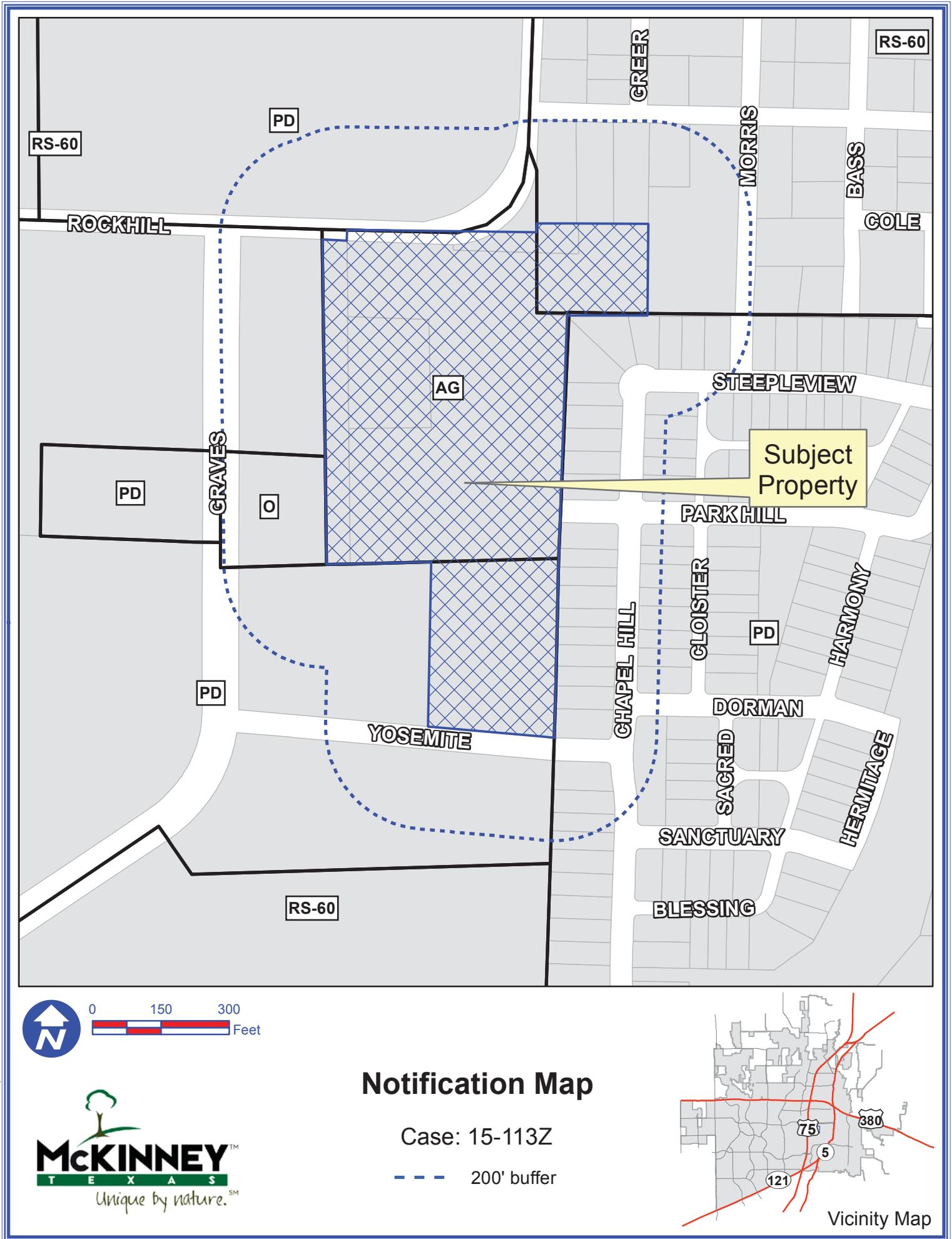


Exhibit A



Path: S:\MCKGIS\notification\Projects\2015-113Z.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 FOR PLANNING CASE 15-113Z
PROPOSED PLANNED DEVELOPMENT FOR SINGLE FAMILY
RESIDENTIAL DISTRICT

