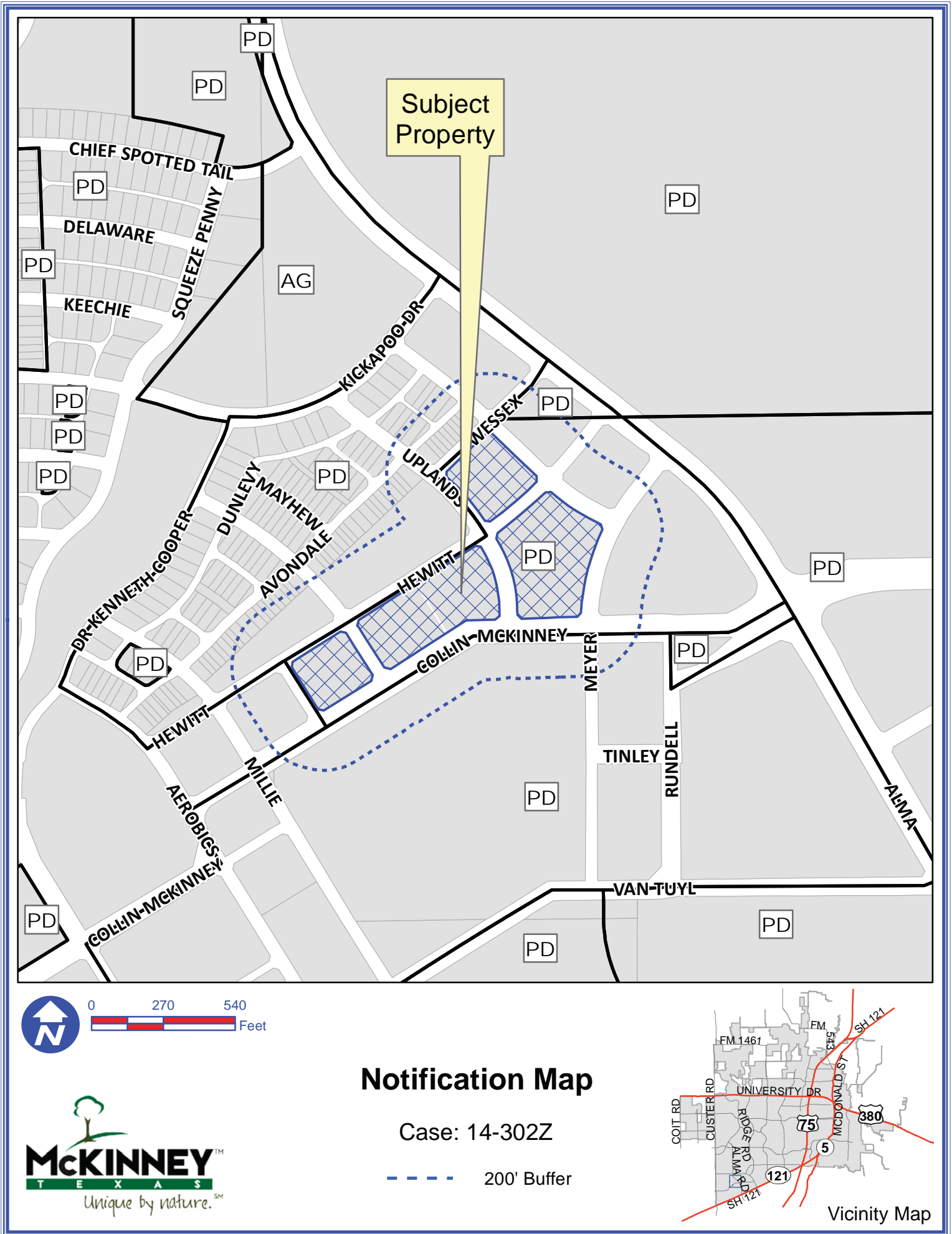
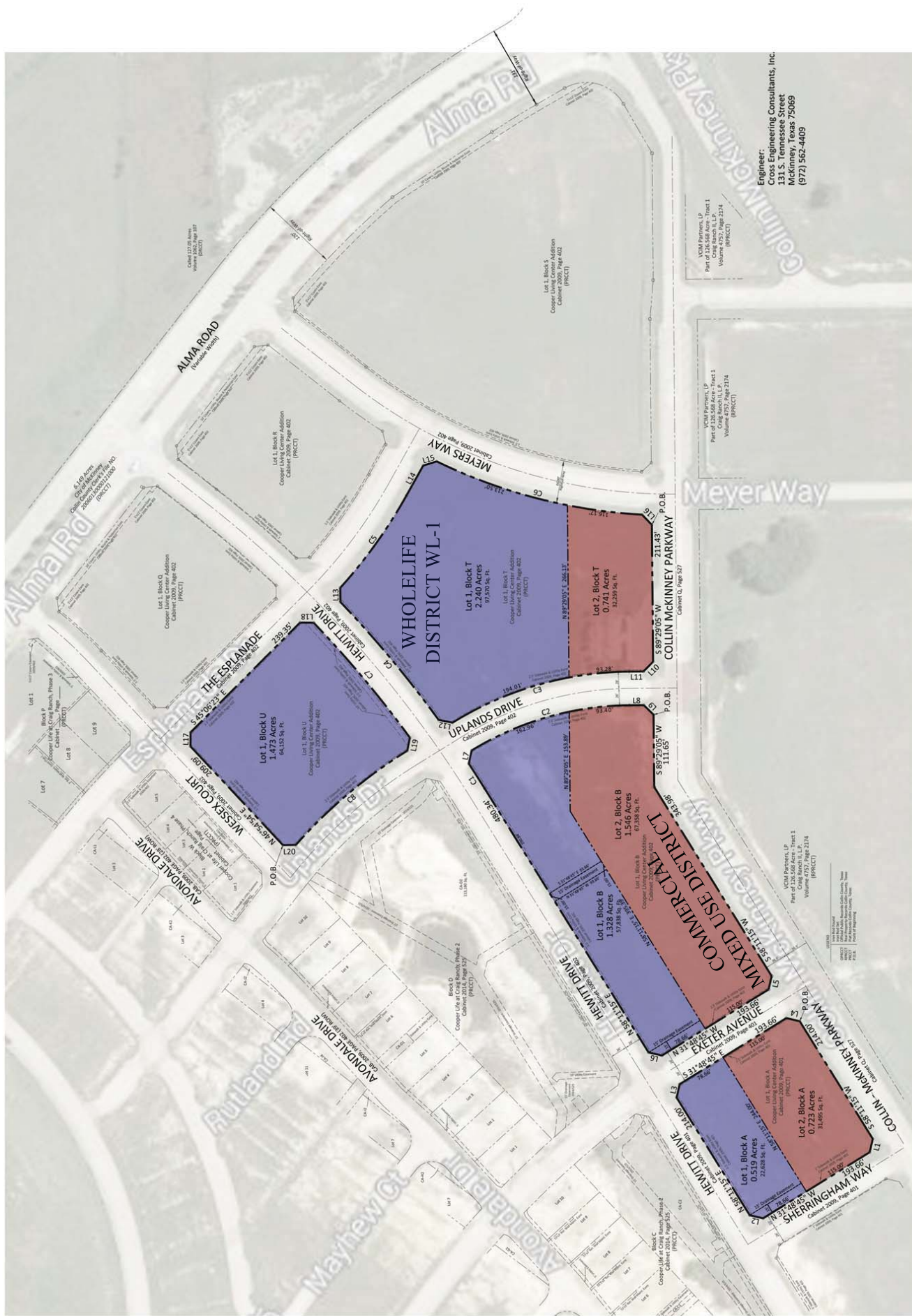


# Exhibit A



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



WHOLELIFE AT CRAIG RANCH

JANUARY 6, 2015

REGULATING PLAN

**SCHAUMBURG**  
 ARCHITECTS

817 W DAGGETT AVE., FORT WORTH, TX 76104  
 TEL. (817) 336-7077 FAX (817) 336-7776

**NOTE:** These architectural drawings have been prepared for the use of the contractor and are not to be used for any other related engineering design and specifications in the absence of the professional engineer's seal and signature. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. All measurements shall be verified by the contractor using the appropriate tools.

