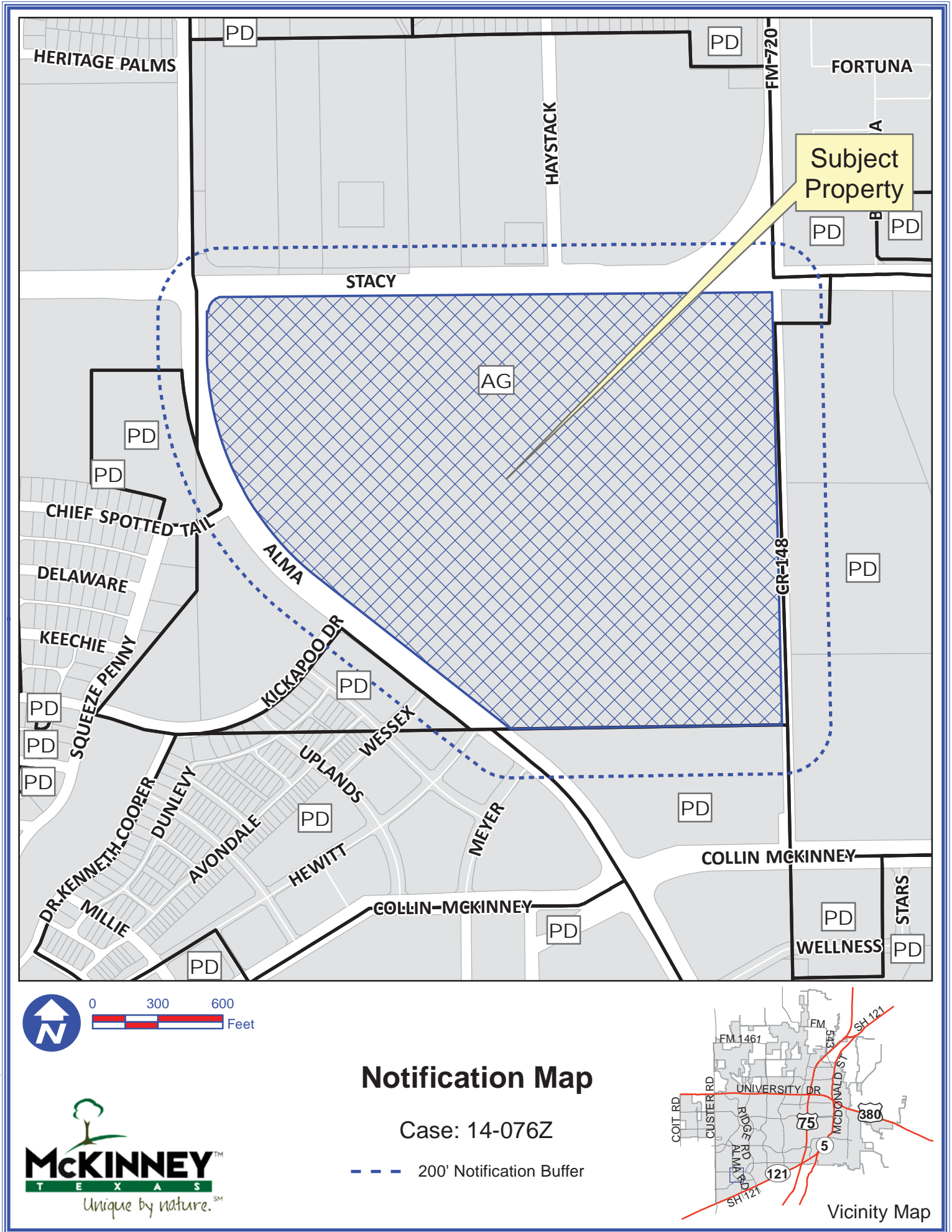


EXHIBIT A



Path: S:\MCKGIS\Notification\Projects\2014\14-076Z.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

LEGAL DESCRIPTION

101.690 ACRES

BEING a tract of land situated in the GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540, City of McKinney, Collin County, Texas and being a part of that tract of land described in Deed to Paul Lehner and wife, Virginia R. Lehner, as recorded in Volume 1062, Page 107, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a yellow plastic cap stamped "TNP" found in the south line of Stacy Road, a 130 foot right-of-way, for the common northeast corner of said Paul Lehner and wife, Virginia R. Lehner tract and northwest corner of that tract of land described as Tract 4 in Deed to Collin CR Wellness Communities, LLC, as recorded in Document No. 20091229001543720, Deed Records, Collin County, Texas;

