

EXHIBIT B

PROPERTY DESCRIPTION:

TRACT 1:

BEING a 22.985 acre tract of land situated in the William Hemphill Survey, Abstract No. 449 and the J. Butler Survey, Abstract No. 68, Collin County, Texas, and being part of a 48.159 acre tract of land conveyed to McKinney Med Center, L.P. recorded in County Clerk's File No. 20060314000337340 of the Deed Records of Collin County, Texas (DRCCT) and being part of a 4.697 acre tract of land conveyed to McKinney Med Center, L.P. recorded in County Clerk's File No. 20060314000337350 (DRCCT), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the most northerly corner of said 22.985 acre tract of land, and being located at the intersection of the southeasterly right-of-way line of Sam Rayburn Tollway (a variable width right-of-way) with the westerly right-of-way line of State Highway No. 5 (a variable width right-of-way);

THENCE along the westerly right-of-way line of said State Highway No. 5 as follows:

SOUTH 30°15'44" EAST a distance of **154.43** feet to a 1/2 inch iron rod found for an angle point;

SOUTH 07°17'27" WEST a distance of **390.06** feet to a 5/8 inch iron rod found for an angle point;

SOUTH 01°53'41" WEST a distance of **185.81** feet to a 1/2 inch iron rod found for an angle point;

SOUTH 10°21'44" WEST a distance of **560.91** feet to a point for corner located in the north line of a Right of Way dedication per plat recorded in Cabinet 2017, Page 765, (PRCCT);

THENCE along the north line of said Right of Way dedication, **NORTH 79°22'34" WEST** a passing distance of 14.66 feet to the northeast corner of Lot 3R, Block A, McKinney Medical Center per plat recorded in Cabinet 2018, Page 944, (PRCCT) for a total distance of **106.44** feet to a 5/8 inch iron rod found for corner;

THENCE along the common line of said 22.985 acre tract and said Lot 3R as follows:

THENCE SOUTH 67°27'23" WEST a distance of **89.49** feet to a 5/8 inch iron rod found for corner;

THENCE NORTH 79°22'39" WEST a distance of **671.30** feet to a 5/8 inch iron rod found for corner;

THENCE SOUTH 10°37'21" WEST a distance of **32.00** feet to a 5/8 inch iron rod found for corner;

THENCE NORTH 79°22'39" WEST a distance of **42.73** feet to a 5/8 inch iron rod found for corner;

THENCE SOUTH 51°54'55" WEST a distance of **30.33** feet to a 1/2 inch iron rod found for the most westerly northwest corner of said Lot 3R and also being the north corner of Lot 1, Block A of McKinney Medical Office Building per plat recorded in Cabinet P, Page 932, (PRCCT);

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THENCE along the common line of said McKinney Medical Office Building, **SOUTH 78°18'02" WEST** a distance of **237.76** feet to a 5/8 inch iron rod found for the southeast corner of Lot 5, Block A of McKinney Medical Center per plat recorded in Cabinet 2015, Page 764, (PRCCT);

THENCE along the common line of said Lot 5, **NORTH 35°38'38" WEST** a distance of **289.59** feet to a 5/8 inch iron rod found for corner in the southeasterly right-of-way line of said Sam Rayburn Tollway and the northwesterly line of said 22.985 acre tract of land;

THENCE along the southeasterly line of said Sam Rayburn Tollway and the northwesterly line of said 22.985 acre tract of land, **NORTH 54°20'26" EAST** a distance of **1722.00** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **22.985** acres or 1,001,238 square feet of land more or less.

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FIELD NOTE DESCRIPTION

TRACT 2:

BEING a **5.397 acre** tract of land situated in the William Hemphill Survey, Abstract No. 449, City of McKinney, Collin County, Texas, and being part of a 48.159 acre tract of land conveyed to McKinney Med Center, L.P. recorded in County Clerk's File No. 20060314000337340 of the Deed Records of Collin County, Texas (DRCCT) and a part of a 4.697 acre tract of land conveyed to McKinney Med Center, L.P. recorded in County Clerk's File No. 20060314000337350 of the Deed Records of Collin County, Texas (DRCCT), and being more particularly described as follows:

BEGINNING at a 60 D nail found for the southerly southeast corner of said 48.159 acre tract of land, and being located at the intersection of the northerly right-of-way line of Frisco Road (Old State Highway No. 24) (a variable width right-of-way) with the westerly right-of-way line of State Highway No. 5 (a variable width right-of-way);