**Copyright 2015**

These drawings, all instruments of service, and the work or part thereof, are the property of the architect. No part of these drawings may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

**INFORMATIONAL NOTES**

**WHOLELIFE AT CRAIG RANCH**

McKINNEY, TEXAS

**SCHUMBURGS ARCHITECTS**

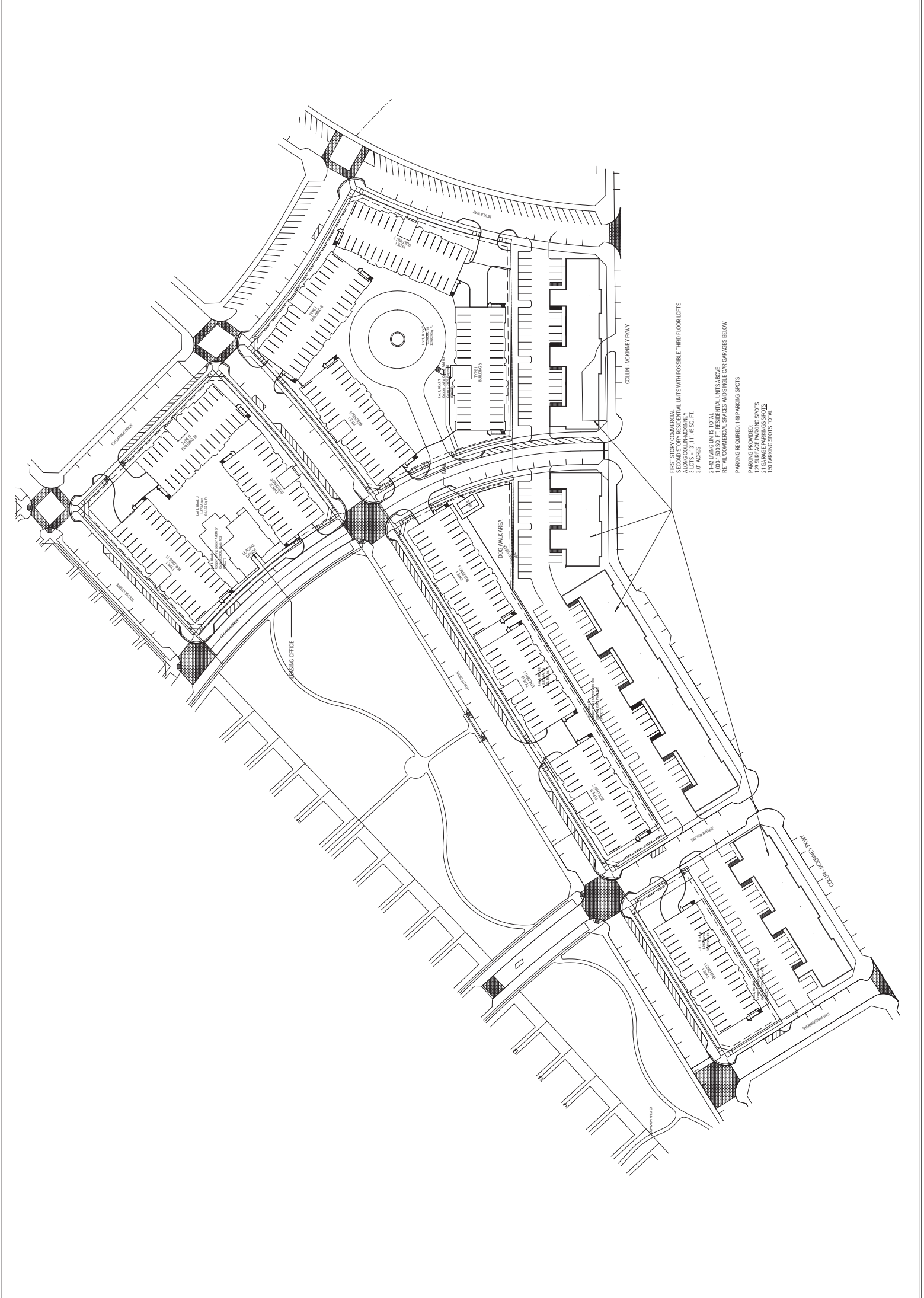
817 W. DAGGET AVENUE, FORT WORTH, TEXAS 76104  
PHONE (817) 336-7077 FAX (817) 336-7716

Revision No.	Revision	Rev Date

Project No: 1357

Project Issue Date:	2015-02-03
General Development Plan	
Sheet Issue:	08/17/14
Drawn By:	GYM
Checked By:	

A101



# Exhibit D

## PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

The subject property shall be zoned “PD” – Planned Development District and shall be exempt from the requirements of the “REC” – Regional Employment Center Overlay District. Use and development of the subject property shall conform to the regulations contained herein (the “Regulations”).

1. Character Districts. The subject property shall be split into two character districts. These character districts and their geographic limits are illustrated on Exhibit B - Regulating Plan, attached hereto. The character districts are:
  - a. Whole Life One District (WL-1)
  - b. Commercial - Mixed Use District (CMU)
2. Overarching Design Guidelines:
  - a. Architectural design, parking, landscaping, loading and screening shall adhere to the requirements outlined within the City of McKinney Comprehensive Zoning Ordinance, as amended from time to time, except as indicated herein.
  - b. *Landscaping*.
    - i. One canopy tree shall be installed every 30 linear feet along all public streets, private streets, and Fire Lanes A and B. These trees may be clustered in special cases to facilitate a creative design or to implement sight visibility requirements.
    - ii. Landscaping for the Whole Life One (WL-1) District shall generally develop in accordance with Exhibit F – Landscape Plan.
  - c. *Sidewalks*.
    - i. 10’ wide sidewalks shall be provided along Collin McKinney Parkway. All other streets and fire lane easements as depicted on Exhibit E – Site Layout shall feature sidewalks with a minimum of 6’ in width.
  - d. *Urban Design Requirements*.
    - i. All development shall conform to the following:
      1. All building entrances must be articulated through the use of architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, stoops, overhangs, railings, balustrades, and others as appropriate.
      2. Site design shall accommodate direct access into buildings from the public sidewalk.
      3. Sites shall be designed with a continuous pedestrian system throughout both character districts.
      4. Light standards shall be placed along both sides of all public streets, private streets, and Fire Lanes A and B, spaced 60 feet on center.
      5. Blank, windowless walls that exceed 20 horizontal feet in length and are oriented toward a public or private right-of-way shall be prohibited.

## Exhibit D, con't.

6. First floor non-residential uses constructed along Collin McKinney Parkway shall feature large, storefront window panes with no more than 42 inches of base plate material. Where buildings are situated at the intersection of Collin McKinney Parkway and another public street, private street, or Fire Lanes A and B, the secondary frontage shall have consistent storefront window panes for a minimum of 15 feet in length along the first floor frontage.
7. The architectural treatment and design of a building's front façade shall be continued around all sides that are visible from the public right-of-way.
8. Multi-family residential developments shall not be required to provide a six-foot tall screening wall along the side and rear property lines.

### e. *Parking Provisions.*

1. All off-street parking (except parallel spaces along Fire Lanes A and B) must be screened from view of the right-of-way by a building, a minimum 6' tall screening device as provided in Section 146-132 Fences, walls, and screening of the Zoning Ordinance, a 6' tall living screen, or a combination thereof.
2. Tuck-under parking areas shall be designed in such a way that vehicles are not visible from the street (save and except openings for vehicular access) featuring opaque, minimally reflective windows along street frontages that mimic the façade of the upper floors of the building. A multi-level parking structure shall not have frontage on a public street.
3. On-street, parallel parking shall be required along both sides of all streets except in locations prohibited by the Fire Marshal in order to provide emergency services access.
4. All on-street parking and parking along Fire Lanes A and B located within 200' of a building may be utilized to satisfy that building's off-street minimum parking requirements.
5. For developments fronting on Collin McKinney Parkway, off-street parking shall be located behind the rear of the building as shown on Exhibit E – Site Layout.
6. Parking within the Whole Life One (WL-1) District shall conform to Section 146-130 (Vehicle Parking) of the Zoning Ordinance, except that 100% of the units shall have a minimum of 1 enclosed space.

### 3. Whole Life One District (WL-1) Development Standards.

#### a. *Permitted Uses*

- i. Multi-family residential uses

#### b. *Space Limits.*

- i. The building locations, setback lines and build-to lines shall generally conform to Exhibit E – Site Layout.
- ii. Building Height: No less than 2 stories and no greater than 5 stories
- iii. Lot Coverage: No maximum lot coverage.
- iv. Lot Area: None.
- v. Lot Width: None.

## Exhibit D, con't.

- vi. Lot Depth: None.
- vii. Minimum Residential Density: 25 dwelling units per acre

### c. *Architectural Design.*

- i. Each multi-family residential building shall consist of a minimum 85% natural or synthetic stone with the balance of each elevation being stucco, and shall generally be of the character shown in Exhibit G – Architectural Rendering and Elevations.
- ii. Buildings in the Whole Life One (WL-1) District shall be oriented in the manner depicted on Exhibit E – Site Layout.
- iii. A minimum 50% of all units shall have a balcony.
- iv. Buildings greater than three (3) stories shall have an elevator.

