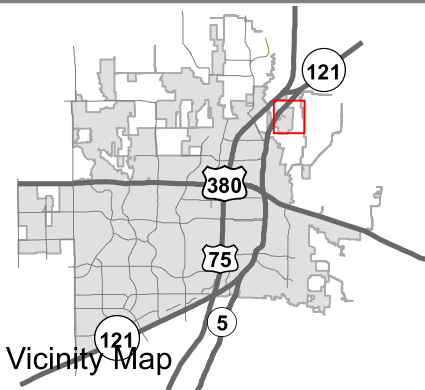
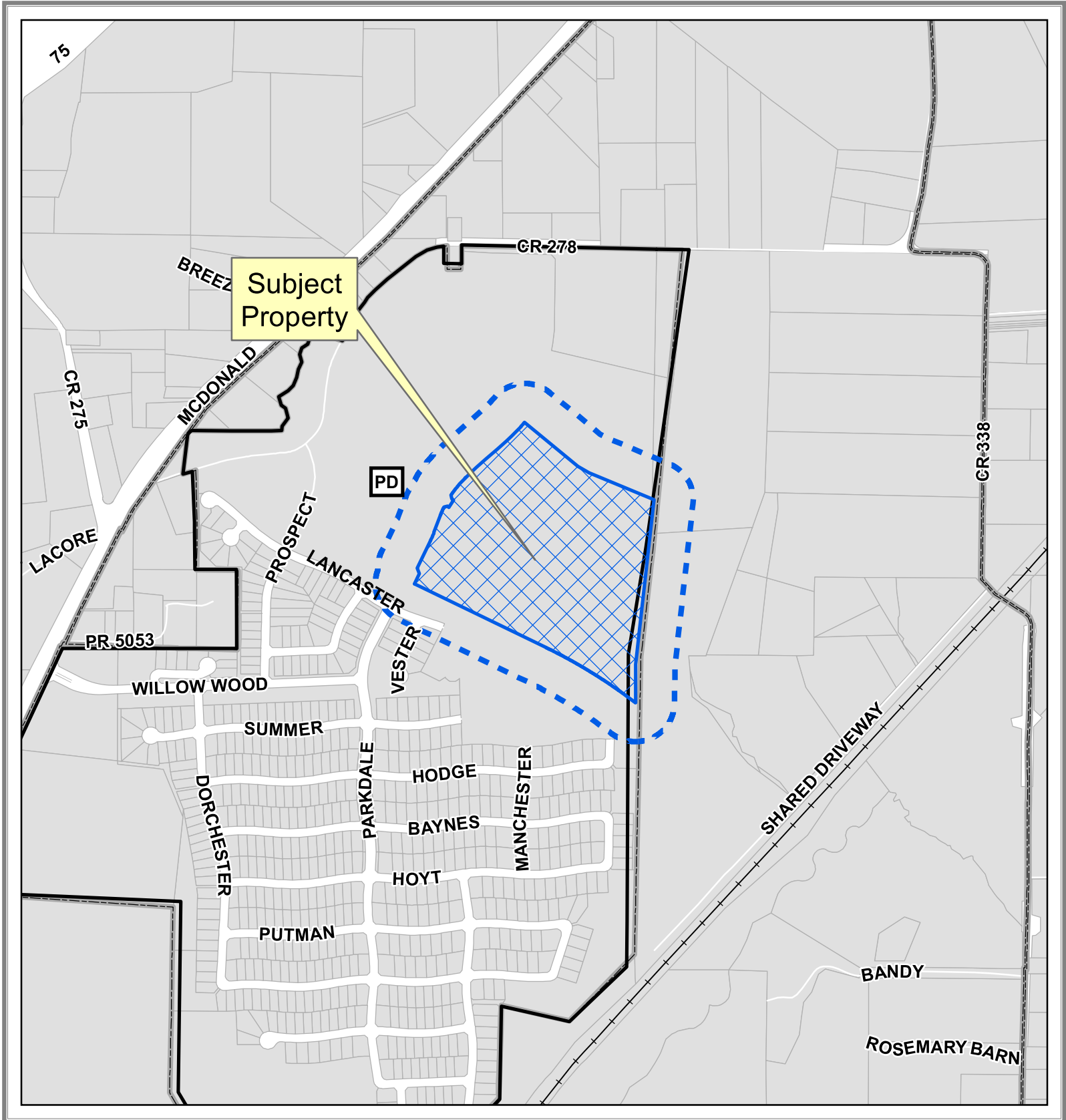


