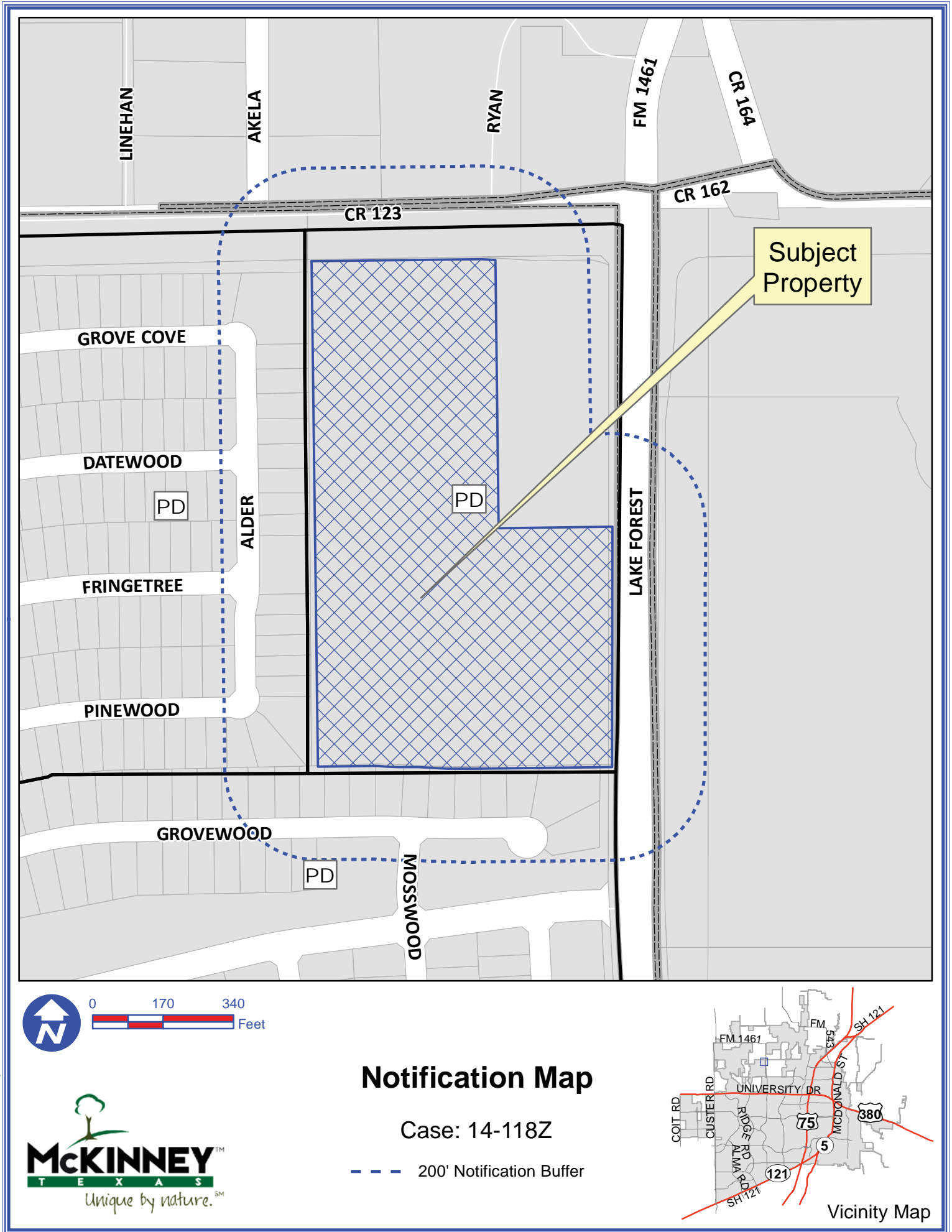


Exhibit A



Path: S:\MCKGIS\Notification\Projects\2014\14-118Z.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

BEING part of a 20.16 acre tract of land situated in the Andrew Stapp Survey, Abstract No. 833, Collin County, Texas, described in deed to Ysis Partners, LP, as recorded in Doc. No. 2005-0023124, Deed Records Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod for corner, said corner being on the west right-of-way line of F.M. 1461 (90 feet wide), said corner being on the south line of a tract of land described in deed to P. Michael Wells, Jr. Trustee, as recorded in County Clerk Document No. 98-22360, D.R.C.C.T., said corner within a gravel road known as County Road 123 (Bloomdale Road);

THENCE South 00 degrees 05 minutes 04 seconds West, a distance of 146.24 feet to a point for corner;