524,899 SQ. FT./ 12.06 ACRES

BEING a tract of land situated in the Ed Bradley Survey, Abstract No. 85 and the W.D. Thompson Survey, Abstract No. 891, in the City of McKinney, Collin County, Texas, and being all of the following tracts of land. A called 7.64 acre tract (Tract 1) and a called 0.83 acre tract (Tract 2) conveyed from Richard H. Bass and wife, Dianna F. Bass to Richard H. Bass or Dianna F. Bass, Trustees or their successors in trust of the Bass Living Trust, dated April 1, 2005, as described in Collin County Clerk's File No. (C.C.C.F.N.) 2005-0058870. Also being a portion of that called 1.03 acre tract (Tract 1) and an access easement (Tract 2) conveyed from Richard H. Bass and wife Dianna F. Bass to D&R Bass Family, LTD. as described in C.C.C.F.N. 2005-0058781. And also all that called 1.00 acre tract save and except a tract of land described in Special Warranty Deed from Fay Powell Bass and Richard H. Bass, individually and as co-executors of the estate of William D. Bass to Fay Powell Bass and Richard H. Bass, co-trustees for the Bass Family Trust as recorded in Volume 3660, Page 358 in the Deed Records of Collin County, Texas (D.R.C.C.T.), and also being a portion of that tract of land described in Collin County District Court Cause No. 23052, dated April 2, 1955, Bill D. Bass vs. unknown stockholders of Thompson Gin Co. , et al, said District Court tract also being described in Quit Claim Deed from J.M. Carleton and wife, Mary Lou Carleton to Bill D. Bass, as recorded in Volume 494, Page 463, D.R.C.C.T. and being more fully described as follows:

BEGINNING at a one-half inch iron rod found for the northwest corner of said 0.83 acre tract and also for the northeast corner of Lot 1R, Block B, of the Wilson Place Addition to the City of McKinney, Collin County, Texas, as recorded in Slide 2676-1-1 (2015-13) of the Map or Plat Records of Collin County, Texas, and also lying on the occupied south right-of-way line of Rockhill Road (an apparent 60-foot R.O.W.);

THENCE S 89°46'23"E, along the north line of said 0.83 acre tract and the south right-of-way line of Rockhill Road, a distance of 50.27 feet to a one-half inch iron rod found at the northeast corner of said 0.83 acre tract;

THENCE N 01°39'49"W, a distance of 37.42 feet to a point for the northwest corner of said 7.64 acre tract in the asphalt pavement of said Rockhill Road;

THENCE S 89°58'48"E, along said asphalt roadway and the north line of said 7.64 acre tract, at 244.89 feet passing a point for the northwest corner of a tract described as first tract in gift deed from Ruth Wilson to her grandson Jim T. Wilson, Jr. as recorded in C.C.C.F.N. 94-0106112, a total distance of 424.71 feet to an angle point;

Exhibit B

THENCE N 00°23'31"W, a distance of 19.35 feet to an angle point in the north line of said Wilson tract;

THENCE N 89°45'51"E, a distance of 244.00 feet to a one-half inch iron rod found at the northeast corner of said Collin County District Court tract and the said 1.03 acre Bass tract and also lying in the west line of a 1.558 acre tract of land conveyed to Joshua D. Richmond and Jennifer A. Richmond by warranty deed recorded in C.C.C.F.N. 2005-0113670;

THENCE S 00°24'36"E, along the common line of said Richmond tract and said Collin County District Court tract, a distance of 187.12 feet to a one-half inch iron rod found at the southeast corner of said Collin County District Court tract and the said 1.03 acre Bass tract and also being the southwest corner of said Richmond tract and also lying in the north line of Chapel Hill Addition, Phase 1A, an Addition to the City of McKinney according to the map or plat recorded in Cabinet Q, Slide 663 of the Plat Records of Collin County, Texas;