# EXHIBIT A



## Property Owner Notification Map

ZONE2019-0098

----- 200' Buffer



0 370 740 Feet

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:

WHEREAS MCKINNEY PARTNERS 306, LP, a Delaware limited partnership, is the owner of a tract of land situated in the ABNER SMALLEY SURVEY, ABSTRACT NUMBER 864, and the POLLY A. BOONE SURVEY, ABSTRACT NUMBER 1048, in the City of McKinney, Collin County, Texas, being part of a 306.591 acre tract described in a Special Warranty Deed to MCKINNEY PARTNERS 306, LP, as recorded in Clerk's File Number 20130829001227120 of the Land Records of Collin County, Texas, the hereinafter tract being more particularly described as follows:

BEGIN at a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner at the northwest corner of TELEPHONE ROAD PHASE 2, according to the Record Plat thereof, as recorded in Volume 2019, Page of the Plat Records of Collin County, Texas;

THENCE in a southeasterly direction, along the northeasterly boundary of said TELEPHONE ROAD PHASE 2 the following two (2) courses;

1.) S 64°09'30" E, a distance of 835.43 feet to a 1/2" capped iron rebar, (PETSCH & ASSOC., INC) set for corner at the beginning of a curve having a radius of 3000.00 feet, a central angle of 11°39'30, and a chord of S 58°19'45" W, a distance of 609.38 feet;

2.) southeasterly along the arc of said curve to the right, an arc distance of 610.44 feet

to a 1/2" capped iron rebar, (PETSCH & ASSOC., INC) set for corner on the east boundary of said MCKINNEY PARTNERS 306 tract, also being on the west boundary of the tract of land described in a Warranty Deed with Vendor's Lien to SARA A. & LEE A. BROCK and APRIL & RODNEY N. DOYLE, as recorded in Volume 5875, Page 3172 of the Land Records of Collin County, Texas;

THENCE N 0°30'00" E, along the east boundary of said MCKINNEY PARTNERS 306 tract and the west boundary of said BROCK and DOYLE tract, a distance of 221.50 feet to a 1/2" iron rebar found for corner at an angle point;

THENCE N 6°20'12" E, continuing along the east boundary of said MCKINNEY PARTNERS 306 tract and the west boundary of said BROCK and DOYLE tract, at 712.75 feet pass a 1/2" capped iron rebar #5392 found for corner at the northwest corner of said BROCK and DOYLE tract, said corner also being the southwest corner of EXHIBIT I of the land described in Special Warranty Deed to REA CAPITAL, LP, as recorded in Clerk's File Number 20141119001261410 of the Land Records of Collin County, Texas, and as affected by Correction Instrument as recorded in Clerk's File Number 20150330000345130 of the land Records of Collin County, Texas and continuing in all a distance of 950.97 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC) set for corner;

THENCE N 67°25'11" W, departing the east boundary of said MCKINNEY PARTNERS 306 tract and the west boundary of said REA CAPITAL tract, crossing into said MCKINNEY PARTNERS 306 tract, a distance of 405.53 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC) set for corner;

THENCE N 60°08'05" W, a distance of 72.65 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC) set for corner;