THENCE North 89 degrees 54 minutes 56 seconds West, a distance of 15.00 feet to a 1/2-inch found iron rod with a plastic cap stamped "EC&D RPLS 5439" (hereinafter referred to as "with cap");

THENCE South 00 degrees 05 minutes 05 seconds West, along the said west right-of-way line, a distance of 630.06 feet to a 1/2-inch found iron rod with cap for the POINT OF BEGINNING;

THENCE South 00 degrees 05 minutes 04 seconds West, along the said west right-of-way line, a distance of 580.06 feet to a 1/2-inch found iron rod with cap for corner;

THENCE South 89 degrees 16 minutes 58 seconds West, a distance of 328.67 feet to a 1/2-inch found iron rod with cap for the point of curvature of a circular curve to the right having a radius of 1675.00 feet;

THENCE Northwest, along said curve to the right, through a central angle of 04 degrees 48 minutes 04 seconds, an arc distance of 140.36 feet to a 1/2-inch found iron rod with cap for the point of reverse curvature of a circular curve to the left having a radius of 1174.90 feet;

THENCE Northwest, along said curve to the left, through a central angle of 04 degrees 48 minutes 05 seconds, an arc distance of 98.46 feet to a 1/2-inch found iron rod with cap for the tangency point of said curve;

THENCE South 89 degrees 16 minutes 58 seconds West, a distance of 142.56 feet to a 1/2-inch found iron rod with cap for corner;

THENCE North 00 degrees 43 minutes 02 seconds West, a distance of 1220.00 feet to a 1/2-inch found iron rod with cap for corner;

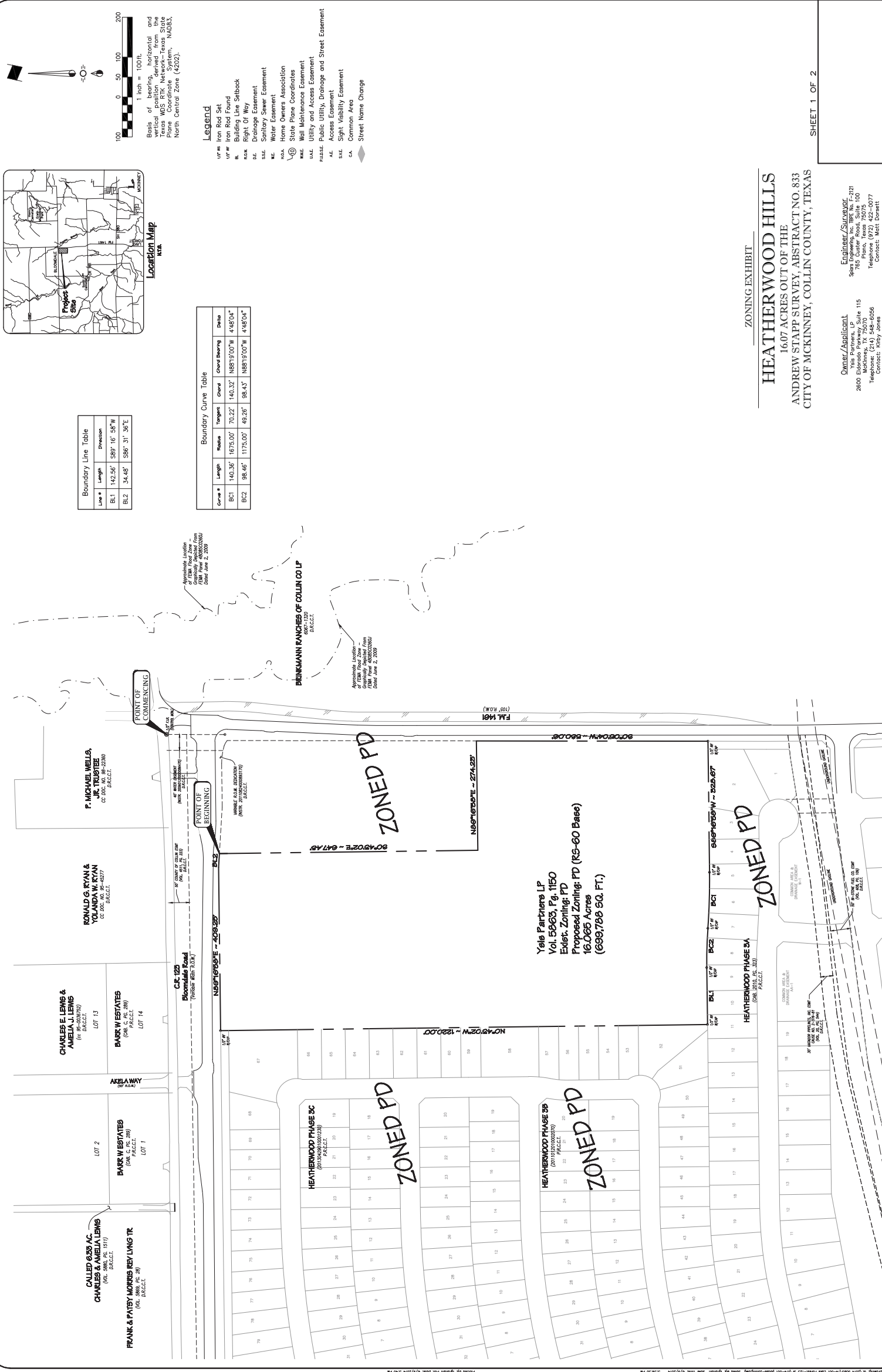
THENCE North 89 degrees 16 minutes 58 seconds East, a distance of 409.25 feet to a point for corner;