## 4. Commercial-Mixed Use District (CMU) Development Standards.

### a. *Permitted Uses.*

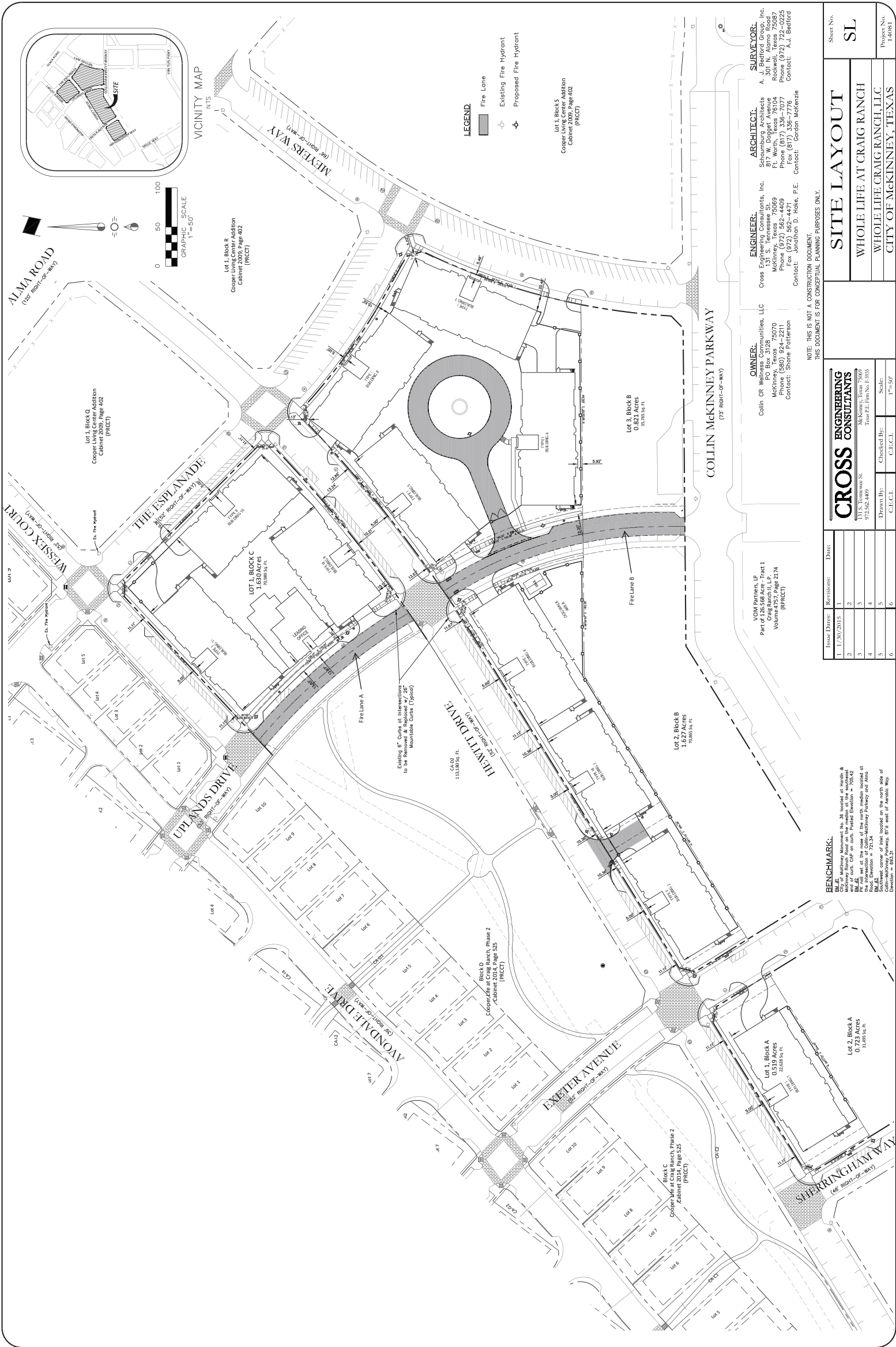
- i. “C1” – Neighborhood Commercial District on the first floor only; and
- ii. Multi-family residential uses above non-residential uses

### b. *Space Limits.*

- i. Front Build-To Line: 5'-10'. Buildings must occupy a minimum 80% of the frontage along the Collin McKinney Parkway build-to line.
- ii. Front Build-To Zone: 25' back from the build-to line in which all horizontal building projections and recesses shall occur.
- iii. Rear Yard Setback: 5' (Minimum building separation of 10' must be maintained)
- iv. Side Yard Setback: 5' (Minimum building separation of 10' must be maintained)
- v. Building Height: No less than 2 stories and no greater than 3 stories
- vi. Lot Coverage: No maximum lot coverage.
- vii. Lot Area: None.
- viii. Lot Width: None.
- ix. Lot Depth: None.
- x. Minimum Residential Density: 6.5 dwelling units per acre

# Exhibit E

WHOLE LIFE AT CRAIG RANCH SITE LAYOUT



WHOLE LIFE AT CRAIG RANCH SITE LAYOUT

**OWNER:**  
Collin OR Welles Communities, LLC  
McKinney, Texas 75070  
Contact: Shari Patterson

**ENGINEER:**  
Cross Engineering Consultants, Inc.  
131 S. Tennessee St.  
McKinney, Texas 75069  
Phone: (972) 562-4477  
Fax: (972) 562-4478  
Contact: Jonathan D. Hoke, P.E.

**ARCHITECT:**  
Schauburg Architects  
817 W. Doggett Avenue  
Ft. Worth, Texas 76104  
Phone: (817) 336-7776  
Fax: (817) 336-7778  
Contact: Gordon McKenzie

**SURVEYOR:**  
A. J. Bedford Group, Inc.  
301 N. Alamo Road  
Rockwall, Texas 75087  
Phone: (972) 972-1111  
Contact: A. J. Bedford

**VCMI Services, LP**  
Parcel 1800000001, Contract 1  
Craig Ranch II, L.P.  
Volume 4757, Page 2174  
(PROJECT)

**NOTE:** THIS IS NOT A CONSTRUCTION DOCUMENT.  
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

**BENCHMARK:**  
City of McKinney Monument No. 38, located at Heron & McKinney, with a monument of cast iron on south Prickled Elevation = 70542  
RP in NW 1/4 of the north median located at Prickled Elevation = 70542  
Road Elevation at 221.34 McKinney Parkway and Alma  
Street, Elevation = 721.34  
SW 1/4 of the north corner of site located on the north side of Collin-McKinney Parkway, 41.5' east of Airville Way. Elevation = 693.31

**Legend:**  
Fire Lane  
Existing Fire Hydrant  
Proposed Fire Hydrant

Lot 1, Blocks  
Cooper Living Center Addition  
Cabinet 2009, Page 402  
(PROJECT)

Lot 1, Block O  
Cooper Living Center Addition  
Cabinet 2009, Page 402  
(PROJECT)

Lot 1, Block R  
Cooper Living Center Addition  
Cabinet 2009, Page 402  
(PROJECT)

Lot 1, Block C  
1.630 Acres  
70363.54 FT.  
Cooper Living Center Addition  
Cabinet 2009, Page 402  
(PROJECT)

Lot 2, Block B  
1.627 Acres  
70363.54 FT.  
Cooper Living Center Addition  
Cabinet 2009, Page 402  
(PROJECT)

Lot 1, Block A  
0.519 Acres  
22524.94 FT.  
Cooper Living Center Addition  
Cabinet 2009, Page 402  
(PROJECT)

Lot 2, Block A  
0.723 Acres  
31204.94 FT.  
Cooper Living Center Addition  
Cabinet 2009, Page 402  
(PROJECT)

Block C  
Cooper Living Center Addition  
Cabinet 2009, Page 325  
(PROJECT)

Block D  
Cooper Living Center Addition  
Cabinet 2009, Page 325  
(PROJECT)

Lot 3, Block B  
0.821 Acres  
35762.94 FT.  
Cooper Living Center Addition  
Cabinet 2009, Page 402  
(PROJECT)

Lot 1, Block B  
0.821 Acres  
35762.94 FT.  
Cooper Living Center Addition  
Cabinet 2009, Page 402  
(PROJECT)

Issue Dates	Revisions	Date
1	1	11/20/2015
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS	131 S. Tennessee St. McKinney, Texas 75069 972.562.4499	
	Drawn By:	C.E.C.
	Checked By:	C.E.C.

CROSS ENGINEERING CONSULTANTS	131 S. Tennessee St. McKinney, Texas 75069 972.562.4499	
Drawn By:	C.E.C.	Scale: 1"=50'
Checked By:	C.E.C.	Project No. 14181

