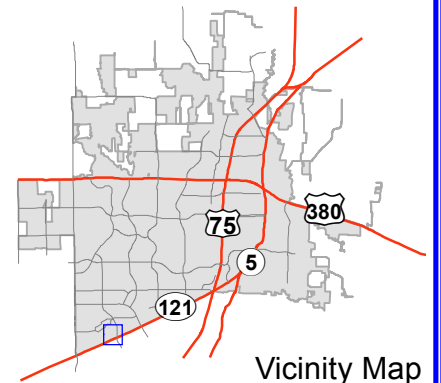


Notification Map

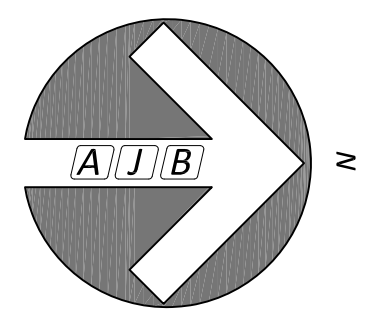
Case: 16-372Z

--- 200' Buffer

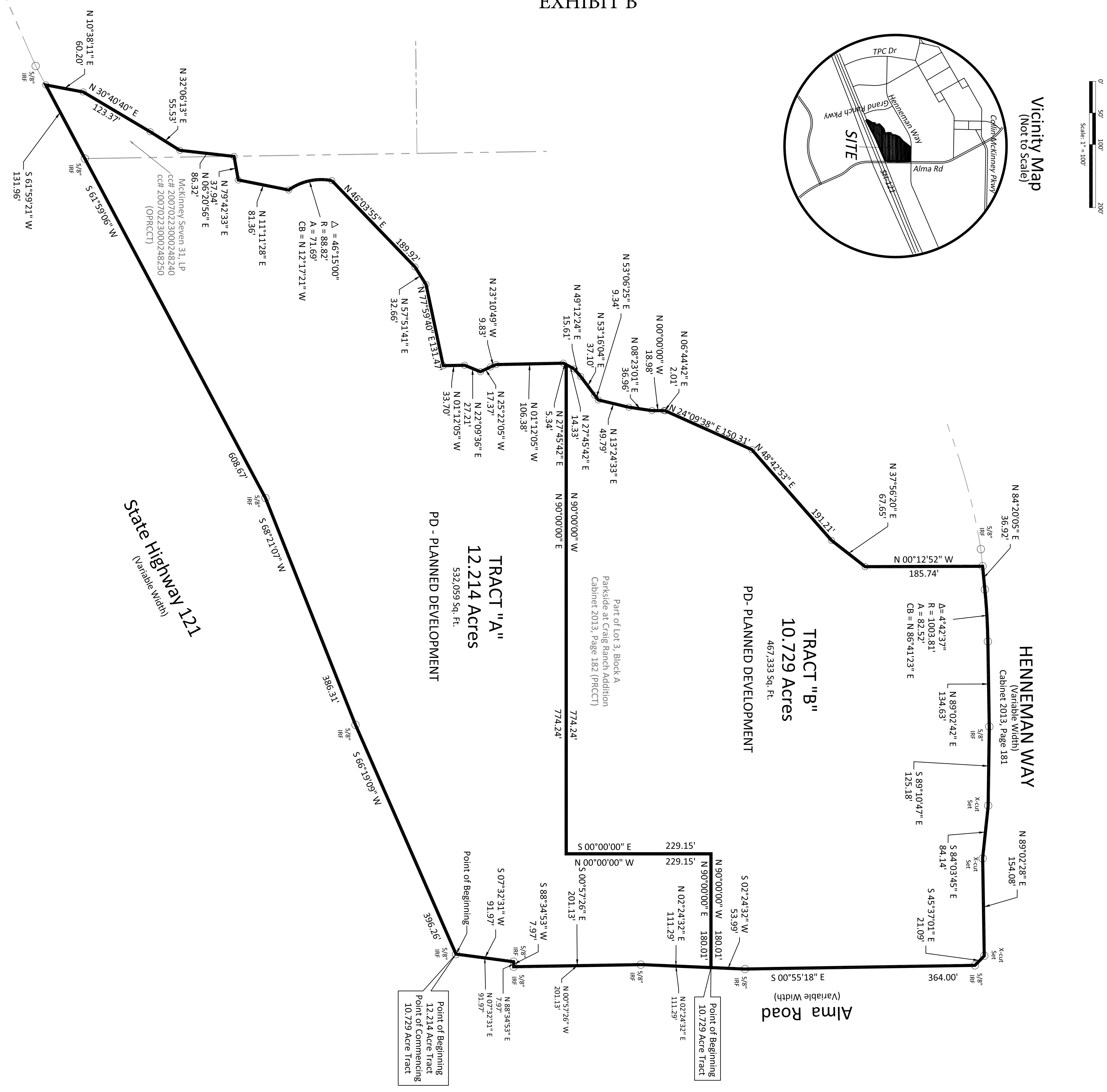
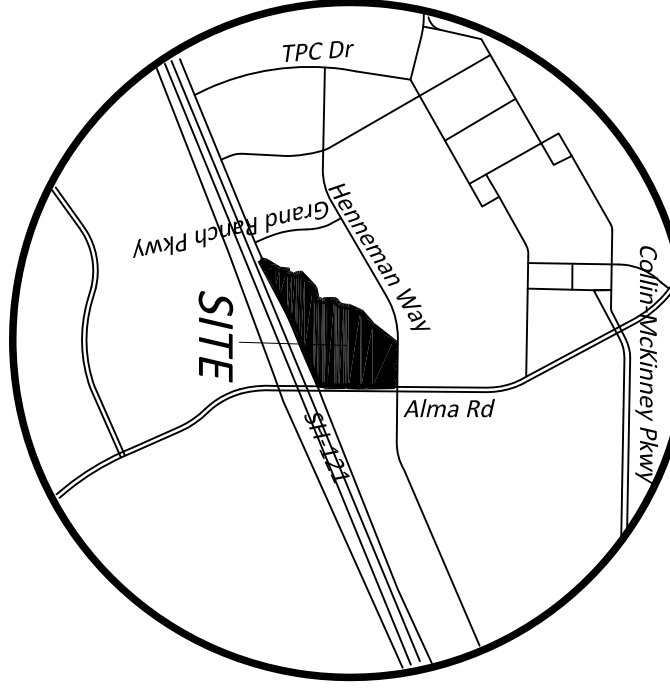


