intersection;
 - iv. All free-standing signage shall be of a uniform and consistent design, subject to Chapter 134 (Signs) of the Code of Ordinances.

II. Single Family Attached Lot Development Standards

- a. Single family attached lots shall be permitted only within Tract 2 as shown on the Zoning Exhibit, and shall not be permitted within Tract 1.
- b. Maximum allowed density: 14 units per acre
- c. Minimum lot area: 1,540 square feet
- d. Minimum lot width: 24’
- e. Minimum lot depth: 70’
- f. Minimum front yard setback: 10’, with a 5’ encroachment for unenclosed front porch or patio, measured from front property lot line
- g. Minimum rear yard setback: 10’
- h. Garage access: If the lot is less than 50’ wide, garages shall be accessed via alleys adjacent to the rear of the lot. A driveway with a minimum depth of 20’ shall be provided in front of the garage door.
- i. Minimum side yard setback:
 - i. Interior side yard: 10’ between buildings
 - ii. Side yard at corner: 10’
- j. Maximum height of structure: 40’
- k. Maximum lot coverage: Not Applicable

III. Multi-family Development Standards

- a. Multi-family structures shall be permitted only within Tract 2 as shown on the Zoning Exhibit, and shall not be permitted within Tract 1.
- b. Minimum allowed density: 35 units per acre
- c. Maximum allowed density: 60 units per acre
- d. Minimum lot width: None
- e. Minimum lot depth: None
- f. Minimum lot area: None
- g. Front build-to line: 5’ – 10’. A minimum of 50% of a building’s front façade must be pulled up to the build-to line.
- h. Front build-to zone: Recesses shall be no further than 25’ back from the build-to line.
- i. Minimum side yard: 5’
- j. Minimum rear yard: 5’
- k. Minimum Building Separation: 10’
- l. Building height: 4 stories, with a maximum height of 60’
- m. Maximum lot coverage: Not Applicable
- n. Parking: Minimum of 80% of required parking spaces shall be provided within a structured parking facility; on street parking within 200 feet of building shall be permitted to count as required surface parking provided it is marked as such and located outside the required driving lanes and/or fire lanes.