SITE LAYOUT	
WHOLE LIFE AT CRAIG RANCH	
WHOLE LIFE AT CRAIG RANCH, LLC	
CITY OF MCKINNEY, TEXAS	

Sheet No. **SL**

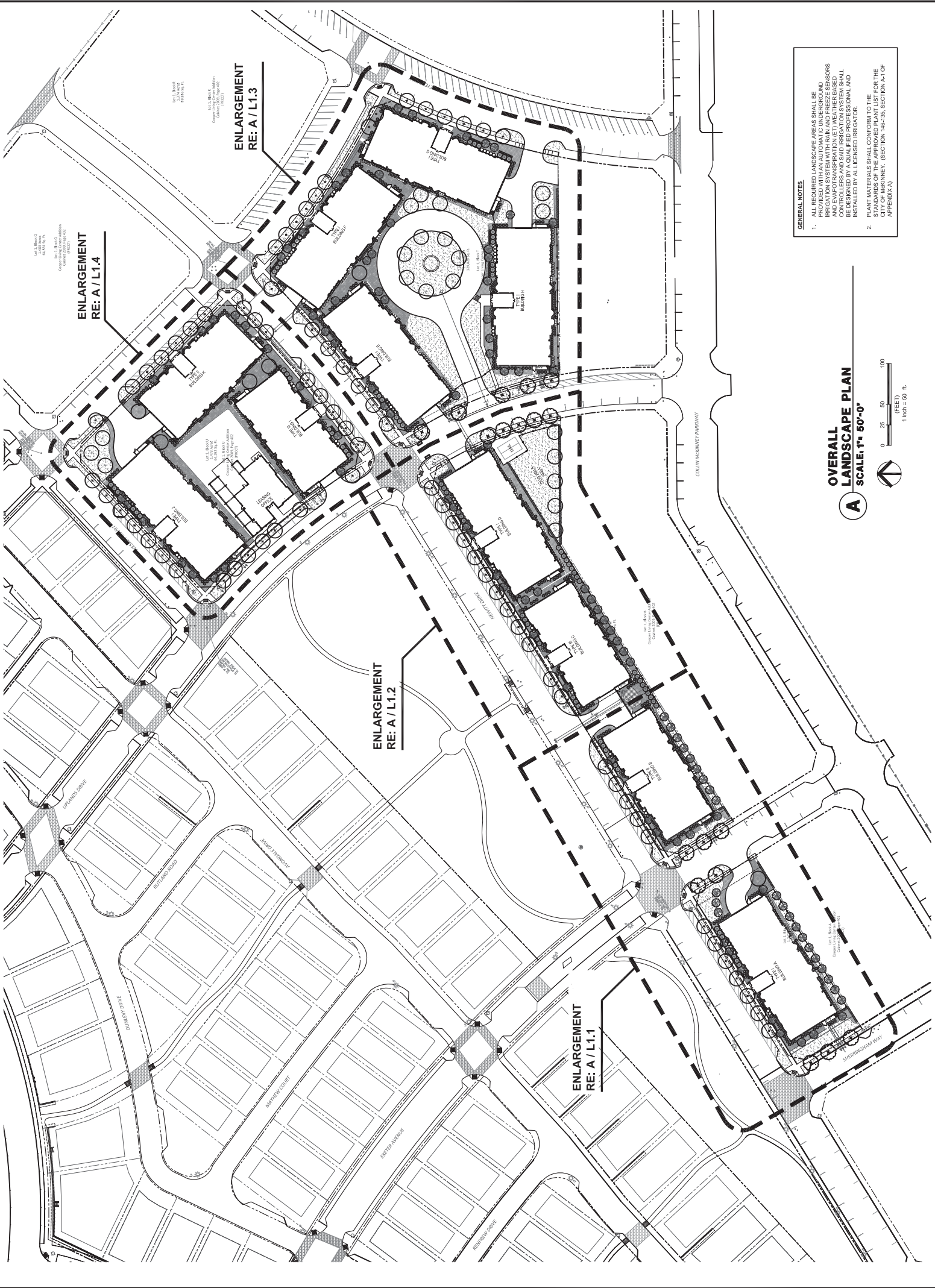
# Exhibit F

PRIME CONSULTANT  
LANDSCAPE ARCHITECT

**DAVID C. BALDWIN**  
ARCHITECTS  
INCORPORATED

LANDSCAPE  
PLANNING  
ARCHITECTURE

730 EAST PINE STREET, SUITE 100  
DALLAS, TEXAS 75201  
PHONE: (972) 504-1286 / FAX: (972) 504-1288



NOT FOR  
REGULATORY  
APPROVAL  
PLANNING  
OR  
CONSTRUCTION.

**WHOLE LIFE  
AT  
CRAIG RANCH**

**MCKINNEY, TEXAS**

DATE: NO. REVISIONS

PROJECT

SHEET TITLE  
**OVERALL LANDSCAPE  
PLAN**

PROJECT NUMBER: MTP / MTP/DH  
DESIGNED BY: MTP  
CHECKED BY: TDH  
DATE: 01/27/15  
SCALE: AS NOTED

**L1.0**

**GENERAL NOTES**

- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE APPROVED PLANT LIST FOR THE COUNTY OF DALLAS, TEXAS (SECTION 146.05, SECTION 146.07 APPENDIX A).

**OVERALL  
LANDSCAPE PLAN**

**A** SCALE: 1" = 50'-0"

0 25 50 100  
(FEET)  
1 inch = 50 ft.



# Exhibit F, con't.

PRIME CONSULTANT  
LANDSCAPE ARCHITECT

**DAVID C. BALDWIN**  
ARCHITECTS  
INCORPORATED

LANDSCAPE  
PLANNING  
ARCHITECTURE

730 EAST PINE STREET, SUITE 100  
DALLAS, TEXAS 75201  
PHONE: (972) 504-1286 / FAX: (972) 504-1288

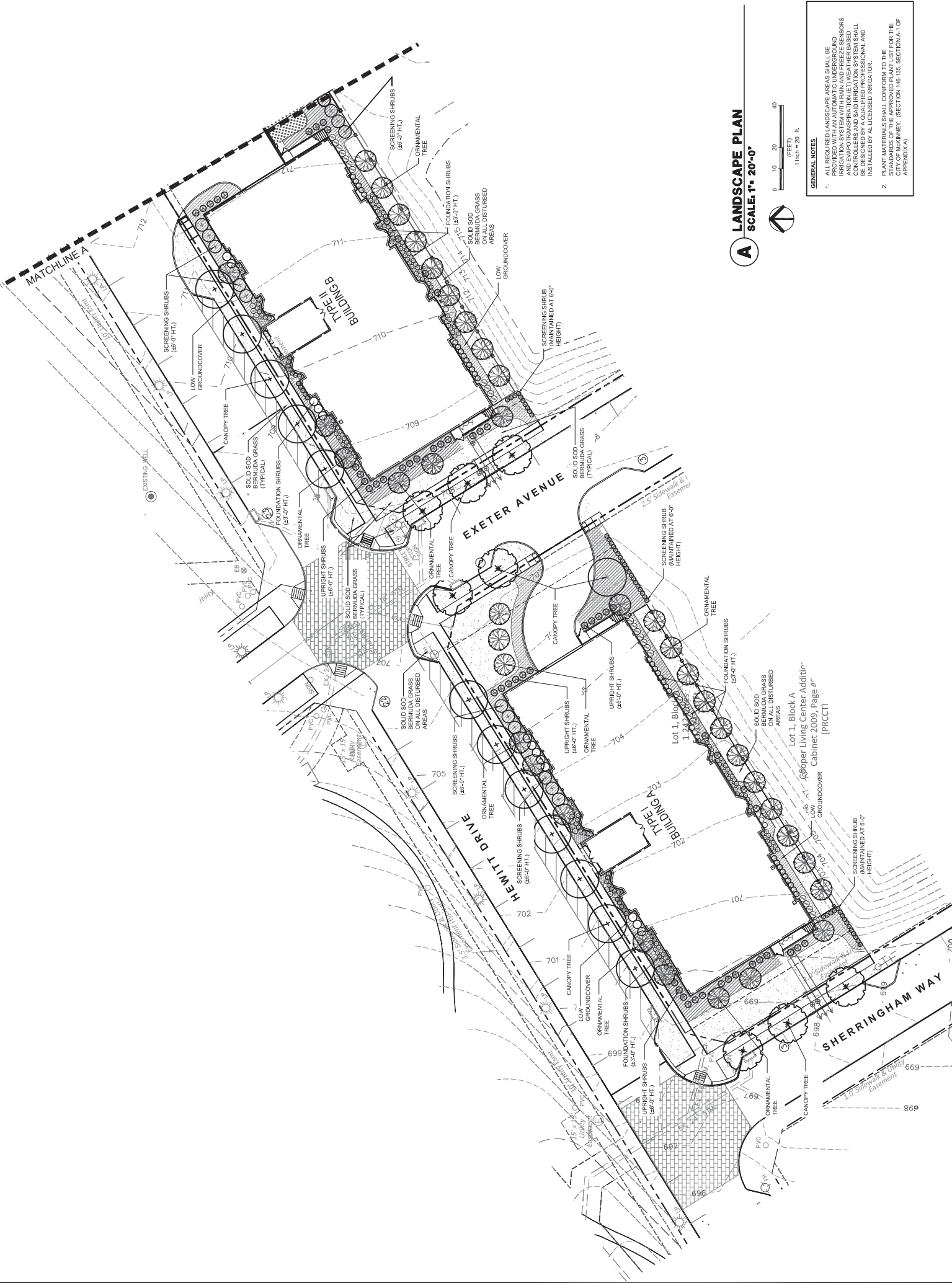
## WHOLE LIFE AT CRAIG RANCH

MCKINNEY, TEXAS

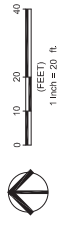
NOT FOR  
REGULATORY  
APPROVAL  
PLANNING  
OR  
CONSTRUCTION.

PROJECT NAME:	MTP
PROJECT NUMBER:	MTP/TDH
DESIGNED BY:	TDH
DATE:	01/27/15
AS NOTED	

SHEET NO.  
**L1.1**



**A** LANDSCAPE PLAN  
SCALE: 1" = 20'-0"



**GENERAL NOTES**

- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE APPROVED PLANT LIST FOR THE CITY OF MCKINNEY, TEXAS (SECTION 146-100, SECTION A-1 OF APPENDIX A).