Vicinity Map

EXHIBIT B



Vicinity Map (Not to Scale)



TRACT "B"

PD - PLANNED DEVELOPMENT

BEING a 10.729 acre tract of land situated in the Thomas Phillips Survey Abstract No. 717, City of McKinney, Collin County, Texas, being a portion of Lot 3, Block A of Parkside at Craig Ranch Addition...

BEGINNING at a 5/8 inch iron rod found for corner at the intersection of the north line of State Highway 121 (Sam Rayburn Tollway) (Variable width right of way) and the west line of Alma Road (Variable width right of way);

THENCE along the west line of said Alma Road as follows: NORTH 07°32'31" EAST a distance of 91.97 feet to a 5/8 inch iron rod found for corner;

NORTH 88°34'53" EAST a distance of 7.97 feet to a 5/8 inch iron rod found for corner; NORTH 07°32'31" EAST a distance of 91.97 feet to a 5/8 inch iron rod found for corner;

NORTH 02°24'32" EAST a distance of 111.29 feet to a point for the POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST a distance of 180.01 feet to a point for corner;

THENCE SOUTH 00°00'00" EAST a distance of 229.15 feet to a point for corner; THENCE NORTH 90°00'00" WEST a distance of 774.24 feet to a point for corner;

THENCE NORTH 27°45'42" EAST a distance of 14.33 feet to a point for corner; THENCE NORTH 49°12'24" EAST a distance of 15.61 feet to a point for corner;

THENCE NORTH 53°16'04" EAST a distance of 37.10 feet to a point for corner; THENCE NORTH 53°06'25" EAST a distance of 9.34 feet to a point for corner;

THENCE NORTH 13°24'33" EAST a distance of 49.79 feet to a point for corner; THENCE NORTH 08°23'01" EAST a distance of 36.96 feet to a point for corner;

