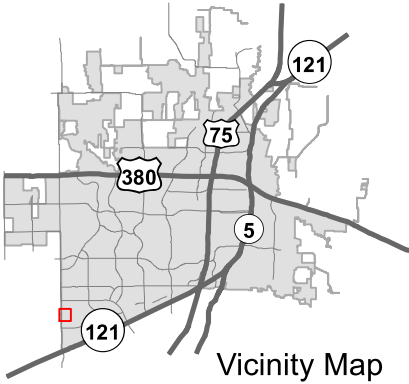
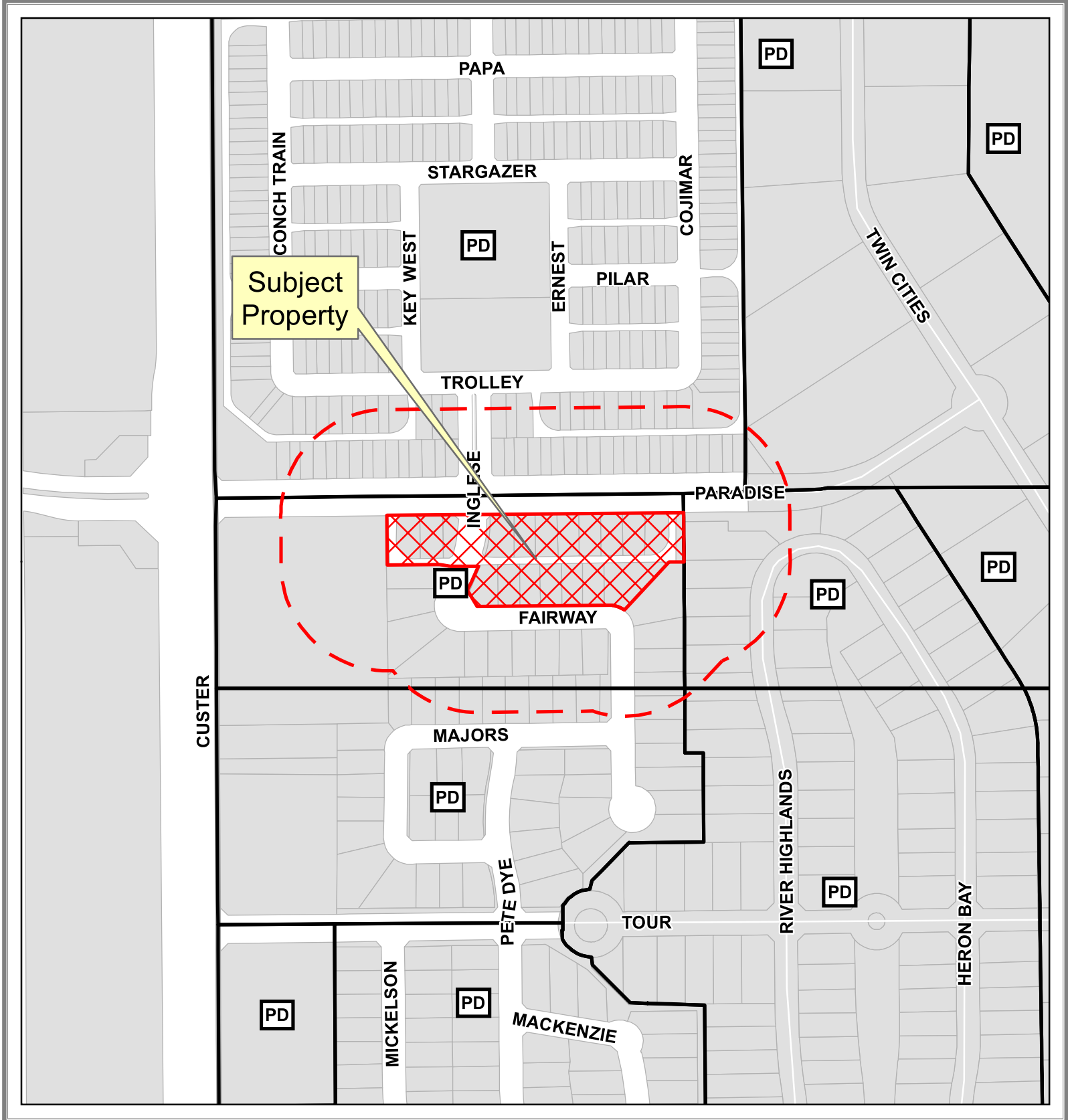