THENCE S 88°29'38"W, following along and near a wire fence and along the common line of said north line of Chapel Hill Addition, Phase 1A, and said Collin County District Court tract and the said 1.03 acre Bass tract, a distance of 172.66 feet to a one-half inch iron rod found at the most easterly northeast corner of said Chapel Hill Addition, Phase 1A;

THENCE S 00°19'36"E, along and near a wire fence and a wood fence adjacent to and east of said wire fence and also along the common line of said 7.64 acre tract and said Chapel Hill Addition, Phase 1A, for a distance of 535.82 feet to an angle point, said point being the northeast corner of Lot 3, Block B, according to the replat of Lot 2, Block B, of the Wilson Place Addition, as recorded in Cabinet F, Slide 623, of the Map or Plat records of Collin County, Texas;

THENCE S 00°02'18"E, along the common line of said Lot 3, Block B and said Chapel Hill Addition, Phase 1A, for a distance of 391.99 feet to an angle point; said point being in the north right-of-way line of Yosemite Place (50' R.O.W.) as shown on said replat of Lot 2, Block B;

THENCE S 89°57'52"W, leaving said common line of said Lot 3, Block B and said Chapel Hill Addition, Phase 1A and along said north right-of-way, for a distance of 11.00 feet to a point of curvature of a curve to the right with a radius of 375.00 feet and a chord bearing N 87°27'17"W for a distance of 26.54 feet;

THENCE in a northwesterly direction along said curve a distance of 26.55 feet to a point of tangency;

THENCE N 86°38'03"W, along said north right-of-way, a distance of 254.52 feet to an angle point;

Exhibit B

THENCE N 00°09'35"W, leaving said north right-of-way, a distance of 358.92 feet to an angle point being in the north line of said Lot 3, Block B, and also in south line of said 7.64 acre Bass tract;

THENCE S 86°35'24"W, along said north line of said Lot 3, Block B, and said south line of said 7.64 acre Bass tract, a distance of 220.40 feet to an iron rod found at the southwest corner said 7.64 acre Bass tract;

THENCE N 02°32'23"W, along the common line of said Lot 1R, Block B and leaving the said north line of said Lot 3, Block B, a distance of 701.27 feet to the POINT OF BEGINNING and containing 524,899 square feet or 12.06 acres of land, more or less.