THENCE NORTH 06°44'42" EAST a distance of 2.01 feet to a point for corner; THENCE NORTH 00°00'00" WEST a distance of 18.98 feet to a point for corner;

THENCE NORTH 24°09'38" EAST a distance of 150.31 feet to a point for corner; THENCE NORTH 48°42'53" EAST a distance of 191.21 feet to a point for corner;

THENCE NORTH 37°56'20" EAST a distance of 67.65 feet to a point for corner; THENCE NORTH 00°12'52" WEST a distance of 185.74 feet to a point for corner in the south line of Hennehan Way a variable width right of way;

THENCE along the south line of said Hennehan Way as follows: NORTH 84°20'05" EAST a distance of 36.92 feet to a point for corner and being the beginning of a curve to the right having a radius of 1003.81 feet and a chord bearing of NORTH 86°41'23" EAST;

TRACT "A"

PD - PLANNED DEVELOPMENT

BEING a 12.214 acre tract of land situated in the Thomas Phillips Survey Abstract No. 717, City of McKinney, Collin County, Texas, being a portion of Lot 3, Block A of Parkside at Craig Ranch Addition...

BEGINNING at a 5/8 inch iron rod found for corner at the intersection of the north line of State Highway 121 (Sam Rayburn Tollway) (Variable width right of way) and the west line of Alma Road (Variable width right of way);

THENCE along the north line of said State Highway 121 (Sam Rayburn Tollway) as follows: SOUTH 66°19'09" WEST a distance of 396.26 feet to a 5/8 inch iron rod found for corner;

SOUTH 61°59'06" WEST a distance of 608.67 feet to a 5/8 inch iron rod found for corner; SOUTH 61°59'06" WEST a distance of 131.96 feet to a 5/8 inch iron rod set for the southwest corner of said Lot 2 and the southeast corner of Common Area A-1 of said Block A;

THENCE along the common line of said Lot 2 and Common Area A-1 as follows: NORTH 10°38'11" EAST a distance of 60.20 feet to a 5/8 inch iron rod set for corner;

NORTH 30°40'40" EAST a distance of 123.37 feet to a 5/8 inch iron rod set for corner; NORTH 32°06'13" EAST a distance of 55.53 feet to a 5/8 inch iron rod set for corner;

NORTH 06°20'56" EAST a distance of 86.32 feet to a 5/8 inch iron rod set for corner; NORTH 79°42'33" EAST a distance of 37.94 feet to a 5/8 inch iron rod set for corner;

NORTH 11°11'28" EAST a distance of 81.36 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 888.82 feet and a chord bearing of NORTH 12°17'21" WEST;

Along said curve to the right through a central angle of 46°15'00" for an arc length of 71.69 feet to a 5/8 inch iron rod set for corner; NORTH 46°03'55" EAST a distance of 189.92 feet to a 5/8 inch iron rod set for corner;

NORTH 57°51'41" EAST a distance of 32.66 feet to a 5/8 inch iron rod set for corner; NORTH 77°59'40" EAST a distance of 131.47 feet to a 5/8 inch iron rod set for corner;

NORTH 01°12'05" WEST a distance of 33.70 feet to a 5/8 inch iron rod set for corner; NORTH 01°12'05" WEST a distance of 33.70 feet to a 5/8 inch iron rod set for corner;

NORTH 22°09'36" EAST a distance of 27.21 feet to a 5/8 inch iron rod set for corner; NORTH 25°22'05" WEST a distance of 17.37 feet to a 5/8 inch iron rod set for corner;

NORTH 23°10'49" WEST a distance of 9.83 feet to a 5/8 inch iron rod set for corner; NORTH 01°12'05" WEST a distance of 106.38 feet to a 5/8 inch iron rod set for corner;

ZONING EXHIBIT

TRACT "A" 12.214 Acres - PD - PLANNED DEVELOPMENT TRACT "B" 10.729 Acres - PD - PLANNED DEVELOPMENT

THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owner: MCKINNEY SEVEN 31, LP VCIW PARTNERS, L.P. 6850 TPC DRIVE, SUITE 210 MCKINNEY, TEXAS 75070 (972) 529-1371