## EXHIBIT B

THENCE N 50°28'04" W, a distance of 398.53 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC) set for corner on the arc of a curve having a radius of 830.00 feet, a central angle of 8°36'08", and a chord of S 43°50'00" W, a distance 124.50 feet;

THENCE in a southerly direction, along the arc of said curve, to the right, a distance of 124.61 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) set for corner at the point of tangency;

THENCE S 48°08'04" W, a distance of 300.59 feet to a 1/2" capped iron rebar set at the point of curvature of a curve having a radius of 770.00 feet, a central angle of 8°14'04", and a chord of S44°01'02" W, a distance of 110.57 feet;

THENCE in a southwesterly direction, along the arc of said curve to the left, a distance of 110.66 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) set for corner at the point of compound curvature of a curve having a radius of 588.50 feet, a central angle of 5°53'28", and a chord of S 36°57'16" W, a distance of 60.48 feet;

THENCE in a southerly direction, along the arc of said curve to the left, a distance of 60.51 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) set for corner at the end of said curve;

THENCE S 12°05'59" E, a distance of 21.05 feet to a 1/2" capped iron rebar, (PETSCHÉ & ASSOC., INC) set for corner;

THENCE S 57°35'03" E, a distance of 13.15 feet to a 1/2" capped iron rebar, (PETSCHÉ & ASSOC., INC) set for corner;

THENCE S 32°24'57" W, a distance of 50.00 feet to a 1/2" capped iron rebar, (PETSCHÉ & ASSOC., INC) set for corner;

THENCE N 57°35'03" W, a distance of 11.08 feet to a 1/2" capped iron rebar, (PETSCHÉ & ASSOC., INC) set for corner;

THENCE S 74°38'43" W, a distance of 20.26 feet to a 1/2" capped iron rebar, (PETSCHÉ & ASSOC., INC) set for corner on the arc of a curve having a radius of 558.50 feet, a central angle of 5°23'19", and a chord of S 23°30'48" W a distance of 53.59 feet;

THENCE in a southwesterly direction, along the arc of said curve to the left, a distance of 53.60 feet to a 1/2" capped iron rebar, (PETSCHÉ & ASSOC., INC) set for corner at the point of tangency of said curve;

THENCE S 20°49'08" W, a distance of 102.30 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) set for corner at the point of curvature of a curve having a radius of 611.50 feet, a central angle of 5°01'21", and a chord of S 23°19'49" W, a distance of 53.59 feet;

THENCE in a southerly direction, along the arc of said curve to the right, a distance of 53.60 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) set for corner at the point of tangency;

THENCE S 25°50'30" W, a distance of 174.54 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the northeast corner of Parkdale Drive as shown on TELEPHONE ROAD PHASE 1, according to the Record Plat thereof, as filed for record in Volume 2019, Page of the Plat Records of Collin County Texas ;

# EXHIBIT B

THENCE in a southerly direction, along the southeasterly boundary of Parkdale Drive of said TELEPHONE ROAD PHASE 1 the following two (2) courses;

1.) S 19°09'30" E, a distance of 35.36 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner at an angle point;

2.) S 24°38'53" W, a distance of 60.01 feet

back to the POINT OF BEGINNING, containing 29.019 ACRES (1,264,073.906 square feet) of land MORE OR LESS.



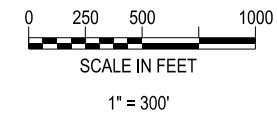
# EXHIBIT C

## Development Regulations

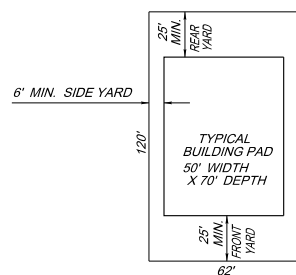
The subject property shall develop in accordance with "PD" - Planned Development District Ordinance No. 2015-04-024, and as amended, except as follows:

1. Phase 7 of the development shall generally develop in accordance with Site Plan Exhibit D and Master General Development Plan Exhibit E.
2. The maximum number of single family residential lots permitted within Phase 7 shall not exceed 120.