THENCE South 01 degrees 14 minutes 46 seconds East, leaving said south line and with the common east line of said Paul Lehner and wife, Virginia R. Lehner tract and west line of said Tract 4, a distance of 1,981.40 feet to a 3/8 inch iron rod found for the southeast corner of said Paul Lehner and wife, Virginia R. Lehner tract;

THENCE South 89 degrees 18 minutes 59 seconds West, leaving said common line and with the south line of said Paul Lehner and wife, Virginia R. Lehner tract, a distance of 1,286.29 feet to a 5/8 inch iron rod found in the east line of Alma Road, a 120 foot right-of-way;

THENCE Northwesterly, with said east line, the following five (5) courses and distances:

North 51 degrees 53 minutes 01 seconds West, leaving said south line, a distance of 1,096.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 51 degrees 13 minutes 38 seconds, a radius of 1,340.00 feet and a chord bearing and distance of North 26 degrees 16 minutes 12 seconds West, 1,158.56 feet;

Northerly, with said curve to the right, an arc distance of 1,198.07 feet to a 5/8 inch iron rod found for corner;

North 00 degrees 39 minutes 23 seconds West, a distance of 193.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 89 degrees 32 minutes 04 seconds East, a distance of 7.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the right having a central angle of 89 degrees 52 minutes 03 seconds, a radius of 66.00 feet and a chord bearing and distance of North 44 degrees 28 minutes 00 seconds East, 93.23 feet;

Northerly, with said curve to the right, an arc distance of 103.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the above mentioned south line of Stacy Road;

THENCE North 89 degrees 32 minutes 04 seconds East, with said south line, a distance of 2,548.39 feet to the **POINT OF BEGINNING** and containing 101.690 acres of land, more or less.

EXHIBIT C

Proposed Development Regulations:

1. Development of the subject property shall generally conform to the attached concept plan (Exhibit D).
2. The “Single Family Detached” tract, shown on the attached concept plan (Exhibit D), shall develop in accordance with the *Area and Bulk Regulations* for *Single Family Detached, Standard Lots* of the REC Neighborhood Zone, except as follows:

Rear Yard Setback: Minimum of 10’

3. The “Attached Single Family” tract, shown on the attached concept plan (Exhibit D), shall develop in accordance with the *Area and Bulk Regulations* for *Townhouse (Rowhouse) Dwellings* of the REC Neighborhood Zone, except as follows:

Front Yard Setback: Minimum of 5 feet from ROW

4. The “Multifamily Residential” tract, shown on the attached concept plan (Exhibit D), shall develop in accordance with the *Area and Bulk Regulations* for *Apartment Dwellings* of the REC Neighborhood Zone, except as follows:

Maximum Height: 4 Stories; except that multi-family residential buildings located adjacent to the single family detached uses and Stacy Road shall be limited to 3 stories, as shown on the attached concept plan (Exhibit D)

5. The “Neighborhood Center” tract, shown on the attached concept plan (Exhibit D), shall permit the uses of the REC Neighborhood Center District and shall develop in accordance with the *Area and Bulk Regulations* for *Commercial Uses and Mixed Use Buildings* of the REC Neighborhood Zone, except as follows:

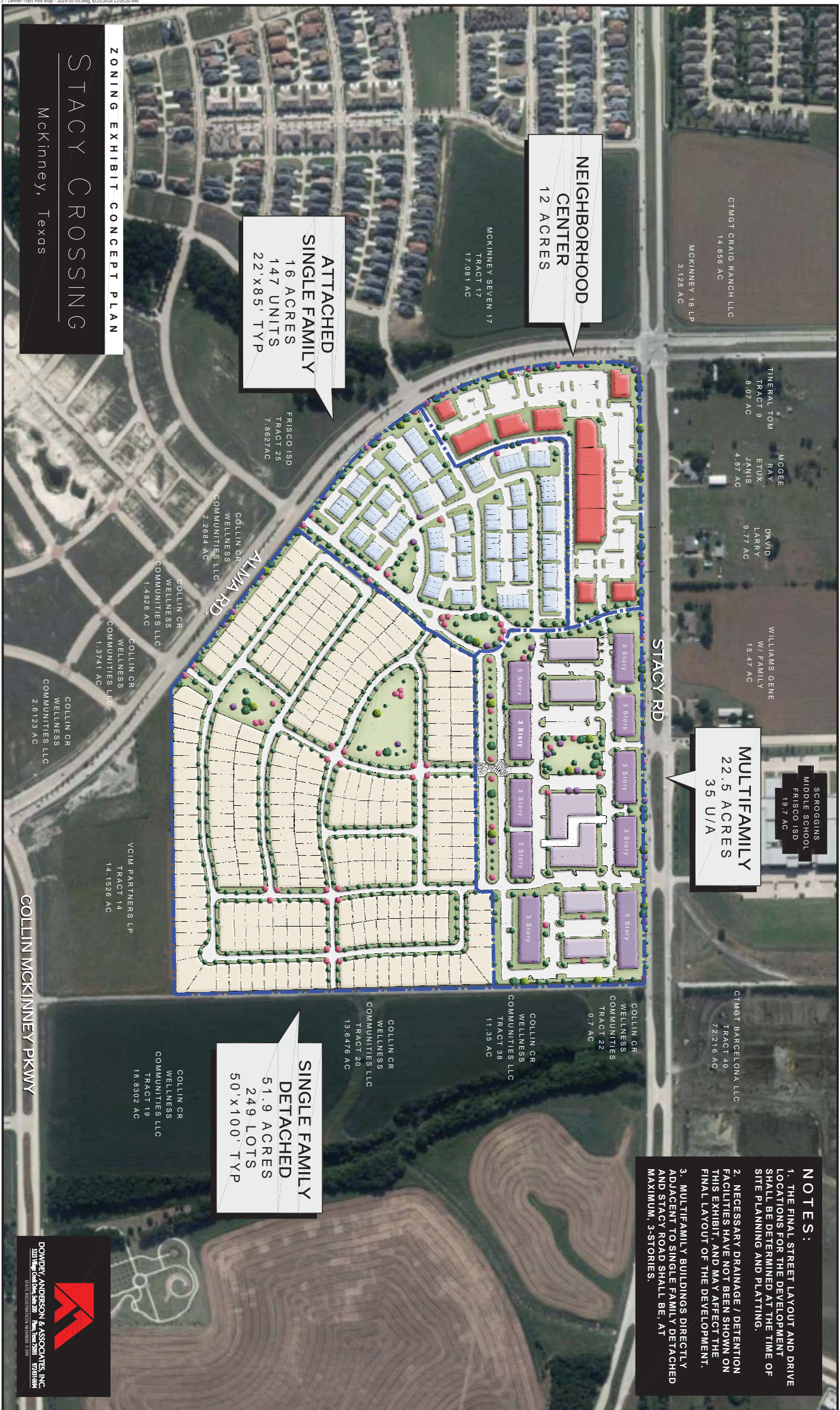
Additional Permitted Land uses:

Restaurant w/ drive-through window

6. Screening: Screening walls identified on the attached Open Space, Trails, and Screening exhibit (Exhibit E), shall generally conform to the location shown on the exhibit and shall be a solid masonry wall (brick, stone, or synthetic stone) with a minimum height of 6 feet.
7. Walking Trails: Trails identified on the attached Open Space, Trails, and Screening exhibit (Exhibit E), shall generally conform to the location shown on the exhibit and shall be a minimum width of 6 feet.
8. Open Spaces: Internal open spaces (totaling a minimum of 5.08 acres) shall generally conform to the attached Open Space, Trails, and Screening plan exhibit (Exhibit E). Alternate locations for internal open space may be allowed to count towards the minimum acreage requirement as long as said open spaces are no less than one half (0.5) acre in size, subject to the approval of the Director of Planning.
9. An elevated water storage tank shall be an allowed use on the subject property, and the attached concept plan may be modified to accommodate the placement of the water storage tank on the property.

EXHIBIT D

JOB #13013



ZONING EXHIBIT CONCEPT PLAN

STACY CROSSING

McKinney, Texas

NEIGHBORHOOD CENTER
12 ACRES

ATTACHED SINGLE FAMILY
16 ACRES
147 UNITS
22'x85' TYP

MULTIFAMILY
22.5 ACRES
35 U/A

SINGLE FAMILY DETACHED
51.9 ACRES
249 LOTS
50'x100' TYP

SCROGGINS MIDDLE SCHOOL
FRISCO, ISD
19.7 AC

- NOTES:**
1. THE FINAL STREET LAYOUT AND DRIVE LOCATIONS FOR THE DEVELOPMENT SHALL BE DETERMINED AT THE TIME OF SITE PLANNING AND PLATTING.
 2. NECESSARY DRAINAGE / DETENTION FACILITIES HAVE NOT BEEN SHOWN ON THIS EXHIBIT, AND MAY AFFECT THE FINAL LAYOUT OF THE DEVELOPMENT.
 3. MULTIFAMILY BUILDINGS DIRECTLY ADJACENT TO SINGLE FAMILY DETACHED AND STACY ROAD SHALL BE, AT MAXIMUM, 3-STORIES.