Lot 1, Block A  
Proposed Living Center Addition  
Cabinet 2009, Page 4r  
(PRCCT)

DATE NO. REVISIONS

PROJECT

SCALE

SHEET TITLE

LANDSCAPE  
PLAN

# Exhibit F, con't.

PRIME CONSULTANT  
LANDSCAPE ARCHITECT

**DAVID C. BALDWIN**  
INCORPORATED



LANDSCAPE ARCHITECTS & PLANNING  
730 EAST PARK BOULEVARD, SUITE 100  
PLANO, TX 75074  
PHONE: (972) 398-1286 FAX: (972) 398-1289

DATE NO. REVISIONS

PROJECT

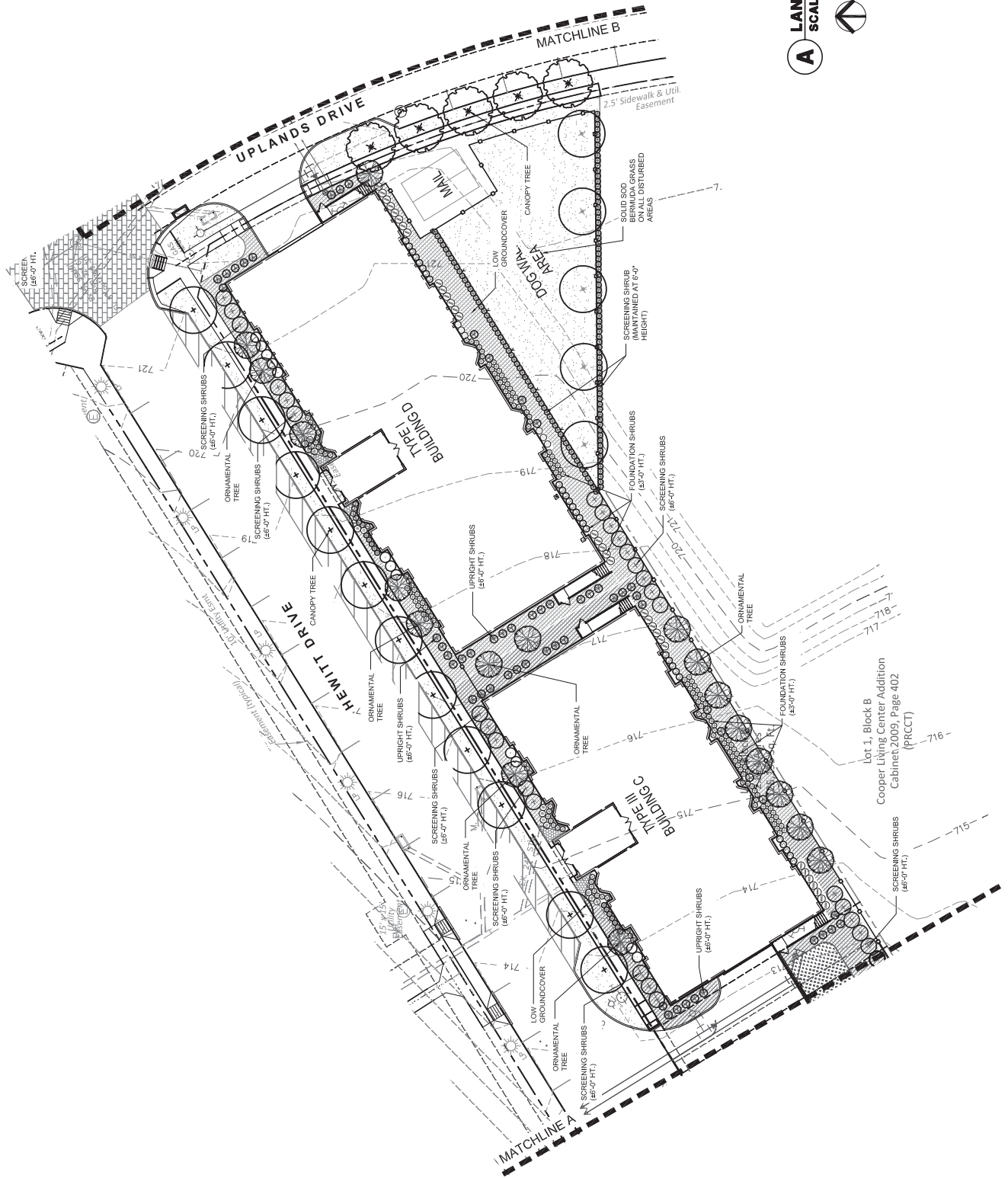
## WHOLE LIFE AT CRAIG RANCH

McKINNEY, TEXAS

NOT FOR CONSTRUCTION  
REVISIONS APPROVAL PERMITTING CONSTRUCTION.

SHEET TITLE	LANDSCAPE PLAN
PROJECT NO.	MTP
DATE	TDH
DESIGNED BY	DCB
CHECKED BY	DCB
SCALE	AS NOTED
DATE	01/27/15
SHEET NO.	

# L1.2



**A** LANDSCAPE PLAN  
SCALE: 1" = 20'-0"

1" = 20'-0"  
(FEET)  
1" = 20'-0"  
1" = 20'-0"

- GENERAL NOTES:**
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PLANTED WITH SPECIFIED PLANT MATERIALS AND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED IRRIGATOR.
  - PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE APPROVED PLANT LIST FOR THE CITY OF MCKINNEY, (SECTION 1.46-13, SECTION A-1 OF APPENDIX A).

PRIME CONSULTANT  
LANDSCAPE ARCHITECT

**DAVID C. BALDWIN**  
ARCHITECTS  
INCORPORATED

LANDSCAPE  
PLANNING  
ARCHITECTURE

730 EAST PAPER STREET, SUITE 100  
PLANO, TEXAS 75074  
PHONE: (972) 904-1286 / FAX: (972) 904-1288

DATE NO. REVISIONS

PROJECT

## WHOLE LIFE AT CRAIG RANCH

MCKINNEY, TEXAS

NOT FOR  
REGULATORY  
APPROVAL,  
PERMITS,  
OR  
CONSTRUCTION.

SHEET TITLE

LANDSCAPE  
PLAN

PROJECT NUMBER: MTP

PROJECT CHAIRMAN: MTP/DH

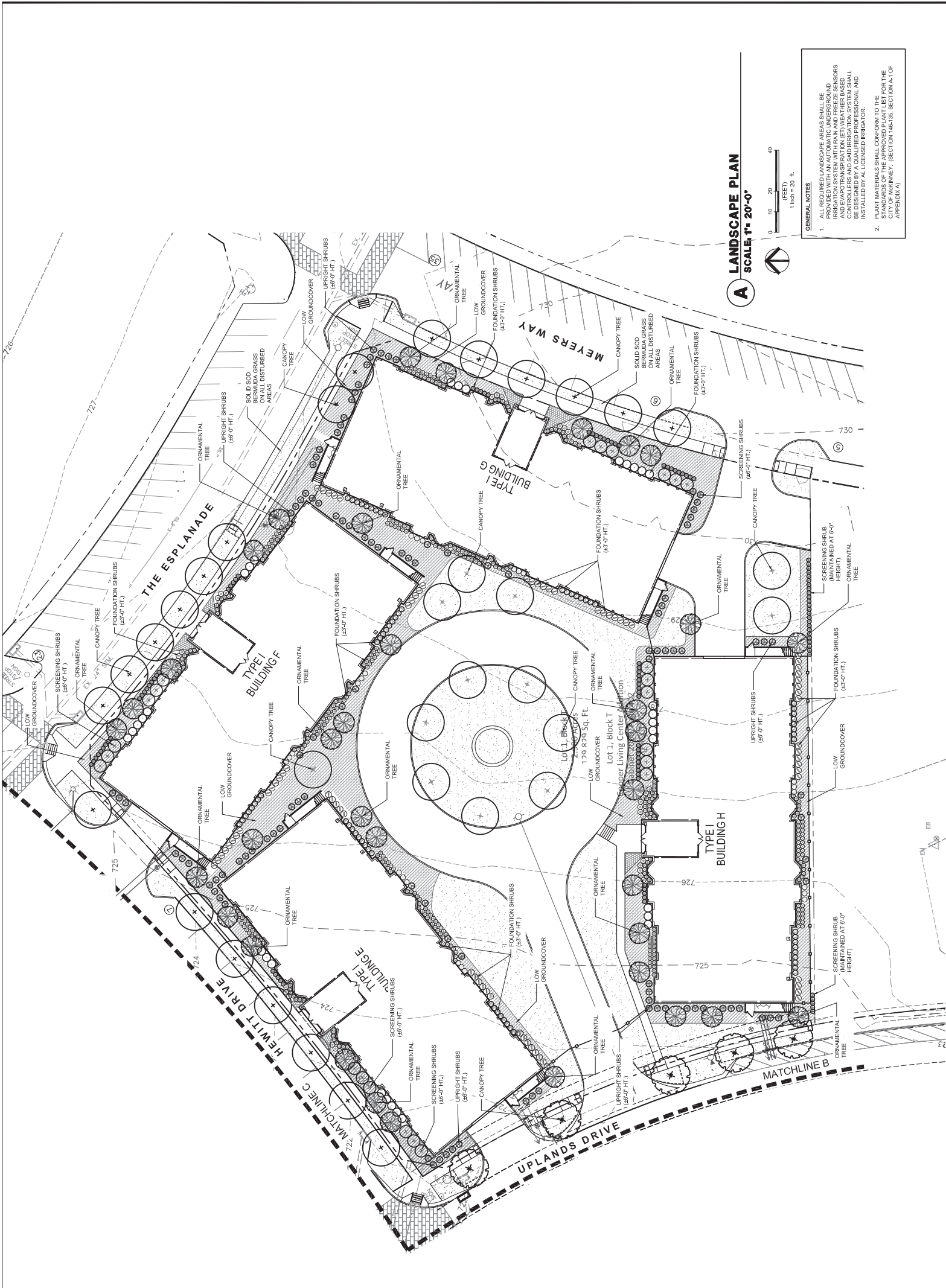
DESIGNER: TDH

DATE: 01/27/15

AS NOTED

SHEET NO.