Exhibit C

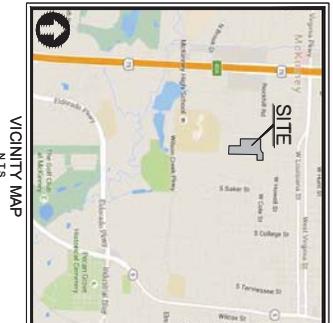
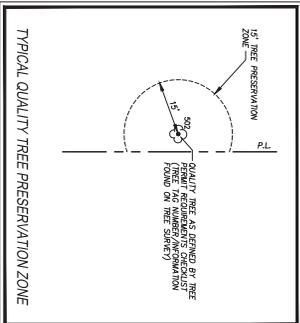
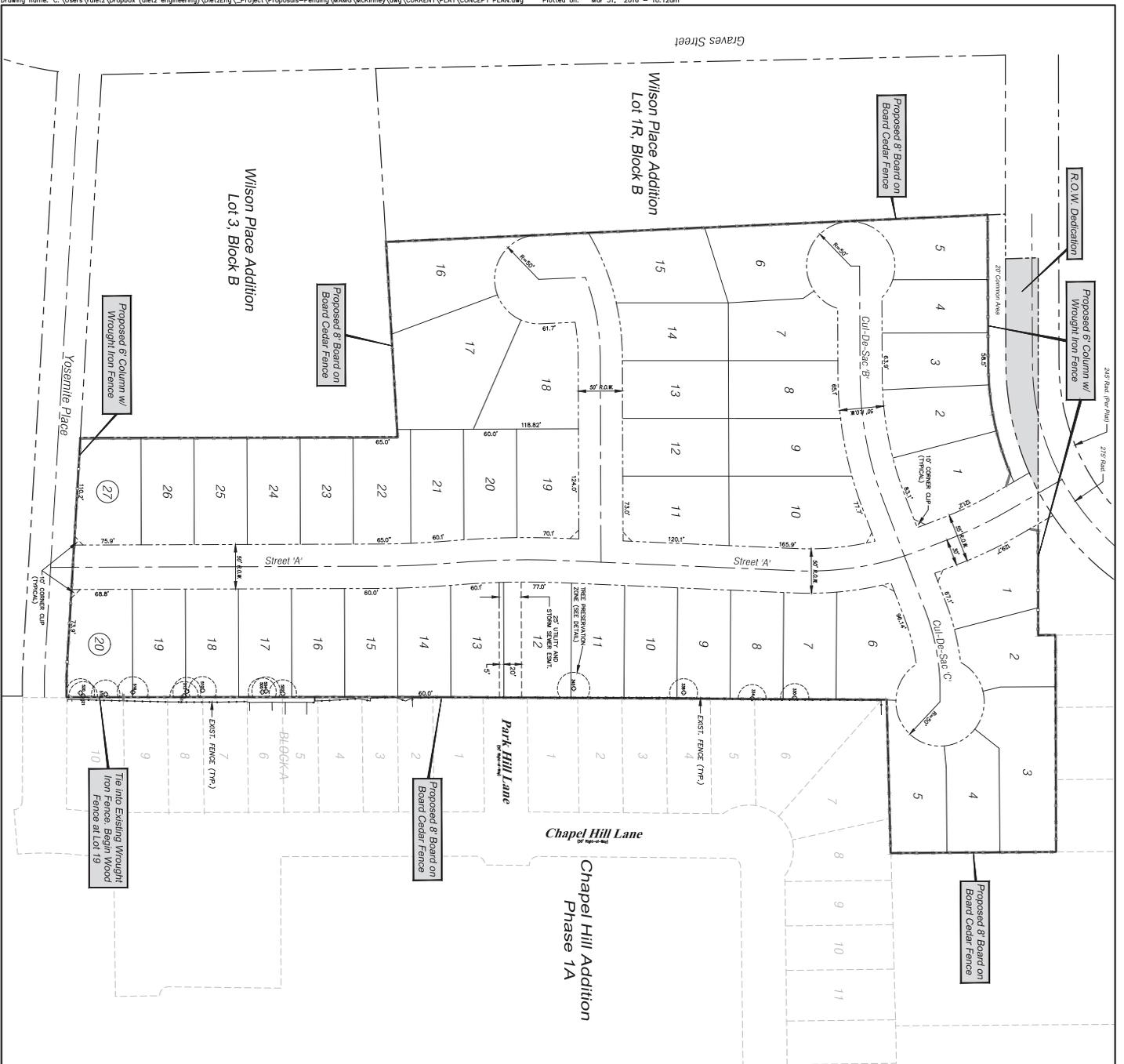
Development Regulations

1. The subject property shall develop in accordance with 146-106 ("SF5" – Single Family Residential District) of the Zoning Ordinance, and as amended, except as follows:
 - a. Maximum Density: 3.90 dwelling units/acre
 - b. Maximum Number of Dwelling Units: 47
 - c. Minimum Front Yard Setback: 15 feet (garages shall be set back 20 feet)
 - d. Encroachment Zone: 5-foot zone between the building setback and property line in which porches, footed bay windows, stoops, balconies, and masonry-faced chimneys shall be permitted
2. Accessory dwelling units shall be permitted on lots less than 12,000 square feet.
3. No identical elevation shall be built on adjacent or opposing lots along the same street, or within three (3) consecutive lots along the same street.
4. Each home shall incorporate a minimum of three (3) key features of one of the following architectural styles. Each building's elevations shall be reviewed by the City's Historic Preservation Officer to ensure compliance prior to the issuance of a building permit:
 - a. Victorian
 - i. Asymmetrical Design
 - ii. Prominent covered front porch
 - iii. Wrap-around front porch
 - iv. Varied roof lines
 - v. Dormers
 - vi. Turned or finished wood porch columns
 - vii. Gingerbread porch or gable trim
 - viii. Maximum of three (3) exterior paint colors
 - ix. Multiple roof shingle patterns or metal.
 - x. Multiple siding patterns
 - xi. Divided pane windows
 - b. Cottage
 - i. Varying pitched roof
 - ii. Asymmetrical or symmetrical elevation
 - iii. Two-story component
 - iv. Devoid of gingerbread
 - v. Turned wood porch columns or simple square or round columns
 - vi. Lap siding on body of house with stone, stucco or wood elements
 - vii. Small or prominent covered porches
 - viii. Divided pane windows
 - c. Craftsman
 - i. Low pitched gabled or hipped roof
 - ii. Single or one-and-a-half story
 - iii. Prominent Covered porch
 - iv. Gables or dormers covered in shingles with body of house covered in lap siding
 - v. Exposed rafter tails
 - vi. Tapered square columns with or without masonry pedestals
 - vii. Masonry porch base
 - viii. Divided pane windows
 - d. Colonial