Owner: MCKINNEY SEVEN 31, LP VCIW PARTNERS, L.P. 6850 TPC DRIVE, SUITE 210 MCKINNEY, TEXAS 75070 (972) 529-1371

Checked By: AJ Bedford Date: February 15, 2017 P.C.: Cyber/Spradling Technicians: Spradling/Eliam Drawn By: Spradling/Eliam Scale: 1" = 100'

File: CR-22-AC-Zoning-2017-02-15 Job No.: 159-178 GFI No.:

301 N. Alamo Rd., Rockwall, Texas 75087 (972) 722-0225 www.bedfordgroup.com info@bedfordgroup.com

Bedford Group, Inc. Registered Professional Land Surveyors

Sheet: 1 of 1

TBPL5 REG#1018200

EXHIBIT C

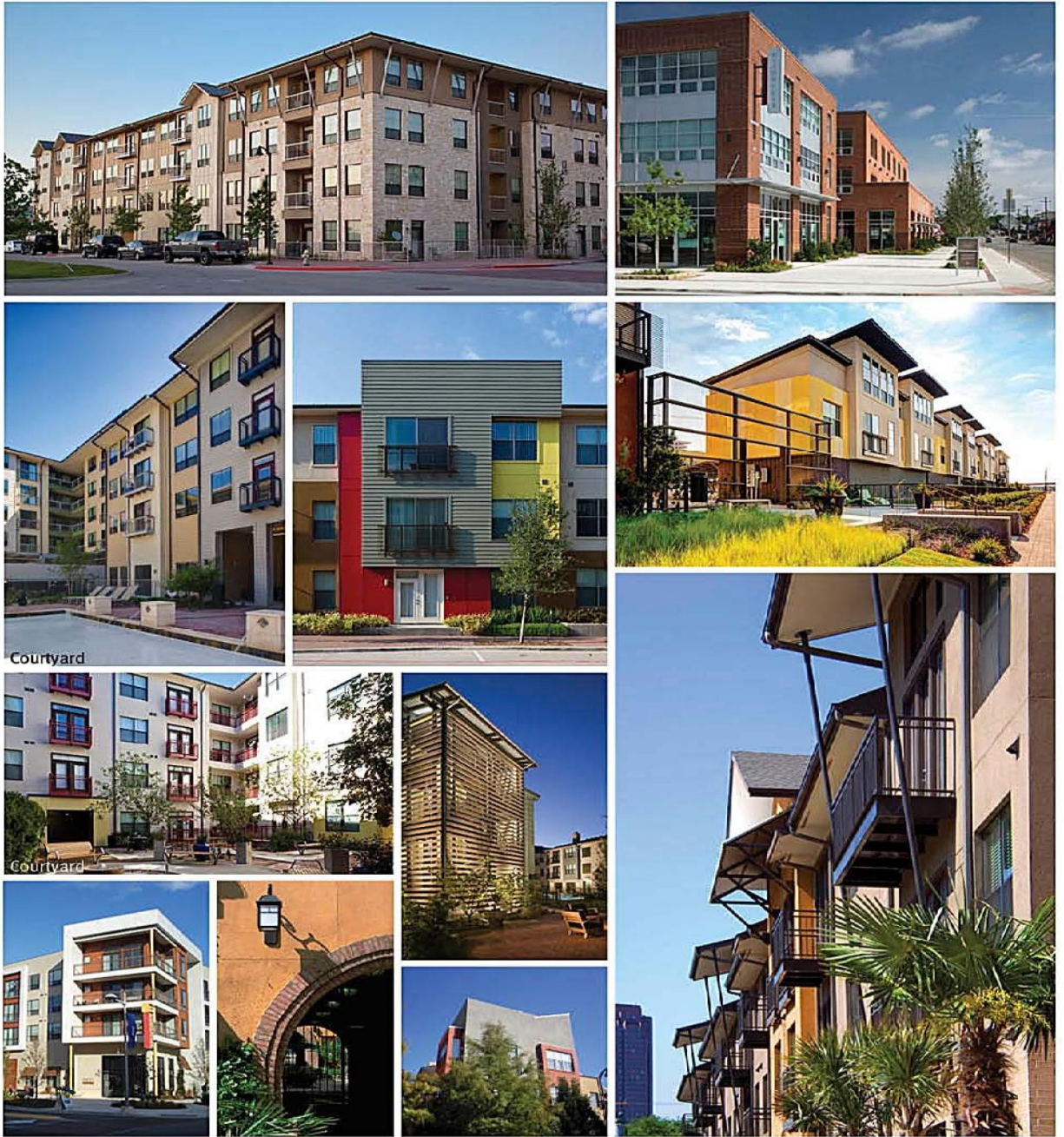
The subject property shall be zoned “PD” – Planned Development District. Use and development of the subject property shall conform to the regulations within the City of McKinney Zoning Ordinance, with the following exceptions:

1. Tract A shall develop in accordance with Section 146-113 (C3 – Regional Commercial District) of the City of McKinney Zoning Ordinance and as amended.
2. No more than six and one-half (6.5) acres of Tract B may be developed as multi-family. The multi-family development is intended to be urban in character with sidewalks on all sides of the building block adjacent. The remainder of Tract B shall develop in accordance with Section 146-113 (C3 – Regional Commercial District) of the City of McKinney Zoning Ordinance and as amended.
 - a. The multi-family development must be adjacent to Henneman Way with a build-to line of 15 feet; side yard minimum of 10 feet; and rear yard minimum of 55 feet.
 - b. The minimum density shall be 50 units per acre.
 - c. The maximum building height shall be no greater than five (5) stories or seventy (70) feet.
 - d. Parking shall be at a ratio of one (1) parking space for each bedroom.
 - e. Structured garage parking, tuck-under garage parking and surface on-site courtyard parking shall be permitted, provided that no more than 20% of the overall required parking for the multi-family development shall be surface parking.
 - f. Structured parking facilities may not exceed 70 feet in height.
 - g. Multi-family buildings shall not be required to meet the architectural requirements of Section 146-139 of the Zoning Ordinance and shall be approved if the following requirements are satisfied:
 - i. Buildings shall generally conform to the range of architectural styles and features contained in the attachments hereto entitled “Building and Finishes”, “Palette” and “Components”, which correspond to the look and feel of the Parkside at Craig Ranch development immediately north of the Property;
 - ii. The exterior of each building’s front façade shall feature a minimum of 85% brick, stone, synthetic stone, stucco or any combination thereof, with none of the aforementioned materials, except brick or stone, comprising more than 50% of such façade. The balance of the exterior finishing materials may include EIFS, architectural concrete masonry units (CMU), cementitious siding, metal, treated wood and/or glass curtain wall systems;
 - iii. Horizontal building facades longer than 150 feet in width shall be segmented into smaller sections by a structural or ornamental minor façade offset of a minimum four (4) feet deep and ten (10) feet wide.