# EXHIBIT D



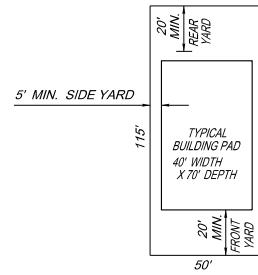
## PHASE 6 - NORTH OF ARTERIAL



**RS-72**  
**STANDARD LOT DIMENSIONS**

TOTAL : 109 LOTS

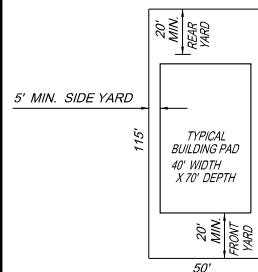
## PHASE 7 - NORTH OF ARTERIAL



**50 X 115**  
**STANDARD LOT DIMENSIONS**

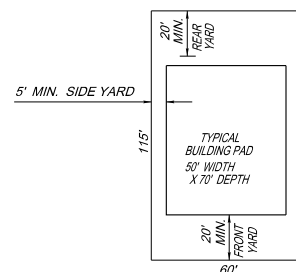
TOTAL : 120 LOTS

## SOUTH OF ARTERIAL



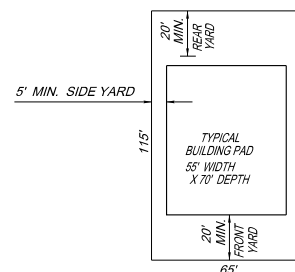
**50 X 115**  
**STANDARD LOT DIMENSIONS**

TOTAL : 365 LOTS



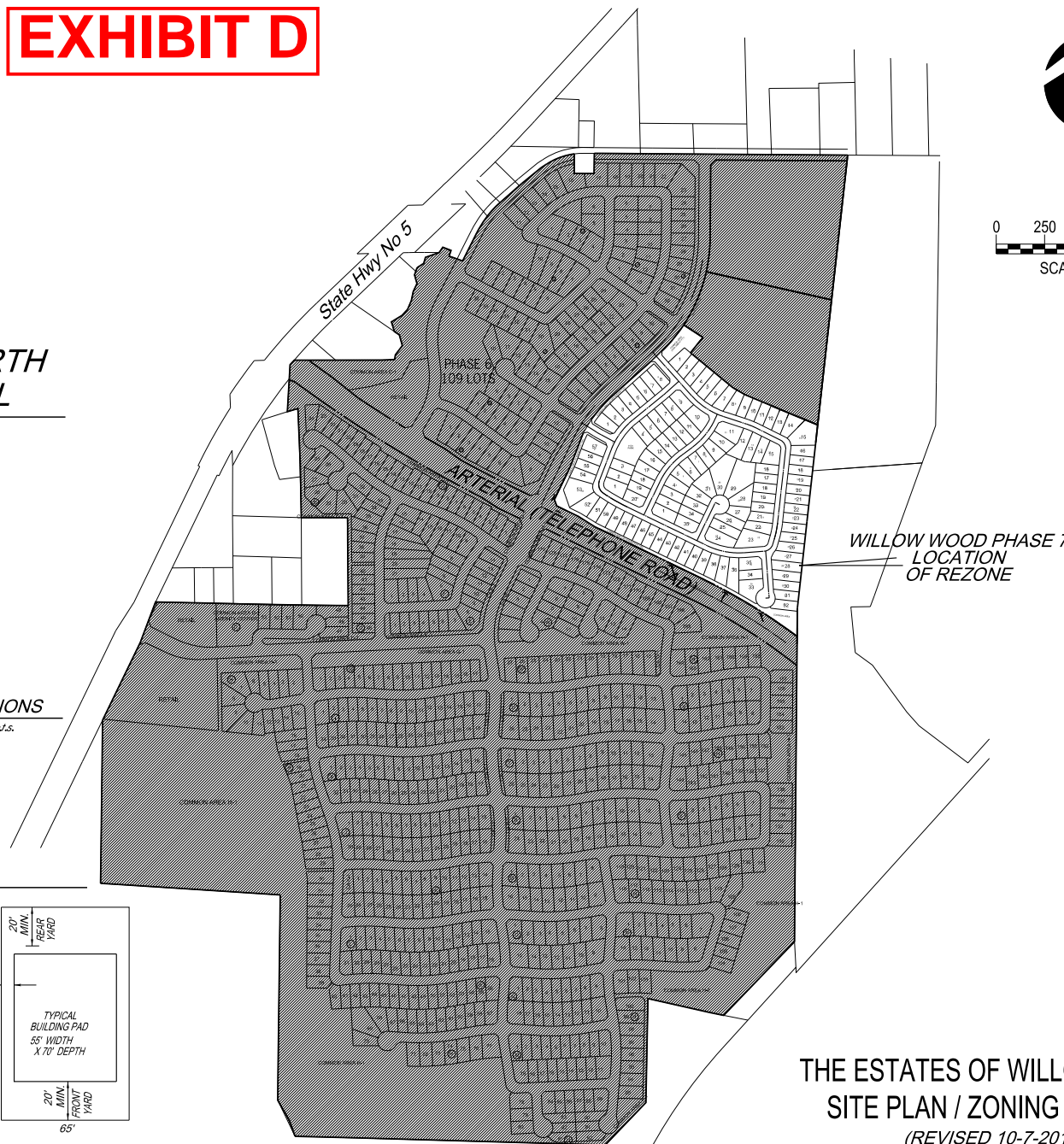
**60 X 115**  
**STANDARD LOT DIMENSIONS**