# L1.3



**A** LANDSCAPE PLAN  
SCALE: 1" = 20'-0"



GENERAL NOTES

- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND A FERTILIZER CONTROLLER. ALL IRRIGATION CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE APPROVED PLANT LIST FOR THE CITY OF MCKINNEY, TEXAS (SECTION 146.05, SECTION 14.07 APPENDIX A).

# Exhibit F, con't.

PRIME CONSULTANT  
 LANDSCAPE ARCHITECT

**DAVID C. BALDWIN**  
 ARCHITECTS  
 INCORPORATED

LANDSCAPE ARCHITECTURE  
 PLANNING  
 DESIGN

730 EAST PALMER DRIVE, SUITE 100  
 PLANO, TEXAS 75074  
 PHONE: (972) 904-1286 / FAX: (972) 904-1288

DATE	NO.	REVISIONS

PROJECT

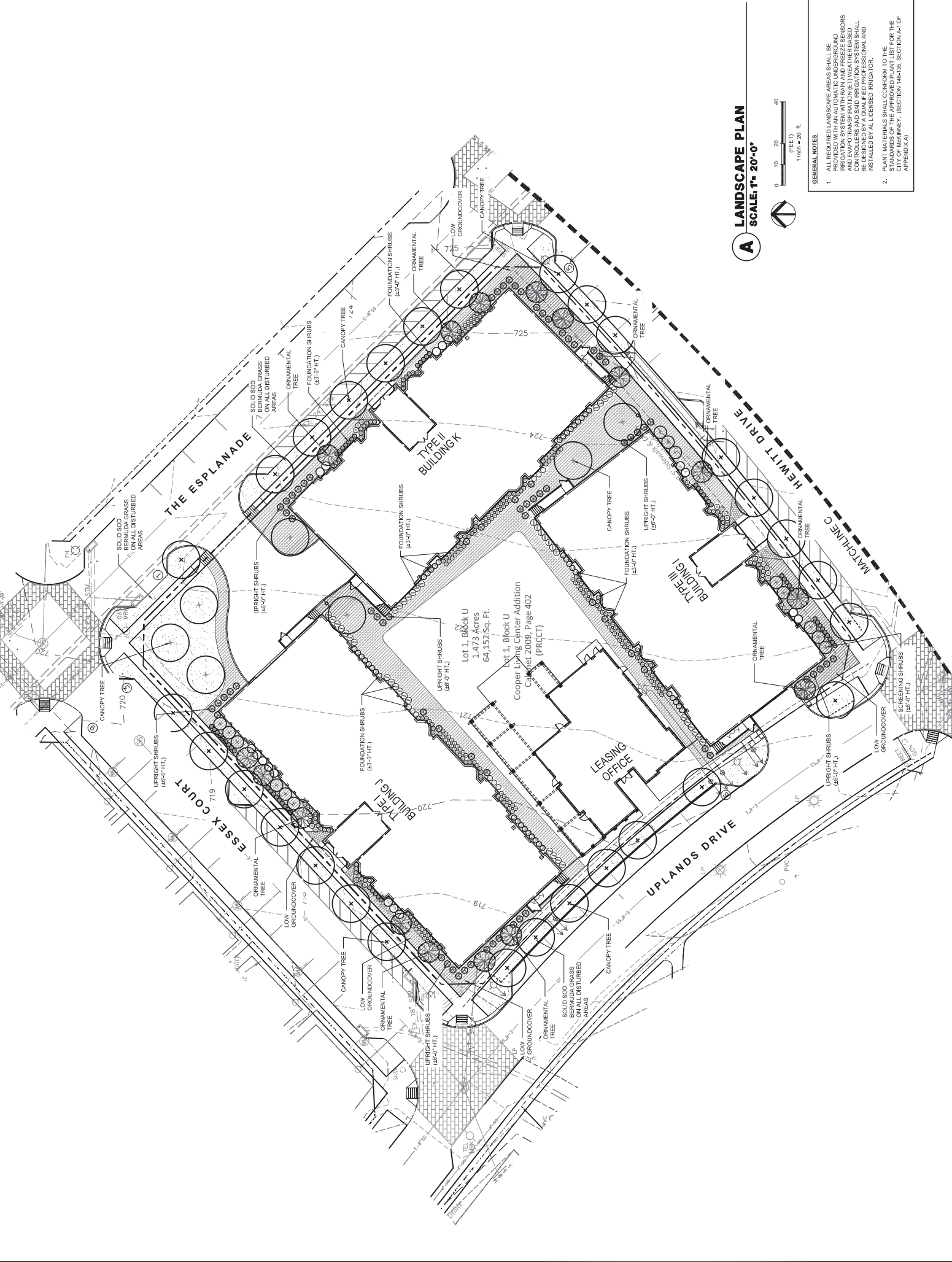
**WHOLE LIFE AT CRAIG RANCH**

**MCKINNEY, TEXAS**

NOT FOR REGULATORY APPROVAL FOR PERMITTING OR CONSTRUCTION.

LANDSCAPE PLAN	
PROJECT NUMBER:	MTP
PROJECT:	MTP/TDH
DESIGNED BY:	DCB
CHECKED BY:	TDH
DATE:	01/27/15
SCALE:	AS NOTED
SHEET NO.:	

**L1.4**



**A** LANDSCAPE PLAN  
 SCALE: 1" = 20'-0"

**GENERAL NOTES:**

- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE APPROVED PLANT LIST FOR THE COUNTY OF MCKINNEY, TEXAS (SECTION 146.05, SECTION A & C APPENDIX A).