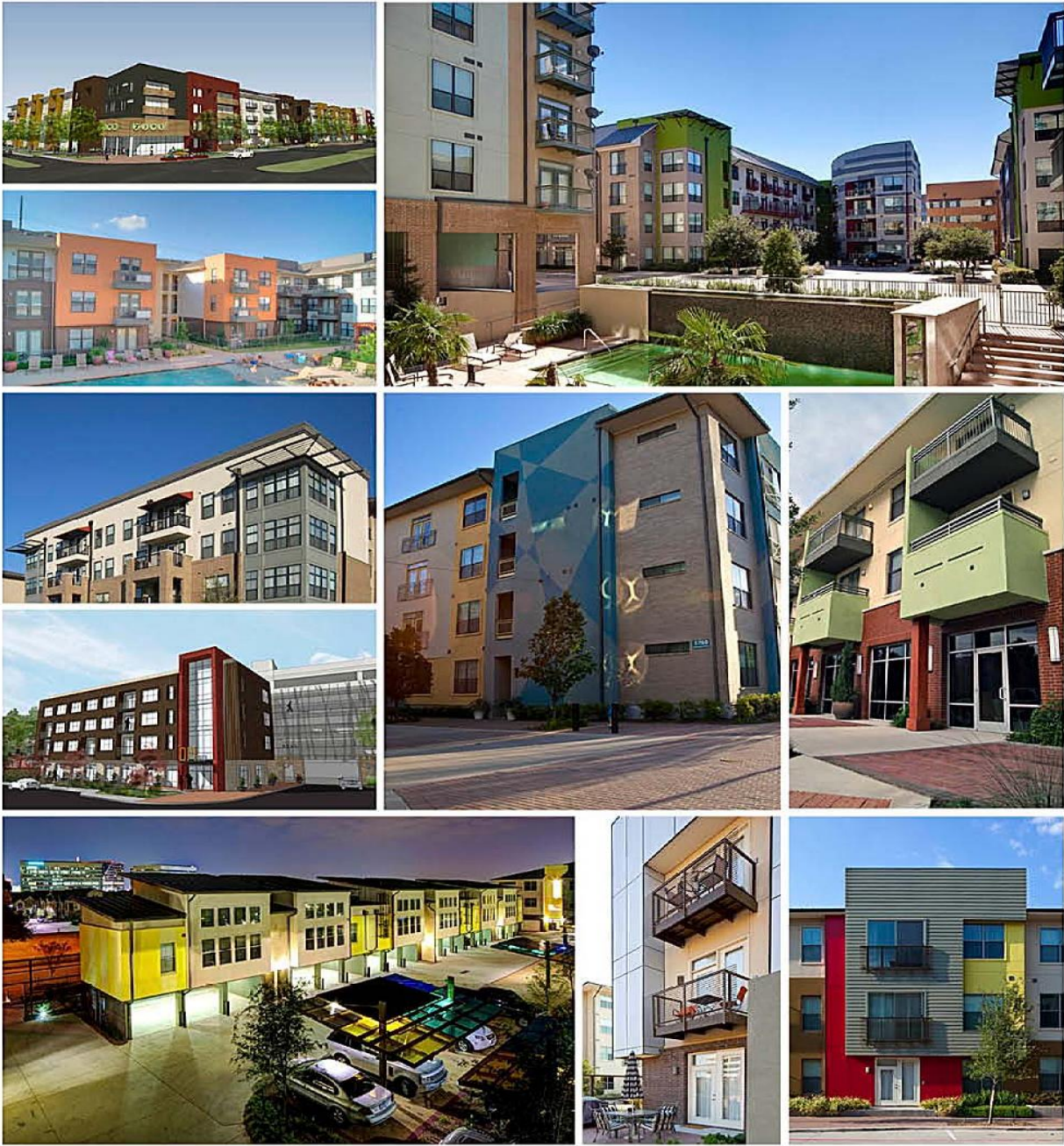
- The height of such offsets shall be equal to or greater than 75% of the building's height;
- iv. The primary architectural features of a building's front façade shall be continued on all facades of the building that face a public street;
 - v. Primary and secondary building entrances shall be articulated through the use of architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades or other appropriate elements;
 - vi. Structured parking facades shall not have frontage on a public street, unless the elevation is masonry and the open areas of the structure contain an architectural design element such as wrought iron or a metal or opaque screening.
- h. The development shall contain amenities that conform to the requirements of Subsubsection (1)e of Subsection (f) of Section 146-139.
- i. The development will be urban in character and will conform to the following landscape requirements in lieu of the minimum landscaping standards set forth in Subsection (f) of Section 146-135 of the Zoning Ordinance:
- i. One street tree, referred to as Canopy Trees by Section 146-135 (Landscape Requirements) and Appendix A (Approved Plant List) of the Zoning Ordinance, as amended, shall be provided for every 30 linear feet of frontage on a public street or perimeter private drive (at the request of the Fire Marshall, the canopy trees may be restricted to columnar-shaped trees). The linear footage of frontage shall be calculated exclusive of the frontage consumed by driveways and sight visibility triangles.
 - ii. Required street trees shall be evenly spaced at a ratio of 30 feet on center (+/- 5 feet). Required street trees may be clustered if approved by the Director of Planning, or his designee.
 - iii. A minimum 20 foot landscape buffer adjacent to the right-of-way of any public street is required.
 - iv. Other than the landscape buffer adjacent to the right-of-way of public streets, no landscaped buffers are required along property lines.
- j. No screening wall shall be required between multi-family and office or retail uses.

EXHIBIT D

BUILDING AND FINISHES



PALETTE



COMPONENTS