TOTAL : 250 LOTS



**65 X 115**  
**STANDARD LOT DIMENSIONS**

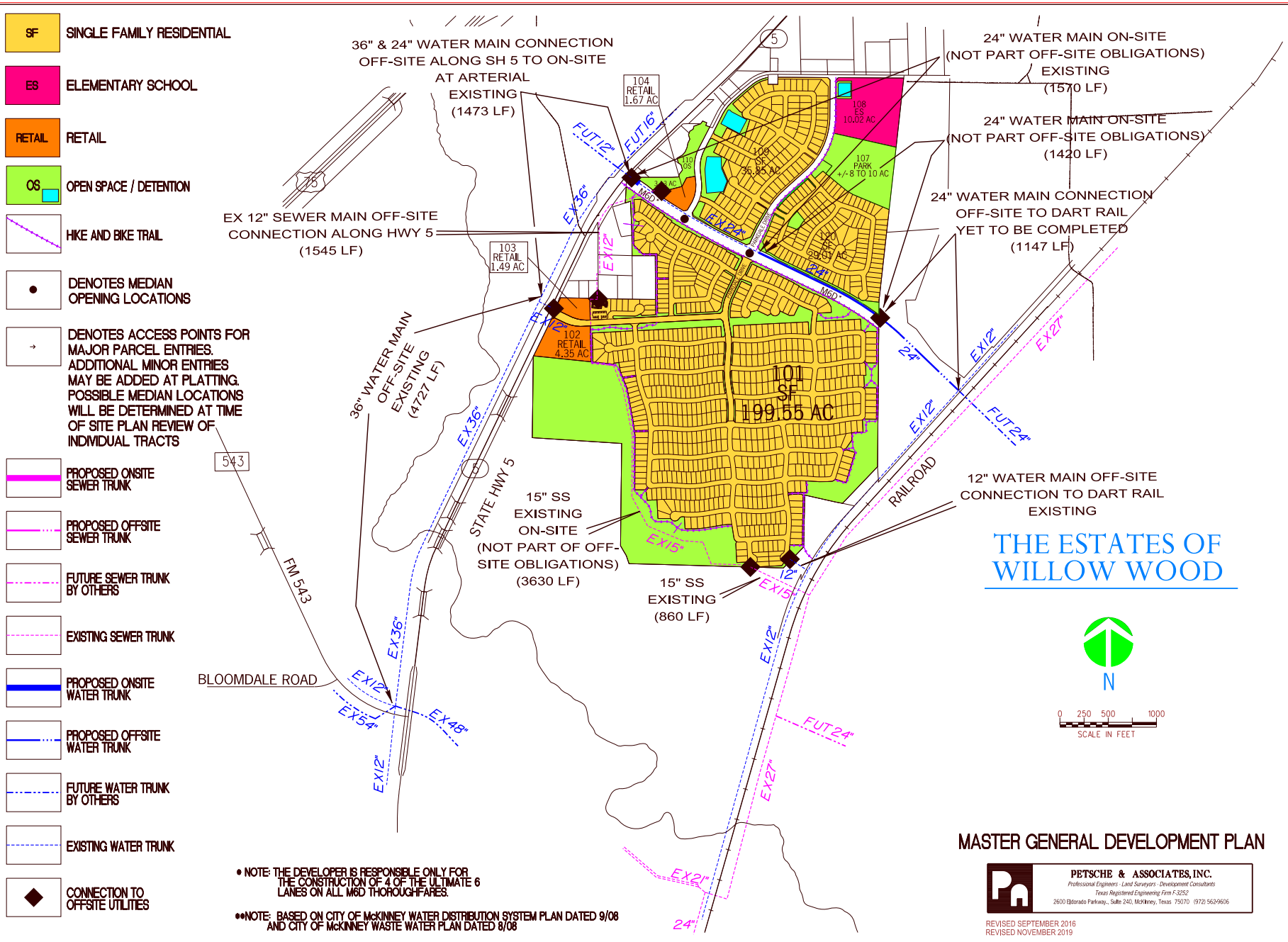
TOTAL : 40 LOTS



**THE ESTATES OF WILLOW WOOD**  
**SITE PLAN / ZONING EXHIBIT**  
(REVISED 10-7-2019)



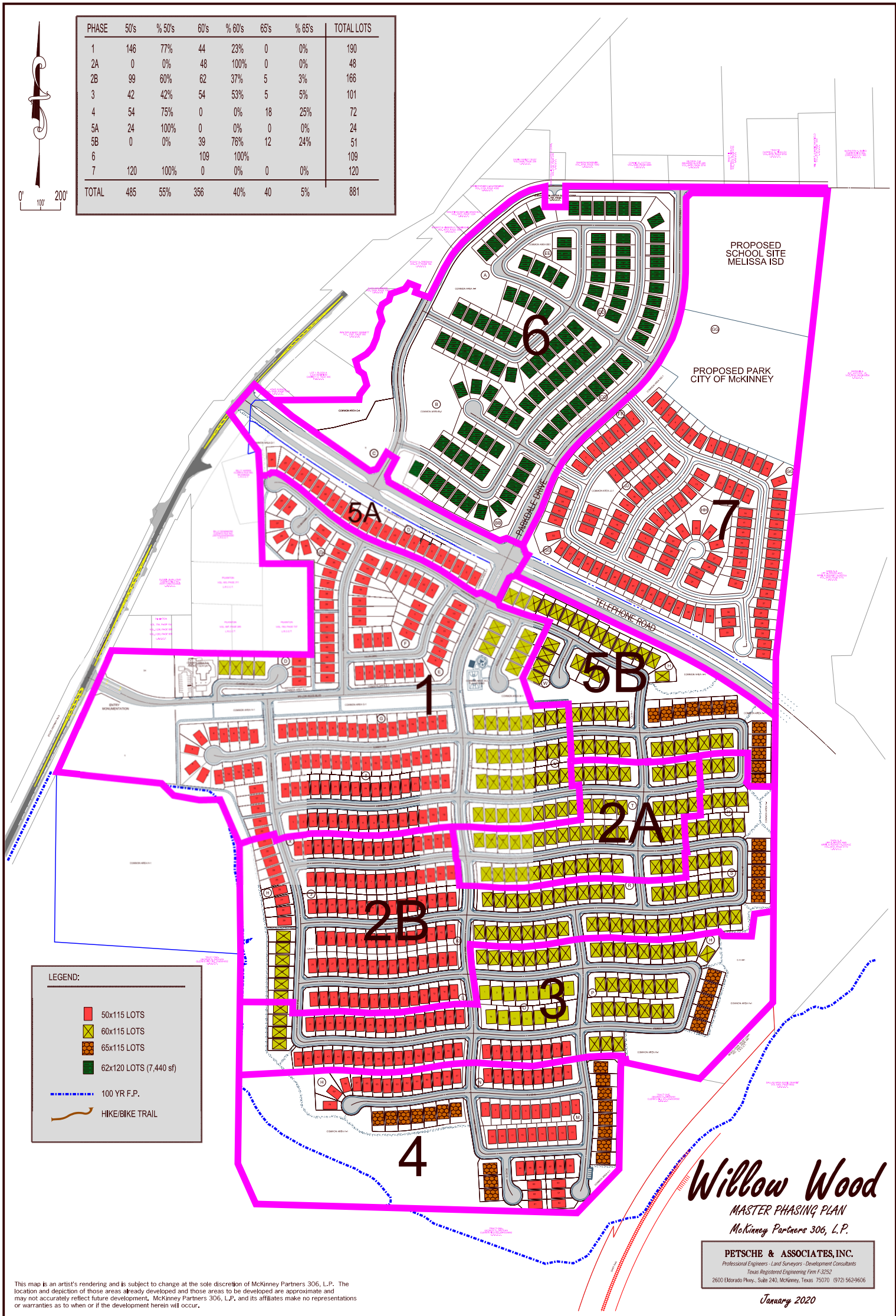
**PETSCHÉ & ASSOCIATES, INC.**  
Professional Engineers - Land Surveyors - Development Consultants  
Texas Registered Engineering Firm F-3252  
2600 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606



**EXHIBIT E**

# EXHIBIT F

PHASE	50's	% 50's	60's	% 60's	65's	% 65's	TOTAL LOTS