- i. Symmetrical Design
- ii. Round or square box columns
- iii. Decorative front doorway with or without pediment
- iv. Centered large or small portico/porch with gable or arch
- v. Gabled dormers symmetrically arranged on roof
- vi. Window shutters
- vii. Singular use of lap siding with or without brick on chimneys, foundation, porch floors, and/or front elevation
- viii. Divided pane windows

Exhibit D

Drawing name: C:\Users\vdietz\Dropbox (dietz engineering)\DietzEng\Project\Proposals-Pending\MAMG\McKinney\dwg\CURRENT\PLAT\CONCEPT PLAN.dwg Plotted on: Mar 31, 2016 - 10:12am



DIETZ ENGINEERING - PRELIM LOT SIZE ANALYSIS

Project: Vintage Place
1200 Acres-Residential
47 McKinney, Texas

DATE: 03/20/16
NUMBER OF LOTS: 47

LOT NO.	BLOCK	Area (SQ)	Median Lot Area
1	A	6377	7800
2	A	13010	7800
3	A	7875	7800
4	A	8132	7800
5	A	7176	7800
6	A	7279	7800
7	A	7444	7800
8	A	7881	7800
9	A	9918	7800
10	A	9918	7800
11	A	7430	7800
12	A	7302	7800
13	A	7211	7800
14	A	7301	7800
15	A	7291	7800
16	A	8785	7800
17	A	8785	7800
18	A	7899	7800
19	A	7348	7800
20	B	7056	7800
21	B	8096	7800
22	B	8409	7800
23	B	8096	7800
24	B	8096	7800
25	B	8096	7800
26	B	8096	7800
27	B	8096	7800
28	B	8096	7800
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31	B	8096	7800
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35	B	8096	7800
36	B	8096	7800
37	B	8096	7800
38	B	8096	7800
39	B	8096	7800
40	B	8096	7800
41	B	8096	7800
42	B	8096	7800
43	B	8096	7800
44	B	8096	7800
45	B	8096	7800
46	B	8096	7800
47	B	8096	7800

OWNER / DEVELOPER:
Vintage Place Partners, LLC
Attn: Gary Schell
16200 Dallas Pkwy, Site 245
Dallas, Texas 75248
(214) 533-8233

PREPARED BY:
dietz engineering
205 s. alma drive
allen . texas . 75013
(972) 889.9977

Scale: 1"=60'
Vertical Scale: 1"=120'
Project No.: SCD-201
Issue Date: March 31, 2016
Street Title:
Zoning Exhibit
Sheet No.:
C1.1

VINTAGE PLACE PRELIMINARY LAYOUT 47 Residential Lots

Collin County, City of McKinney, Texas

dieltz engineering
F-5049

CIVIL ENGINEERING • SURVEYING
PHONE: 972.889.9977
FAX: 972.889.9983
205 S. Alma Drive
Allen, Texas 75013

DATE SIGNED: _____
DRAWN BY: _____
BENCHMARKS: _____
EODMOR X
RND # 2:
BOMOR X

RECEIVED
By Planning Department at 12:07 pm, Mar 31, 2016