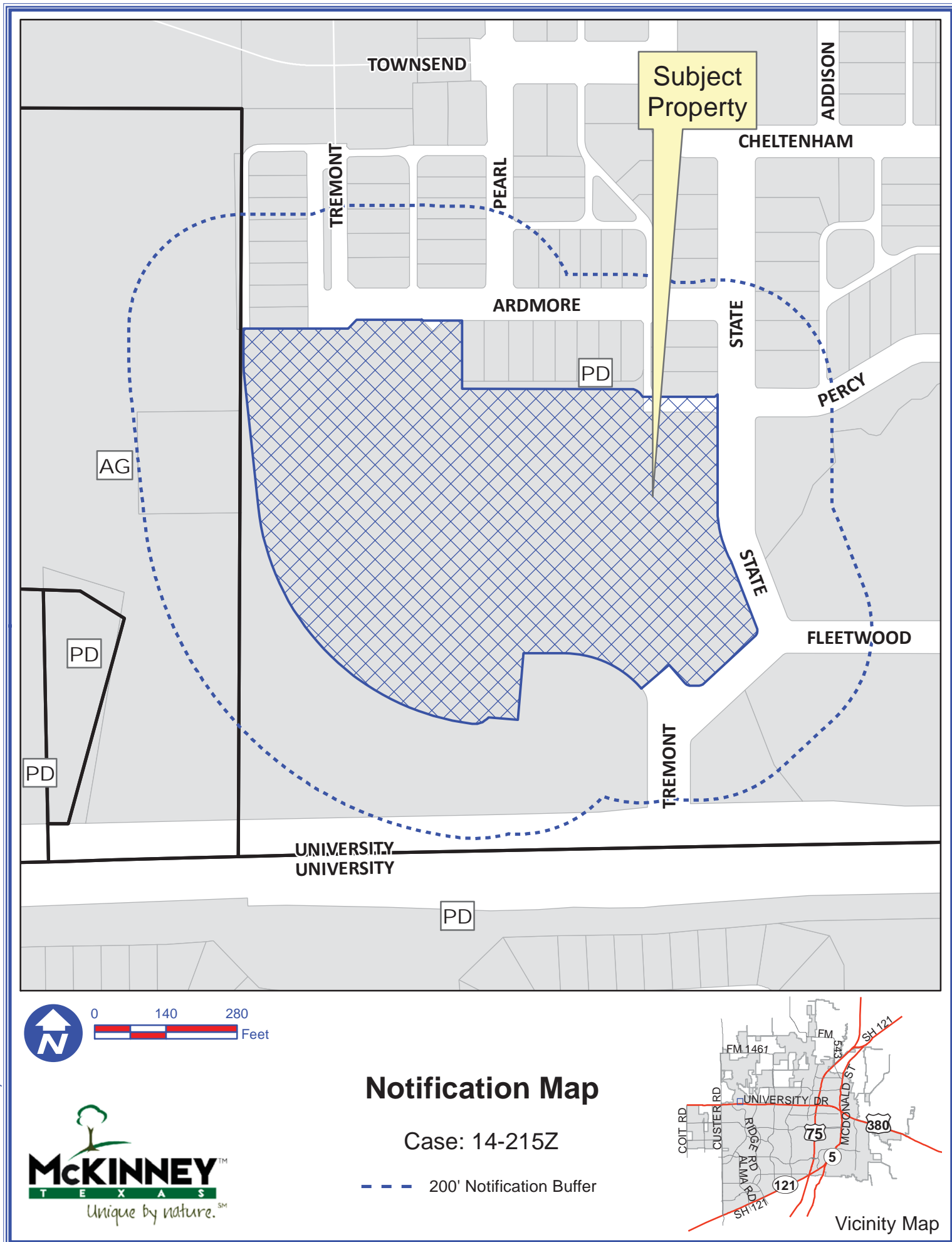


Exhibit A



Path: S:\MCKGIS\Notification\Projects\2014\14-215Z.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 "A"

DESCRIPTION of a 13.0863 acre tract of land situated in the Meriday Ashlock Survey, Abstract No. 20, Collin County, Texas, said tract being part of 186.791 acre tract described in Special Warranty Deed With Vendor's Lien to S.L.C. McKinney Partners, L.P. recorded in Volume 5970, Page 666 of the deed records of Collin County, Texas, said 13.0863 acre tract being more particularly described as follows:

COMMENCEMENT, at a 1/2-inch iron rod with "Prolog Eng & Dev" cap set at the intersection of the north right-of-way line of U.S. Highway 380 (University Boulevard, a variable width right-of-way) and the west right-of-way line of Tremont Boulevard (on 64-foot wide right-of-way):

THENCE, along the said west line of Tremont Boulevard, the following three (3) calls:

Due North, a distance of 203.37 feet to a 4" cut in concrete set at the beginning of a tangent curve to the left;

In a northerly direction, along said curve to the left, having a central angle of 40 degrees, 09 minutes, 46 seconds, a radius of 38.00 feet, a chord bearing and distance of North 25 degrees, 04 minutes, 54 seconds West, 20.09 feet, an arc distance of 20.09 feet to a 4" cut in concrete set at the end of said curve;

North 40 degrees, 09 minutes, 46 seconds East, a distance of 3.00 feet to a 1/2-inch iron rod with "Prolog Eng & Dev" cap set at the POINT OF BEGINNING; said point being the beginning of a curve to the left;

THENCE, along said curve to the left, having a central angle of 49 degrees, 29 minutes, 40 seconds, a radius of 200.16 feet, a chord bearing and distance of North 05 degrees, 20 minutes, 20 seconds West, 154.94 feet, an arc distance of 171.10 feet to a point at the end of said curve;

THENCE, due West, a distance of 80.08 feet to a point for corner;

THENCE, South 04 degrees, 54 minutes, 16 seconds West, a distance of 130.99 feet to a point for corner;

THENCE, North 05 degrees, 54 minutes, 44 seconds West, a distance of 57.74 feet to a point at the beginning of a non-tangent curve to the right;

THENCE, in a southeasterly direction, along said curve to the right, having a central angle of 56 degrees, 50 minutes, 14 seconds, a radius of 37.00 feet, a chord bearing and distance of South 68 degrees, 35 minutes, 05 seconds West, 35.32 feet, an arc distance of 36.70 feet to a point at the end of said curve, said point being the beginning of a compound curve to the right;

THENCE, in a northerly direction, along said curve to the right, having a central angle of 75 degrees, 47 minutes, 40 seconds, a radius of 481.50 feet, a chord bearing and distance of North 44 degrees, 50 minutes, 30 seconds West, 580.13 feet, an arc distance of 645.36 feet to a point at the end of said curve;

THENCE, North 08 degrees, 12 minutes, 09 seconds West, a distance of 200.23 feet to a point at the beginning of a tangent curve to the right;

THENCE, in a northerly direction, along said curve to the right, having a central angle of 06 degrees, 12 minutes, 09 seconds, a radius of 415.00 feet, a chord bearing and distance of North 13 degrees, 06 minutes, 04 seconds West, 44.90 feet, an arc distance of 44.92 feet to a point at the end of said curve;

THENCE, due North, a distance of 25.33 feet to a point for corner; said point also being the west end of the south terminus of a 15-foot wide alley as shown on the Tucker Hill, Phase 2A, Block 8, at a distance of 192.50 feet from the south terminus of said alley;

THENCE, due North, a distance of 25.33 feet to a point for corner; said point also being the west end of the south terminus of a 15-foot wide alley as shown on the Tucker Hill, Phase 2A, Block 8, at a distance of 192.50 feet from the south terminus of said alley;

THENCE, due East, along the said south terminus of a 15-foot wide alley, at a distance of 15.00 feet pasting the east end of said south terminus of a 15-foot wide alley and the southwest corner of Lot 17, Block 8, of said Tucker Hill, Phase 2A, continuing along the south line of said Lot 17, Block 8, at a distance of 120.50 feet pasting the east end of said south terminus of a 15-foot wide alley, to a point at the intersection of the north right-of-way line of State Boulevard (a variable width right-of-way) and the west line of said south terminus of a 15-foot wide alley;

THENCE, along the said south line of the south right-of-way line of Anderson Street (a variable width right-of-way):

