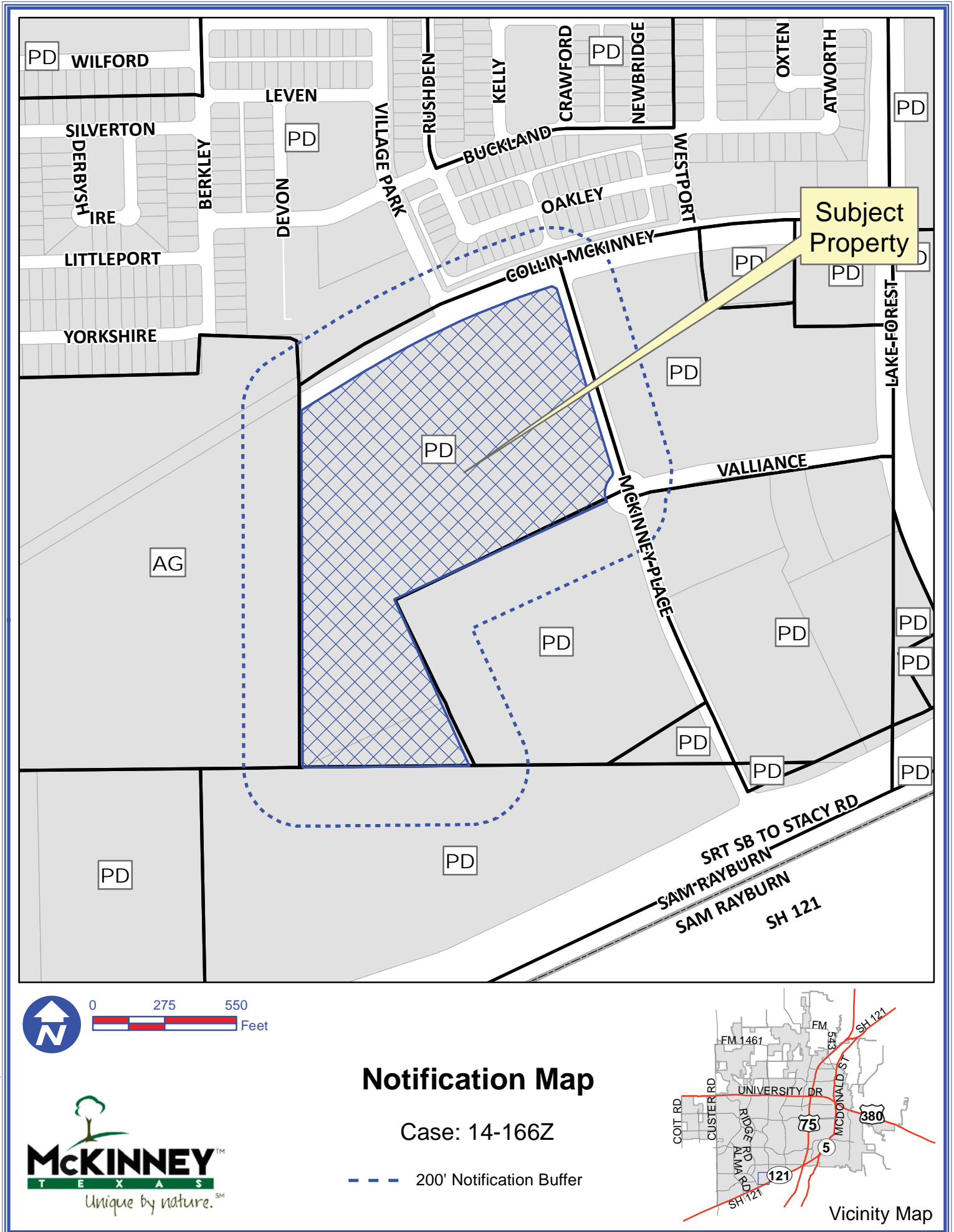


Exhibit A



Path: S:\MCKGIS\Notification\Projects\2014\14-166Z.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