Exhibit G



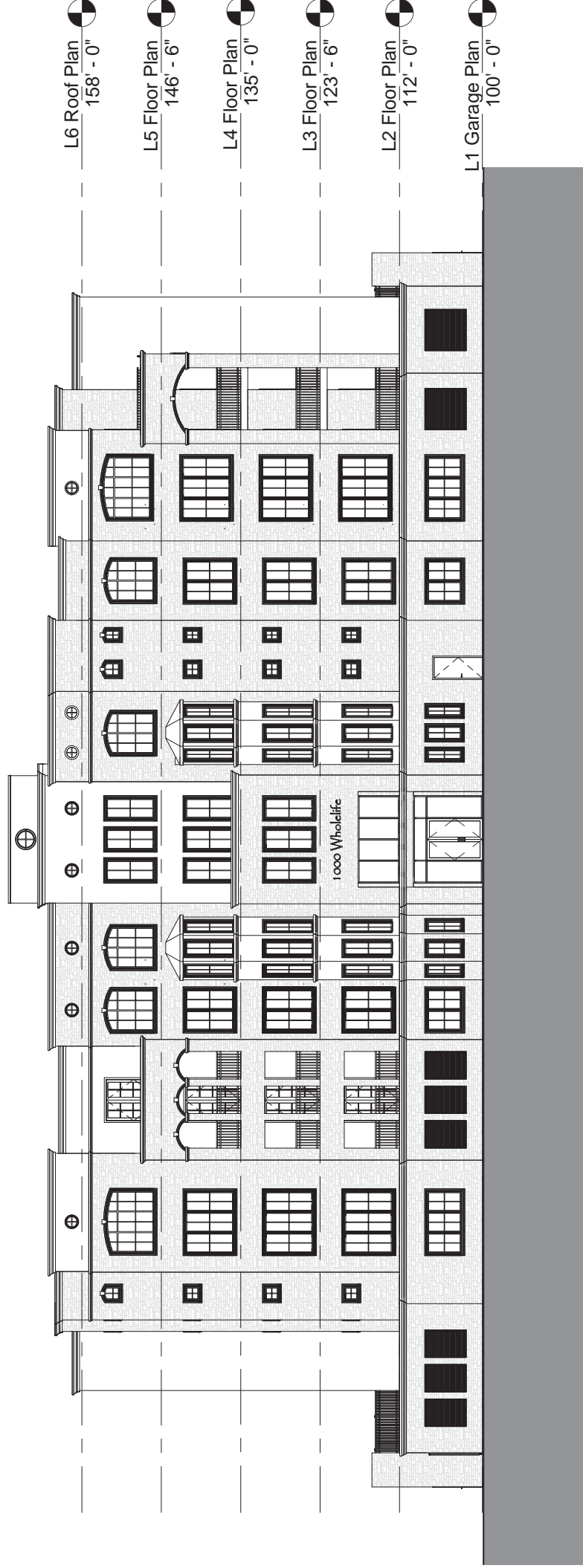
WHOLELIFE AT CRAIG RANCH

JANUARY 21, 2015

EXTERIOR PERSPECTIVE

**SCHAUMBURG**  
ARCHITECTS

817 W DAGGETT AVE., FORT WORTH, TX 76104  
TEL. (817) 336-7077 FAX (817) 336-7776



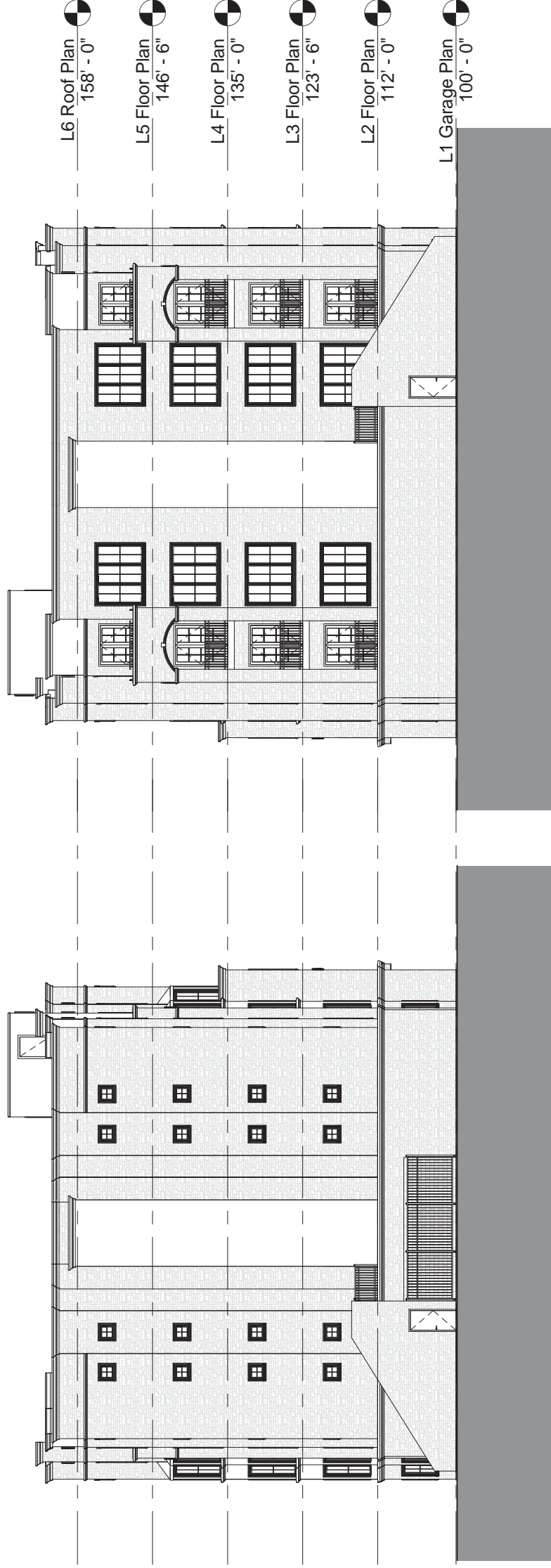
- NOTES:
1. FIRST FLOOR FAUX WINDOWS HAVE SPANDREL GLASS
  2. FIRST FLOOR LOUVERS HAVE ZERO SIGHT LINES

# WHOLELIFE - BUILDING 1

1357 February 2, 2015

## Exterior Entry Elevation

SCALE: 1/16" = 1'-0"



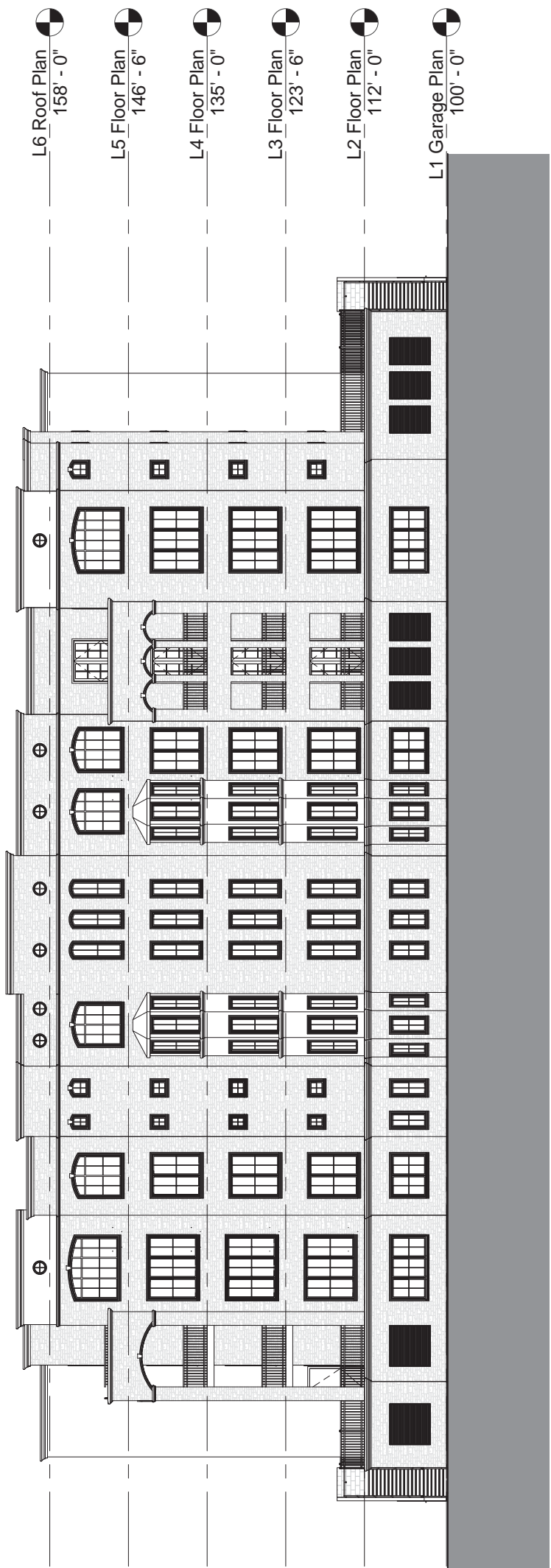
- NOTES:  
 1. FIRST FLOOR FAUX WINDOWS HAVE SPANDREL GLASS  
 2. FIRST FLOOR LOUVERS HAVE ZERO SIGHT LINES

**WHOLELIFE - BUILDING 1**

1357 February 2, 2015

**Exterior East & West Elevation**

SCALE: 1/16" = 1'-0"



- NOTES:  
 1. FIRST FLOOR FAUX WINDOWS HAVE SPANDREL GLASS  
 2. FIRST FLOOR LOUVERS HAVE ZERO SIGHT LINES

# WHOLELIFE - BUILDING 1

## Exterior Rear Facade

1357 February 2, 2015

SCALE: 1/16" = 1'-0"



# Exhibit H

## EXHIBIT B – LEGAL DESCRIPTION

By LOT and BLOCK

Being all of the following Blocks the Thomas Phillips Survey, Abstract No 717, of the City of McKinney, Collin County, Texas Survey and specifically including: Block A, a 1.242 acre tract; Block B, a 2.874 acre tract; Block T, a 2.980 acre tract; and Block U, a 1.473 acre tract; comprising a total of 8.569 acres.

By FIELD NOTE DESCRIPTION by BLOCK

### BLOCK A

BEING a 1.242 acre tract of land situated in the Thomas Phillips Survey, Abstract No 717, the City of McKinney, Collin County, Texas and being all of Lot 1, Block A of Cooper Living Center Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2009, Page 401 of the Plat Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for corner at the south end of a corner cut-off line located at the intersection of the west line of Exeter Avenue (52 feet wide right of way) and the north line of Collin McKinney Parkway (73 feet wide right of way);

THENCE along the north line of said Collin McKinney Parkway, SOUTH 58°11'15" WEST a distance of 214.00 feet to a 5/8 inch iron rod set for corner at the east end of a corner cut-off line located at the intersection of the north line of said Collin McKinney Parkway and the east line of Sherringham Way (48 feet wide right of way);

THENCE along said corner cut-off line, NORTH 76°48'45" WEST a distance of 21.21 feet to a 5/8 inch iron rod set for corner;

THENCE along the east line of said Sherringham Way, NORTH 31°48'45" WEST a distance of 193.66 feet to a 5/8 inch iron rod set for corner in the south line of a corner cut-off line located at the east line of said Sherringham Way and the south line of Hewitt Drive (52 feet wide right of way);

THENCE along said corner cut-off line, NORTH 13°11'15" EAST a distance of 21.21 feet to a 5/8 inch iron rod set for corner;

THENCE along the south line of said Hewitt Drive, NORTH 58°11'15" EAST a distance of 214.00 feet to a 5/8 inch iron rod set for corner at the west end of a corner cut-off line located at the intersection of the south line of said Hewitt Drive and the west line of said Exeter Avenue;

THENCE along said corner cut-off line, SOUTH 76°48'45" EAST a distance of 21.21 feet to a 5/8 inch iron rod set for corner;

## Exhibit H, con't.

THENCE along the west line of said Exeter Avenue, SOUTH 31°48'45" EAST a distance of 193.66 feet to a 5/8 inch iron rod set for corner at the north line of a corner cut-off line located at the intersection of the west line of said Exeter Avenue and the north line of said Collin McKinney Parkway;

THENCE along said corner cutoff line, SOUTH 13°11'15" WEST a distance of 21.21 feet to the POINT OF BEGINNING;

CONTAINING 1.242 acres or 54,123 square feet of land more or less.