COLLIN MCKINNEY PKWY



EXHIBIT PREPARED 6-25-2014

EXHIBIT E



OPEN SPACE, TRAILS AND SCREENING
ZONING EXHIBIT

STACY CROSSING

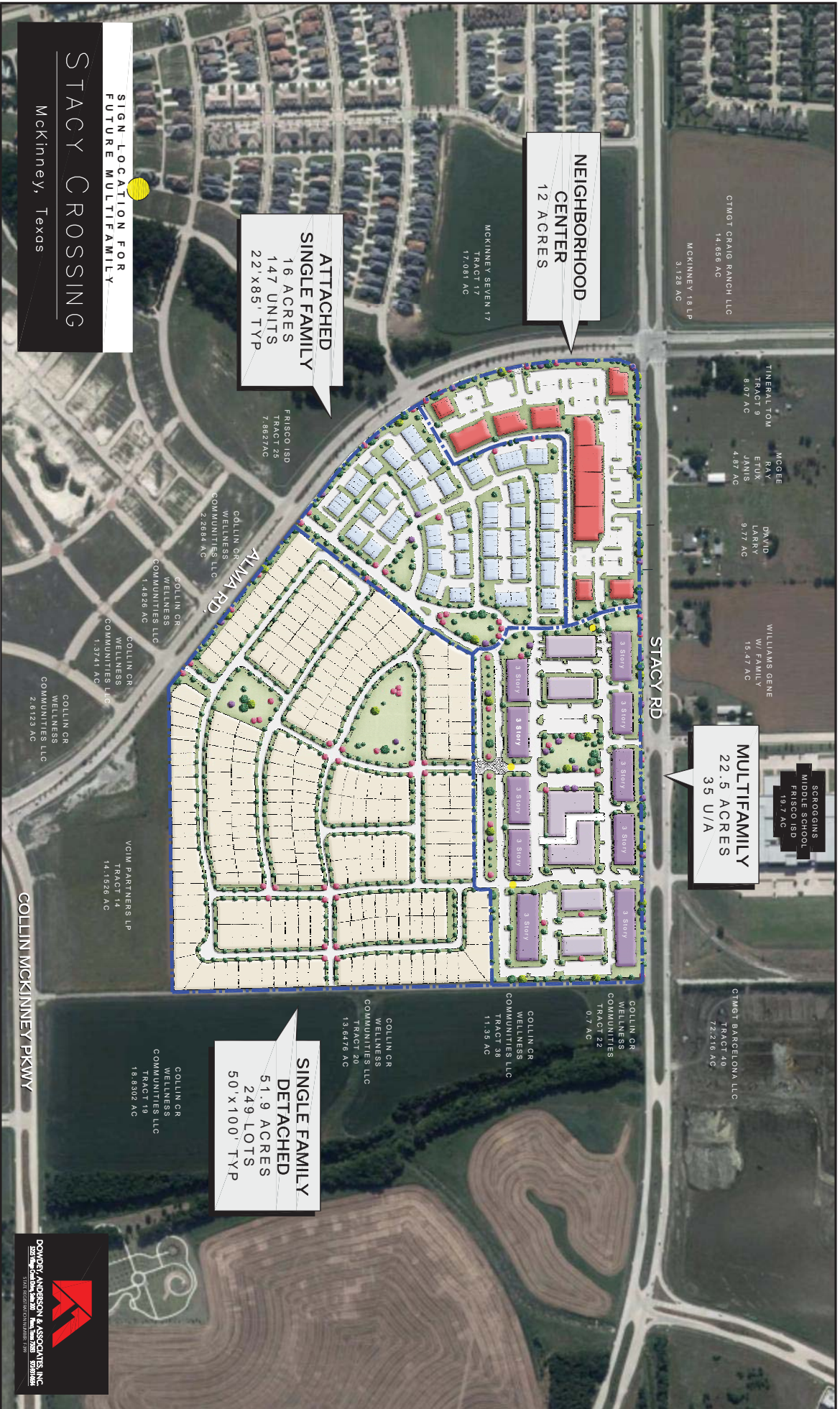
MCKINNEY, TEXAS



LEGEND	
	6' PERIPHERAL TRAIL
	6' INTERNAL TRAIL
	6' MASONRY SCREENING WALL
	INTERNAL OPEN SPACE



EXHIBIT F



SIGN LOCATION FOR FUTURE MULTIFAMILY

STACY CROSSING

McKinney, Texas

NEIGHBORHOOD CENTER
12 ACRES

ATTACHED SINGLE FAMILY
16 ACRES
147 UNITS
22'X85' TYP

MULTIFAMILY
22.5 ACRES
35 U/A

SINGLE FAMILY DETACHED
51.9 ACRES
249 LOTS
50'X100' TYP

JOB #13013

EXHIBIT PREPARED 7-1-2014