THENCE, South 86 degrees 31 minutes 36 seconds East, a distance of 34.48 feet to a point for corner;

THENCE, South 00 degrees 43 minutes 02 seconds East, a distance of 647.48 feet to a point for corner;

THENCE, North 89 degrees 16 minutes 58 seconds East, a distance of 274.23 feet to the POINT OF BEGINNING AND CONTAINING 699,788 square feet or 16.065 acres of land more or less.

Exhibit C

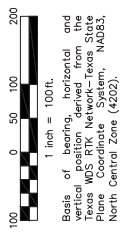
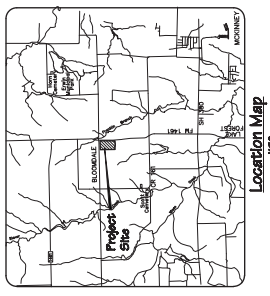


Boundary Line Table

Line #	Length	Bearing	Direction
BL1	142.56'	S85° 16' 38" W	
BL2	34.48'	S96° 31' 36" E	

Boundary Curve Table

Curve #	Length	Tangent	Chord Bearing	Pchord	
BC1	140.36'	1675.00'	70.22'	140.32'	N85°15'00"W 4°48'04"
BC2	98.46'	1175.00'	49.26'	98.43'	N85°15'00"W 4°48'04"



- Legend**
- Iron Rod Set
 - Building Line Setback
 - Right Of Way
 - Drainage Easement
 - Sanitary Sewer Easement
 - Water Easement
 - Home Owners Association
 - State Plane Coordinates
 - Wall Maintenance Easement
 - Utility and Access Easement
 - Public Utility, Drainage and Street Easement
 - Access Easement
 - Sight Visibility Easement
 - Common Area
 - Street Name Change

ZONING EXHIBIT

HEATHERWOOD HILLS
 16.07 ACRES OUT OF THE
 ANDREW STAPP SURVEY, ABSTRACT NO. 833
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owner/Applicant
 Yela Partners, LP
 2600 Eldorado Parkway, Suite 115
 Dallas, Texas 75244
 Telephone: (214) 548-6566
 Contact: Kirby Jones

Engineer/Surveyor
 Spin Engineering, Inc. (BPE No. F-212)
 765 Carter Road, Suite 100
 McKinney, Texas 75069
 Telephone: (972) 422-0077
 Contact: Matt Dorsett

Scale: 1"=100' May 27, 2014 SE Job #14-001

Printing: 5/29/14 10:51:40 AM Plot: 1444 Project: 123 5/27/14 09:05:46 Drawing: 3000 Sheet: 1 of 2 Date: 5/29/14 1:35:20 PM
 Plotted by: Admin Plot Date: 5/29/14 1:35:20 PM

Exhibit D

Development Regulations

- I. Single family detached residential lots shall develop in accordance with Section 146-73 (“RS 60” – Single Family Residence District) of the Zoning Ordinance, except as follows:
 - A. Front yard setback: 20 feet
 - B. Rear yard setback: 20 feet
- II. A 7-foot encroachment zone shall be permitted between the building setback and the property line within which porches, patios, and similar structures may be constructed.
- III. Exterior finishing materials on all dwellings shall be 100% masonry (defined as brick, stone, or synthetic stone) on the front elevation and a minimum of 75% masonry on all remaining first floor walls. Masonry percentages shall be calculated exclusive of windows, doors, dormers, and/or chimneys
- IV. All garage doors shall be clad in stained wood.
- V. The subject property shall develop with a minimum mean and median lot size of 7,200 square feet and a maximum density of 4.5 dwelling units per acre.