### BLOCK B

BEING a 2.874 acre tract of land situated in the Thomas Phillips Survey, Abstract No. 717 and the George Lucas Survey Abstract No. 540, the City of McKinney, Collin County, Texas and being all of Lot 1, Block B of Cooper Living Center Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2009, Page 402 of the Plat Records Collin County, Texas and being more particularly described as follows:

BEGINNING at south end of a corner cutoff line located at the intersection of the north line of Collin McKinney Parkway (73 feet wide right of way) and the west line of Uplands Drive (52 feet wide right of way);

THENCE along the north line of said Collin McKinney Parkway, SOUTH 89°29'05" WEST a distance of 111.65 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said north line, SOUTH 58°11'15" WEST a distance of 343.98 feet to a 5/8 inch iron rod set for corner at the east line of a corner cut-off line located at the intersection of the north line of said Collin McKinney Parkway and the east line of Exeter Avenue (52 feet wide right of way);

THENCE along said corner cut-off line, NORTH 76°48'45" WEST a distance of 21.21 feet to a 5/8 inch iron rod set for corner;

THENCE along the east line of said Exeter avenue, NORTH 31°48'45" WEST a distance of 193.66 feet to a 5/8 inch iron rod set for corner at the south end of a corner cut-off line located at the intersection of the east line of said Exeter Avenue and the south line of Hewitt Drive (52 feet wide right of way);

THENCE along said corner cut-off line, NORTH 13°11'15" EAST a distance of 21.21 feet to a 5/8 inch iron rod set for corner;

THENCE along the south line of said Hewitt Drive, NORTH 58°11'15" EAST a distance of 480.34 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 1776.00 feet and a chord bearing of NORTH 57°27'32" EAST;

THENCE continuing along the south line of said Hewitt Drive and along said curve to the left through a central angle of 01°27'26" for an arc length of 45.17 feet to a 5/8 inch iron rod set for corner at the west line of a corner cut-off line located at the south line of said Hewitt Drive and the west line of said Uplands Drive;

## Exhibit H, con't.

THENCE along said corner cut-off line, SOUTH 77°38'56" EAST a distance of 20.89 feet to a 5/8 inch iron rod set for the beginning of a non-tangent curve to the right having a radius of 474.00 feet and a chord bearing of SOUTH 16°00'34" EAST;

THENCE along the west line of said Uplands Drive and along said non-tangent curve to the right through a central angle of 30°59'18" for an arc length of 256.36 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said west line, SOUTH 00°30'55" EAST a distance of 22.20 feet to a 5/8 inch iron rod set for corner at the north line of a corner cutoff line located at the intersection of the west line of said Uplands Drive and the north line of said Collin McKinney Parkway;

THENCE along said corner cu-off line, SOUTH 44°29'05" WEST a distance of 21.21 feet to the POINT OF BEGINNING;

CONTAINING 2.874 acres or 125,196 square feet of land more or less.

### BLOCK T

BEING a 2.980 acre tract of land situated in the George F. Lucas Survey, Abstract No. 540, the Thomas Phillips Survey, Abstract No. 717, the City of McKinney, Collin County, Texas and being all of Lot 1, Block T of Cooper Living Center Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2009, Page 402 of the Plat Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for corner at the south end of a corner cut-off line located at the intersection of the north line of Collin McKinney Parkway (73 feet wide right of way) and the west line of Meyers Way (66 feet wide right of way);

THENCE along the north line of said Collin McKinney Parkway, SOUTH 89°29'05" WEST a distance of 211.43 feet to a 5/8 inch iron rod set for corner at the east end of a corner cut-off line located at the intersection of the north line of said Collin McKinney Parkway and the east line of Uplands Drive (52 feet right of way);

THENCE along said corner cut-off line, NORTH 45°30'55" WEST a distance of 21.21 feet to a 5/8 inch iron rod set for corner;

THENCE along the east line of said Uplands Drive, NORTH 00°30'55" WEST a distance of 22.20 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 526.00 feet and a chord bearing of NORTH 16°09'44" WEST;

THENCE continuing along said east line and along said curve to the left through a central angle of 31°17'39" for an arc length of 287.29 feet to a 5/8 inch iron rod set for corner at the south end of a corner cut-off line located at the intersection of the east line of said Uplands Drive and the southeast line of Hewitt Drive 52 feet wide right of way);

THENCE along said corner cut-off line, NORTH 11°15'22" EAST a distance of 21.92 feet to a 5/8 inch iron rod set for the beginning of a non-tangent curve to the left having a radius of 1776.00 feet and a chord bearing of NORTH 50°15'24" EAST;

## Exhibit H, con't.

THENCE along the southeast line of said Hewitt Drive and along said non-tangent curve to the left through a central angle of  $07^{\circ}39'08''$  for an arc length of 237.20 feet to a 5/8 inch iron rod set for corner at the west end of a corner cut-off line located at the intersection of the southeast line of said Hewitt Drive and the southwest line of The Esplanade (52 feet wide right of way);

THENCE along said corner cur-off line, NORTH  $89^{\circ}23'48''$  EAST a distance of 21.87 feet to a 5/8 inch iron rod set for the beginning of a non-tangent curve to the left having a radius of 783.00 feet and a chord bearing of SOUTH  $54^{\circ}22'28''$  EAST;

THENCE along the southwest line of said The Esplanade and along said non-tangent curve to the left through a central angle of  $12^{\circ}51'40''$  for an arc length of 175.76 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said southwest line, SOUTH  $60^{\circ}48'18''$  EAST a distance of 53.11 feet to a 5/8 inch iron rod set for corner at the north end of a corner cut-off line located at the intersection of the southwest line of said The Esplanade and the northwest line of said Meyers Way;

THENCE along said corner cut-off line, SOUTH  $17^{\circ}11'54''$  EAST a distance of 21.72 feet to a 5/8 inch iron rod set for the beginning of a non-tangent curve to the left having a radius of 833.00 feet and a chord bearing of SOUTH  $14^{\circ}33'18''$  WEST;

THENCE along the northwest line of said Meyers Way and along said non-tangent curve to the left through a central angle of  $22^{\circ}40'32''$  for an arc length of 329.67 feet to a 5/8 inch iron rod set for corner at the east end of a corner cut-off line located at the intersection of the northwest line of said Meyers Way and the north line of said Collin McKinney Parkway;

THENCE along said corner cut-off line, SOUTH  $46^{\circ}05'35''$  WEST a distance of 21.80 feet to the POINT OF BEGINNING;

CONTAINING 2.980 acres or 129,829 square feet of land more or less.

### BLOCK U

BEING a 1.473 acre tract of land situated in the George F. Lucas Survey, Abstract No. 540, the Thomas Phillips Survey, Abstract No. 717, the City of McKinney, Collin County, Texas and being all of Lot 1, Block U of Cooper Living Center Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2009, Page 402 of the Plat Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for corner at the north end of a corner cut-off line located at the intersection of the southeast line of Wessex Court (52 feet wide right of way) and the northeast line of Uplands Drive (52 feet wide right of way)

THENCE along the southeast line of said Wessex Court, NORTH  $46^{\circ}54'54''$  EAST a distance of 209.09 feet to a 5/8 inch iron rod set for corner at the west end of a corner cut-off line located at the intersection of the southeast line of said Wessex Court and the southwest line of The Esplanade (52 feet wide right of way);

## Exhibit H, con't.

THENCE along said corner cut-off line, SOUTH 89°05'44" EAST a distance of 21.58 feet to a 5/8 inch iron rod set for corner;

THENCE along the southwest line of said The Esplanade, SOUTH 45°06'23" EAST a distance of 239.35 feet to a 5/8 inch iron rod set for corner at the north end of a corner cut-off line located at the intersection of the southwest line of said The Esplanade and the northwest line of Hewitt Drive (52 feet wide right of way);

THENCE along said corner cut-off line, SOUTH 00°27'01" WEST a distance of 21.01 feet to a 5/8 inch iron rod set for the beginning of a non-tangent curve to the right having a radius of 1724.00 feet and a chord bearing of SOUTH 50°06'27" WEST;

THENCE along the northwest line of said Hewitt Drive and along said non-tangent curve to the right through a central angle of 07°42'10" for an arc length of 231.77 feet to a 5/8 inch iron rod set for corner at the east end of a corner cut-off line located at the intersection of the northwest line of said Hewitt Drive and the northeast line of said Uplands Drive;

THENCE along said corner cut-off line, NORTH 78°48'14" WEST a distance of 20.46 feet to a 5/8 inch iron rod set for the beginning of a non-tangent curve to the left having a radius of 776.00 feet and a chord bearing of NORTH 40°14'35" WEST;

THENCE along the northeast line of said Uplands Drive through a central angle of 16°41'30" for an arc length of 226.07 feet to a 5/8 inch iron rod set for corner at the south end of a corner cut-off line located at the intersection of the northeast line of said Uplands Drive and the southeast line of said Wessex Court;

THENCE along said corner cut-off line, NORTH 01°06'50" WEST a distance of 20.06 feet to the POINT OF BEGINNING;

CONTAINING 1.473 acres or 64,152 square feet of land more or less.