SINGLE FAMILY RESIDENTIAL ARCHITECTURAL AND SITE STANDARDS

- A. Townhome residential developments shall meet the requirements of Section 146-139 of the Zoning Ordinance for *Townhome* projects. All townhome residential units shall feature garage doors that have a carriage style design. These doors typically feature vertical slats, high windows, antiqued hardware, and additional detailing to give the appearance of swinging or sliding doors. In addition, all townhome units shall be required to provide at least two of the following architectural elements:
- a. 100 percent of each elevation is finished with a masonry finishing material (excluding stucco);
 - b. 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 façade exclusive of doors, windows and/or dormers;
 - c. A minimum of 10 percent of the unit's front facade exclusive of doors, windows and/or dormers features patterned brick work including, but not limited to soldier, herringbone, or sailor coursework; excluding soldier or sailor brickwork provided in association with a door or window;
 - d. No pitched roof plane with a horizontal length of longer than 20 feet exists;
 - e. Each home has at least three distinct horizontal façade planes on the front elevation which are separated by at least 3 feet of depth.
 - f. The unit's chimney is finished on all sides with 100 percent masonry finishing materials (excluding stucco);
 - g. The unit features an articulated front entrance through the use of lintels, pediments, keystones, pilasters, arches, columns, or other similar architectural elements;
 - h. All windows that are on the front elevation are articulated through the use of lintels, pediments, keystones, pilasters, arches, columns, or other similar architectural elements;
 - i. A covered front porch which is at least 100 square feet in area is provided;
 - j. A covered back porch which is at least 200 square feet in area is provided;
 - k. At least one dormer is provided for each roof plane over 500 square feet in area that faces a public street. The dormer must be appropriately scaled for the roof plane and shall not be wider than the windows on the building elevation below;
 - l. All windows facing a street feature shutters. The shutters provided must be operational or appear operational and must be in scale with the corresponding window;
 - m. All ground level heating, ventilation, and air conditioning equipment is completely screened landscaping or fencing.

Exhibit C

LEGAL DESCRIPTION

BEING a tract of land situated in the Oliver Hedgecoxe Survey, Abstract No. 392, in the City of McKinney, Texas, and being part of the 96.5079 acre property conveyed to 121 @ Lake Forest Partners, L.P. by deed recorded In Volume 5170 at Page 4549 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod set with cap stamped "KHA" at the southerly end of the corner clip at the intersection of the westerly line of the called 3.32 acre tract of land described In the Access, Road, Utility, and Landscape Easements Agreement for McKinney Place Drive recorded in County Clerk's File No. 20061016001486150 of the Official Public Records of Collin County, Texas with the south right-of-way line of Collin McKinney Parkway (future 120-foot wide public right-of-way) as shown on the plat thereof recorded in County Clerks File No. 20060126010000240 of the Official Public Records of Collin County, Texas;

THENCE with the future westerly right-of-way line of McKinney Place Drive, the following courses and distances to wit;

--South 16°58'38" East, a distance of 733.32 feet to a 5/8-inch iron rod set with a cap stamped "KHA" for the beginning of a curve to the right;

--Southwesterly, with the curve to the right, through a central angle of 61°33'47", having a radius of 20.00 feet, and a chord bearing and distance of S 13°48'16" West, 20.47 feet, an arc length of 21.49 feet to a 5/8 iron rod set with cap stamped "KHA" for the beginning of a reverse curve to the left;

--Southwesterly, with the curve to the left, through a central angle of 69°14'09", having a radius of 85.00 feet, and a chord bearing and distance of S 09°58'05" West, 96.58 feet, an arc length of 102.71 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner,

THENCE leaving the said westerly right-of-way line of McKinney Place Drive, the following courses and distances to wit:

-South 65°21'00" West, a distance of 895.59 feet to a 5/8-inch iron rod set with a cap stamped "KHA" for corner,