1	146	77%	44	23%	0	0%	190
2A	0	0%	48	100%	0	0%	48
2B	99	60%	62	37%	5	3%	166
3	42	42%	54	53%	5	5%	101
4	54	75%	0	0%	18	25%	72
5A	24	100%	0	0%	0	0%	24
5B	0	0%	39	76%	12	24%	51
6	120	100%	0	0%	0	0%	120
7	120	100%	0	0%	0	0%	120
TOTAL	485	55%	356	40%	40	5%	881



**LEGEND:**

- 50x115 LOTS
- 60x115 LOTS
- 65x115 LOTS
- 62x120 LOTS (7,440 sf)
- 100 YR F.P.
- HIKE/BIKE TRAIL

*Willow Wood*  
**MASTER PHASING PLAN**  
 McKinney Partners 306, L.P.

**PETSCHKE & ASSOCIATES, INC.**  
 Professional Engineers - Land Surveyors - Development Consultants  
 Texas Registered Engineering Firm #3252  
 2600 Eldorado Pkwy., Suite 240, McKinney, Texas 75070 (972) 562-9606

January 2020

This map is an artist's rendering and is subject to change at the sole discretion of McKinney Partners 306, L.P. The location and depiction of those areas already developed and those areas to be developed are approximate and may not accurately reflect future development. McKinney Partners 306, L.P. and its affiliates make no representations or warranties as to when or if the development herein will occur.