EXHIBIT A

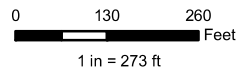


Notification Map

18-0035Z

- - - - - 200' Buffer

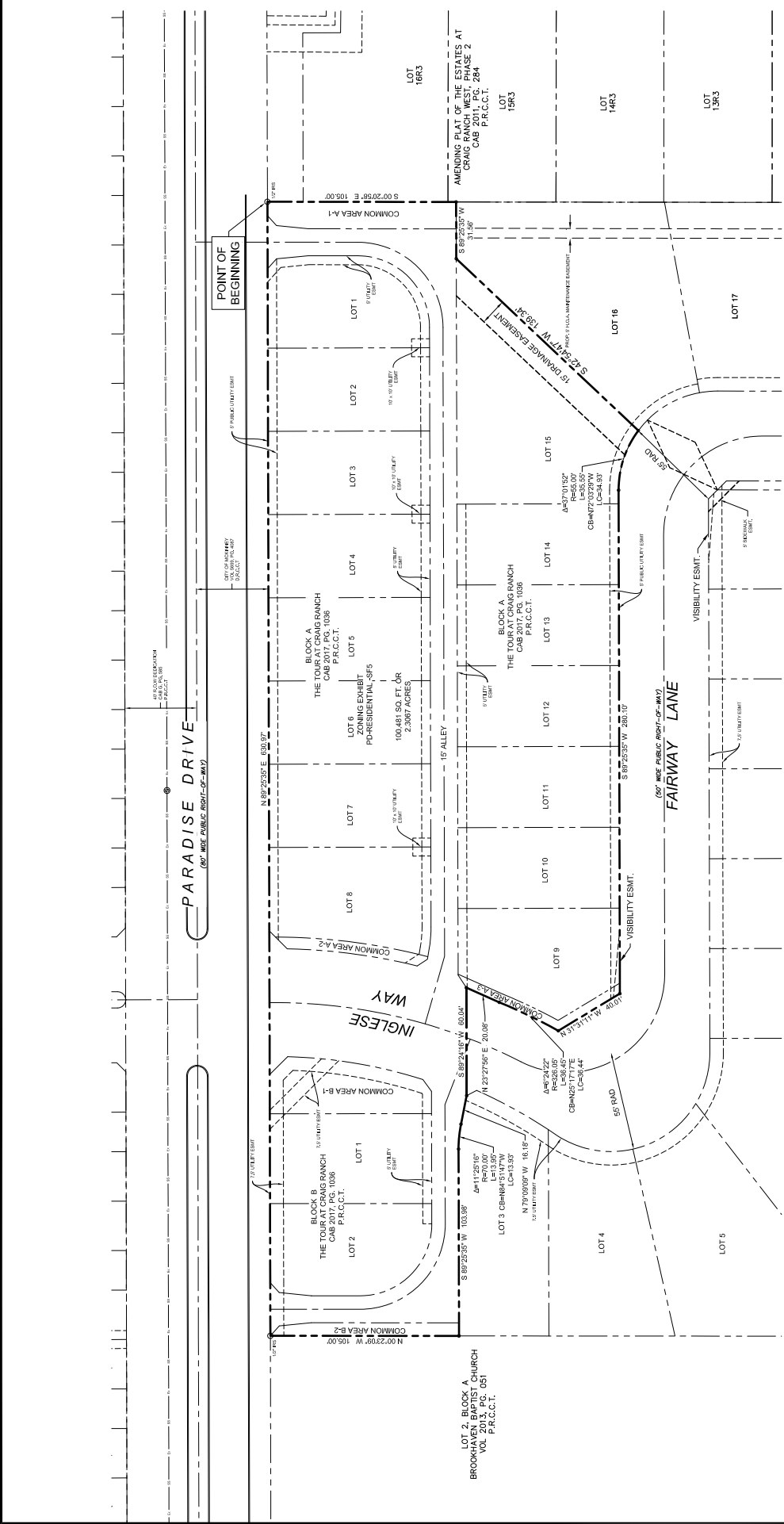
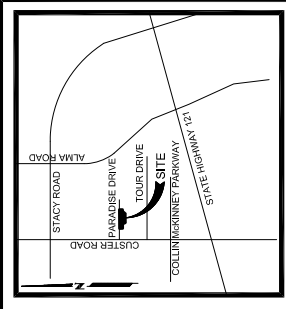
Source: City of McKinney GIS
Date: 3/12/2018