-South 24°39'00" East, a distance of 711.46 feet to a 5/8-inch iron rod set with a cap stamped "KHA" for corner in the north line of a called 31.473 tract of land described in said deed to Karen R. Wines Irrevocable Trust, recorded in Volume 5776 at Page 005 of the Deed Records of Collin County, Texas;

THENCE with the said north line of the 31.473 acres tract, South 89°45'41" West, a distance of 654.22 feet to a 5/8 inch iron rod found with cap stamped "KHA" found for southwest corner of the before mentioned 96.5079 acre tract and the southeast corner of a called 67.7 acre tract described in deed to Robert Floyd, recorded in County Clerk's File Number 97-0023328 of the Deed Records of Collin County, Texas;

THENCE with the west line of the said 96.5079 acre tract, North 00°20'43" West, a distance of 1,364.14 feet to a 5/8-inch iron rod set with cap stamped "KHA" in the south right-of-way line of Collin McKinney Parkway (future 120-foot wide public right-of-way);

THENCE with the future south right-of-way line of Collin McKinney Parkway, the following courses and distances to wit;

--North 57°28'58" East, a distance of 207.74 feet to a 5/8 inch iron rod with cap stamped "KHA" for the beginning of a curve to the right,

--Northeasterly, with the curve to the right, through a central angle of 14°38'33", having a radius of 3,440.0 feet, and a chord bearing and distance of N 64°48'15" East, 876.73 feet, an arc length of 879.12 feet to a 5/8-inch iron rod set with a cap stamped "KHA" for the north end of the corner clip at the intersection of the future south right-of-way line of Collin McKinney Parkway with the future westerly right-of-way line of McKinney Place Drive;

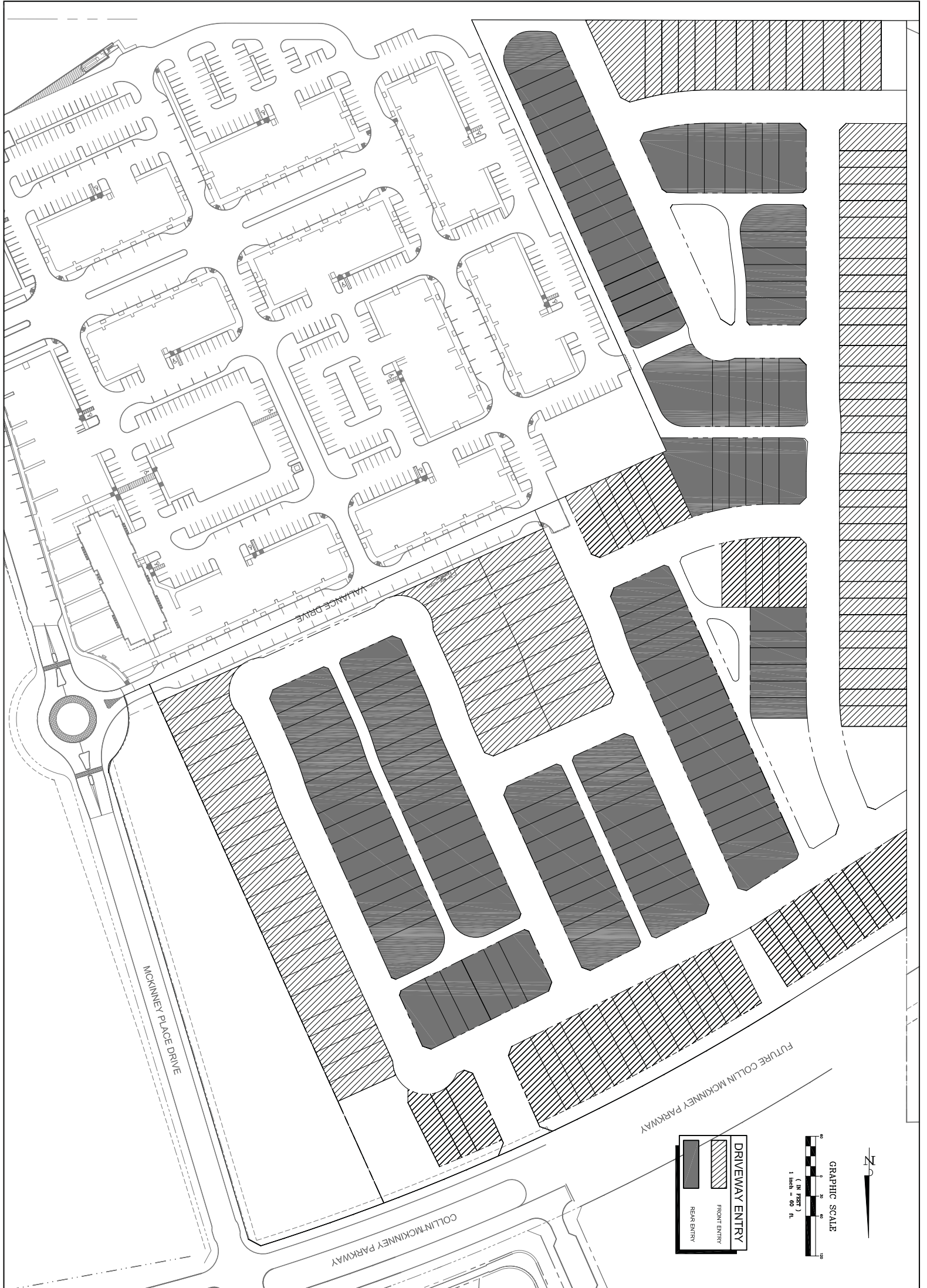
THENCE with the corner clip, South 62°21'48" East, a distance of 21.07 feet to the POINT OF