THENCE along the northerly right-of-way line of said Frisco Road, **NORTH 87°12'25" WEST**, a passing distance of **443.56** feet to a iron rod with cap found for the southeast corner of said 4.697 acre tract of land and in all a total distance of **579.06** feet to an iron rod with cap found for the southeast corner of Lot 1, Block A of McKinney Medical Center according to the plat recorded in Cabinet 2008, Page 488, Plat Records of Collin County, Texas (PRCCT);

THENCE departing the northerly right-of-way line of Frisco Road (Old State Highway No. 24) **NORTH 01°47'37" EAST**, a distance of **346.39** feet to an "x" in concrete found for corner and being the northwest corner of said 4.697 acre tract;

THENCE SOUTH 88°12'23" EAST a distance of **135.48** feet to a 5/8 inch iron rod set for the northeast corner of said 4.697 acre tract;

THENCE SOUTH 86°55'53" EAST a distance of **491.46** feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 79°11'53" EAST a distance of **89.75** feet to a 5/8 inch iron rod set in the west line of said State Highway No. 5 (variable width right-of-way);

THENCE along the west line said State Highway No. 5, **SOUTH 10°48'07" WEST** a distance of **192.36** feet to a ½ inch iron rod found for the beginning of curve to the right having a radius of 252.51 feet and a chord bearing of South 38°43'31" West;

CONTINUING with said curve to the right, through a central angle of **41°02'33"**, for an arc length of **180.88** feet to a **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **5.397 acres** or 235,107 square feet of land more or less.

EXHIBIT D

PLANNED DEVELOPMENT STANDARDS

FOR

28.38 ACRES

- I. Tract 1. The commercial area of the subject property consisting of approximately 4.68 acres (the “Commercial Zone”) is intended to provide hospitality, service, retail and office uses that support the medical and educational developments in the immediate area and shall develop in accordance with Section 146, Article III, 146-112 (“C-2 – Local Commercial District), and as amended, except as noted below:
 1. Additional Permitted Use: hotel and motel, for which a specific use permit (“SUP”) is required under C-2, shall be additional permitted uses without the requirement of an SUP.

- II. Tracts 2 and 3. The residential area of the subject property consisting of approximately 23.7 acres (the “Residential Zone”) shall develop in accordance with Section 146, Article III, 146-79 (“MF-1” – Multiple Family Residential – Low Density District) of the Zoning Ordinance, and as amended, except as noted below:
 1. Development Standards:
 - a. Maximum density shall be 10 units per gross acre;
 - b. No more than six (6) dwelling units shall be permitted within a single building;
 - c. Required minimum front yard setback along State Highway 5 shall be 50 feet within which walkouts, stoops and patios shall be permitted to encroach 5’;
 - d. Required minimum rear yard setback along Spur 399 shall be 35 feet within which walkouts, stoops, patios shall be permitted to encroach 5’;
 - e. Required minimum side yard setback along Frisco Road shall be 20 feet within which walkouts, stoops and patios shall be permitted to encroach 5’;
 - f. 30% of the street yard adjacent to State Highway 5, Spur 399 and Frisco Road shall be devoted to landscaping as an element to meet the exceptional quality requirement of the PD;
 - g. Covered parking spaces may be constructed of steel frame with gabled standing seam steel roofs and steel columns clad in painted wood;
 - h. Paving for parking is permitted within minimum yards, but not within required open space or landscape buffers;
 - i. Minimum building separations front to rear and from rear to rear shall be 15 feet within which residential patios, flatwork and fences may be place; side to side shall be 10 feet;
 - j. One landscaped median will be required at the main entrance for each of Tracts 2 and 3; however, no median landscaping shall be required at existing shared entrances with other developments along Highway 5;

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- k. Fencing shall be permitted within minimum side yards and landscape buffers along common boundaries with adjacent multi-family developments;
- l. Fencing shall be permitted within side yards and landscape buffers along Frisco Road;
- m. Fencing shall be permitted within the rear yard setback along Spur 399;
- n. Perimeter screening walls shall not be required between multi-family and non-residential uses or along any multi-family side or rear property lines that do not abut single family uses;
- o. Gates shall not be required.

All provisions contained in the Code which are not in conflict with the provisions contained herein shall continue to apply to the development of the Property.