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



ZONING EXHIBIT THE TOUR AT CRAIG RANCH

BEING
2.3067 ACRES

BEING A RECORD PLAT OF LOTS 1-15, COMMON AREAS A-1, A-2 AND A-3, BLOCK A AND LOTS 1 AND 2, COMMON AREAS B-1 AND B-2, BLOCK B, THE TOUR AT CRAIG RANCH, RECORDED IN CABINET 2017, PAGE 1036, PLAT RECORDS, COLLIN COUNTY, TEXAS AND SITUATED IN THE ELIAS ALEXANDER SURVEY, ABSTRACT NO. 18 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
SCALE: 1"=60' DATE: SEPTEMBER 27, 2017

OWNER
Tour at Craig Ranch, LLC
Shane Jordan
16475 Dallas Parkway, Suite 540
Dallas, TX 75201
shane@touratcraigranch.com

SURVEYOR
VOTEX SURVEYING COMPANY
10440 N. CENTRAL EXPRESSWAY, SUITE 800,
DALLAS, TEXAS 75231
PH: (469) 333-8831

PROJECT NO. 2016-042-M

LEGEND

- 1/2" I.R.S. IRON ROD SET
- 1/2" I.R.F. IRON ROD FOUND
- X P.N.D. X CUT FOUND IN CONCRETE

1) COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE NORTH AMERICAN DATUM OF 1983. ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.

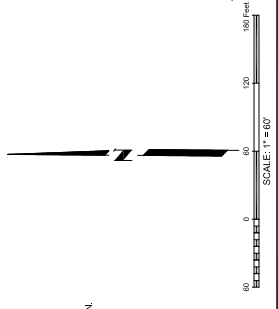


EXHIBIT C

Development Regulations

The use and development of the subject property shall develop in accordance with Section 146-106, SF5 – Single Family Residential District, of the Zoning Ordinance, as amended, except as set forth below:

1. *Space limits.*
 - a. Minimum lot area – 4,000 sq.ft. with no mean and median lot size requirement.
 - b. Front yard build-to line – 5 ft.
 - c. Minimum rear yard setback – 10 ft.
 - d. Minimum side yard setback of interior lots – 5 ft.
 - e. Minimum side yard setback of corner lots – 10 ft.
 - f. Rear or side-entry garages shall provide a 20 ft. driveway between the garage door and the alley or street right-of-way.
 - g. Maximum height of structure – 35 ft.
 - h. Maximum dwelling units per acre – 8.

2. *Architectural Standards.* All residential structures shall conform to the architectural and site standards set forth below:
 - a. The following exterior finishing materials shall be required:
 - i. Front Elevation. A minimum of 100% of this elevation shall be finished with masonry finishing materials (brick, stone, or synthetic stone).
 - ii. Side Elevation. A minimum of 75% of this elevation shall be finished with masonry finishing materials; the remaining 25% may be finished with masonry finishing materials, stucco, wood lap siding, cast concrete modular siding, cementitious fiber board (hardi-board or hardi-plank), or EIFS. Sheet siding fabricated to look like wood lap siding is prohibited.
 - iii. Rear Elevation. A minimum of 50% of this elevation shall be finished with masonry finishing materials; the remaining 50% may be finished with masonry finishing materials, stucco, wood lap siding, cast concrete modular siding, cementitious fiber board (hardi-board or hardi-plank), or EIFS. 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 doors, windows, and or dormers which are located above a roof line which extends from a hip roof.
 - v. Each building shall have a consistent architectural design on all sides.
 - b. All single family residential units shall be required to provide at least three of the following architectural elements:
 - i. 100 percent of each elevation is finished with a masonry finishing material;
 - ii The front facade contains at least two types of complementary masonry finishing materials with each of the materials being used on at least 25 percent of the front facade;

EXHIBIT C

- iii. A minimum of 10 percent of the unit's front facade features patterned brick work including, but not limited to soldier, herringbone, or sailor coursework, and excluding soldier or sailor brickwork provided in association with a door or window;
- iv. The unit features garage doors that have a carriage style design which feature vertical slats, high windows, antiqued hardware, and/or additional detailing to give the appearance of swinging or sliding doors;
- v. The unit's chimney is finished on all sides with 100 percent masonry finishing materials;
- vi. The unit features an articulated front entrance through the use of lintels, pediments, keystones, pilasters, arches, columns, or other similar architectural elements;
- xii. All windows that are visible from the right-of-way are articulated through the use of lintels, pediments, keystones, pilasters, arches, columns, or other similar architectural elements;
- xiii. A covered back porch which is at least 200 square feet in area is provided;
- ix. All windows facing a street feature shutters that must be operational or appear operational and must be in scale with the corresponding window;
- x. All ground level mechanical, heating, ventilation, and air conditioning equipment is completely screened by an opaque screening device that is at least six feet tall.