Exhibit C

BEGINNING and containing 30.359 acres of land, more or less.

Exhibit D

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EXHIBIT

Scale:	SEE GRAPHIC SCALE
Designed by:	LAW
Drawn by:	DDR
Checked by:	LAW
Date:	DECEMBER 2014
Project No.:	020114-001

SITE PLAN

MCKINNEY PLACE TOWNHOMES

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

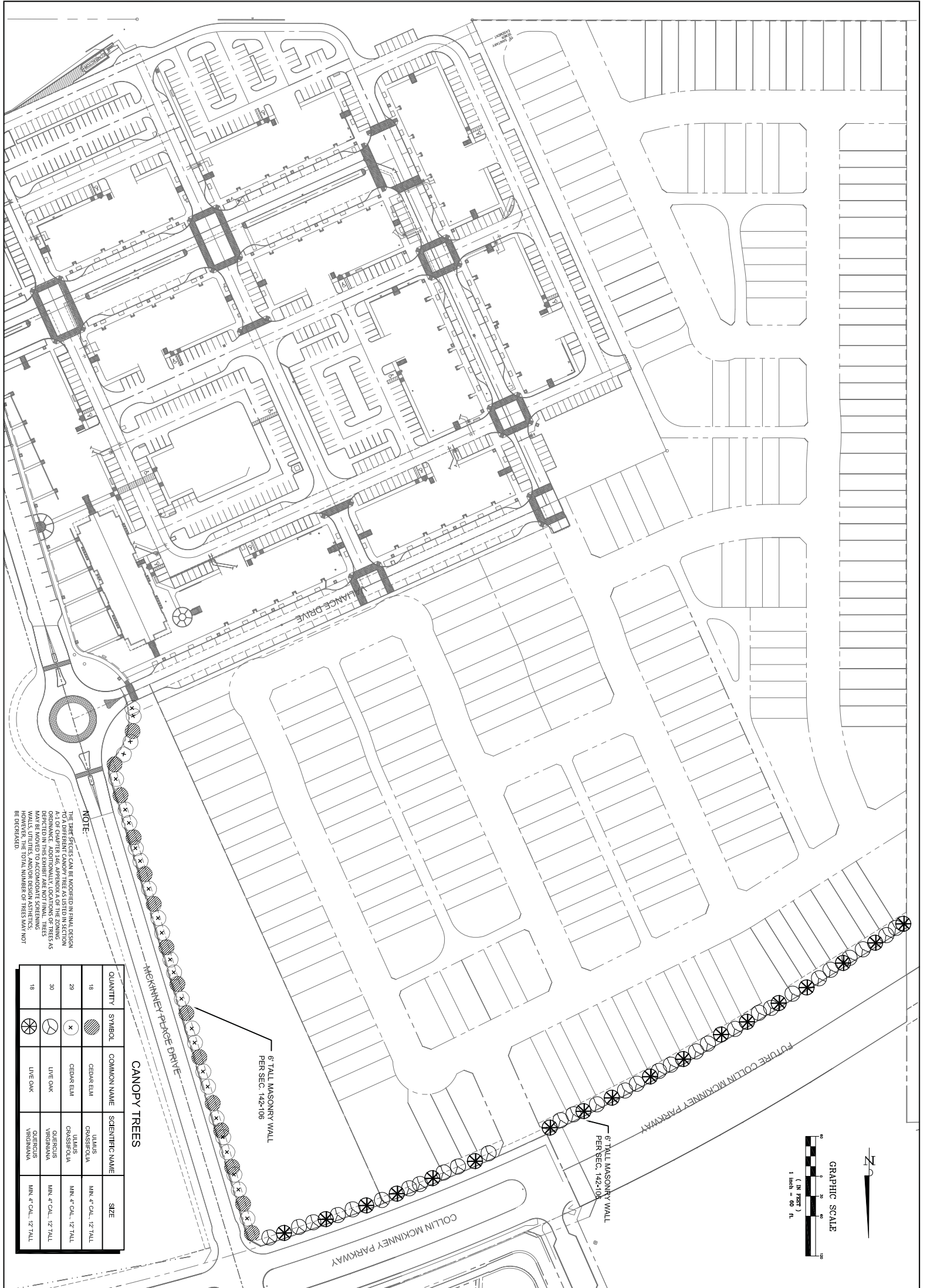
SANCHEZ & Associates

Master Planning
Civil Engineering
Land Development

403 N. Tennessee Street
McKinney, TX 75069
Tel 469-424-5900
Fax 214-544-3200
Certificate of Registration No. F-5865

Exhibit E

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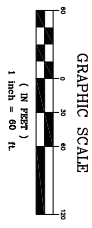
NOTE:
 THE TREE SPECIES CAN BE MODIFIED IN FINAL DESIGN TO A DIFFERENT CANOPY TREE AS LISTED IN SECTION 02114-01. ADDITIONALLY, LOCATIONS OF TREES AS DEPICTED IN THIS EXHIBIT ARE NOT FINAL. TREES WILL UTILIZE LANDSCAPE DESIGN AESTHETICS; HOWEVER, THE TOTAL NUMBER OF TREES MAY NOT BE DECREASED.

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE
18		CEDAR ELM	ULMUS CRASSIFOLIA	MIN. # OF CALL., 12" TALL
29		LIVE OAK	QUERCUS VIRGINIANA	MIN. # OF CALL., 12" TALL
30		LIVE OAK	QUERCUS VIRGINIANA	MIN. # OF CALL., 12" TALL
18		LIVE OAK	QUERCUS VIRGINIANA	MIN. # OF CALL., 12" TALL

CANOPY TREES

6" TALL MASONRY WALL
 PER SEC. 142-106

6" TALL MASONRY WALL
 PER SEC. 142-106



Scale: SEE GRAPHIC SCALE
Designed by: LAW
Drawn by: TCB
Checked by: LAW
Date: FEBRUARY 2015
Project No.: 02114

LANDSCAPE PLAN

MCKINNEY PLACE TOWNHOMES

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY



Master Planning
 Civil Engineering
 Land Development
 403 N. Tennessee Street
 McKinney, TX 75069
 Tel: 469-424-5900
 sanchezadvisory.com
 Certificate of Registration No. F-5865