North 45 degrees, 00 minutes, 00 seconds East, a distance of 22.46 feet to a 1/2-inch iron rod with "Prolog Eng & Dev" cap set at an angle point;

Due East, at a distance of 126.89 feet pasting an angle point in the said south line of Anderson Street, continuing at a distance of 190.80 feet pasting an angle point in the said south line of Anderson Street, at a distance of 208.00 feet to a 1/2-inch iron rod with "8615 4597" cap found for corner; said point also being the northwest corner of Block F of said Tucker Hill, Phase 2A;

THENCE, due South, describing the said south line of Anderson Street east along the west line of said Block E, at a distance of 110.00 feet pasting the southwest corner of said Block F and the north end of the west terminus of a 15-foot wide alley, continuing along the said west terminus of said alley, at a total distance of 133.00 feet to a 1/2-inch iron rod with "Prolog Eng & Dev" cap set for corner; said point also being the south end of said south terminus of a 15-foot wide alley;

THENCE, due East, along the south right-of-way line of said alley, a distance of 331.50 feet to a 1/2-inch iron rod with "Prolog Eng & Dev" cap set at the beginning of a tangent curve to the right; said point also being the north end of a circular right-of-way corner clip at the intersection of the said south right-of-way line of alley and the west right-of-way line of State Boulevard (a variable width right-of-way);

THENCE, North 45 degrees, 00 minutes, 00 seconds East, along said right-of-way corner clip and said curve to the right, having a central angle of 73 degrees, 05 minutes, 30 seconds, a radius of 230.00 feet, a chord bearing and distance of South 42 degrees, 00 minutes, 00 seconds West, 230.00 feet, an arc distance of 230.00 feet to a point for corner;

THENCE, due East, at a distance of 39.53 feet pasting a point at the south end of the east terminus of a 15-foot wide alley, continuing along the east terminus of said alley, at a distance of 141.52 feet to a point at the intersection of the north right-of-way line of said 30-foot wide alley, continuing along the north right-of-way line of said 30-foot wide alley and the west right-of-way line of State Boulevard (a variable width right-of-way);

THENCE, North 45 degrees, 00 minutes, 00 seconds East, along said right-of-way corner clip at the intersection of the north right-of-way line of said 30-foot wide alley and the west right-of-way line of State Boulevard (a variable width right-of-way) corner clip;

Due South, a distance of 227.09 feet to a 1/2-inch iron rod with "Prolog Eng & Dev" cap set at the beginning of a tangent curve to the left;

In a southerly direction, along said curve to the left, having a central angle of 21 degrees, 54 minutes, 54 seconds, a radius of 145.00 feet, a chord bearing and distance of South 10 degrees, 31 minutes, 27 seconds East, 60.27 feet, an arc distance of 60.27 feet to a 1/2-inch iron rod with "Prolog Eng & Dev" cap set at the end of said curve;

South 21 degrees, 02 minutes, 54 seconds East, a distance of 184.96 feet to a 1/2-inch iron rod with "Prolog Eng & Dev" cap set for corner; said point also being the north end of a right-of-way corner clip at the intersection of the said southwest line of State Boulevard and the northeast right-of-way line of Fleetwood Street (a 64-foot wide right-of-way) corner clip at the intersection of the said southwest line of State Boulevard and the northeast right-of-way line of Fleetwood Street (a 64-foot wide right-of-way) corner clip;

THENCE, South 13 degrees, 09 minutes, 03 seconds West, 203.57 feet to a point for corner; said point also being the north end of a right-of-way corner clip at the intersection of the north right-of-way line of said 30-foot wide alley and the west right-of-way line of State Boulevard (a variable width right-of-way);

THENCE, along the said northwest line of said Fleetwood Street, the following three (3) calls:

South 47 degrees, 09 minutes, 40 seconds West, a distance of 138.10 feet to a 1/2-inch iron rod with "Prolog Eng & Dev" cap set at the beginning of a tangent curve to the right;

In a southwest direction, along said curve to the right, having a central angle of 42 degrees, 30 minutes, 20 seconds, a radius of 13.00 feet, a chord bearing and distance of South 60 degrees, 34 minutes, 30 seconds West, 9.30 feet, an arc distance of 9.72 feet to a 4" cut in concrete set at the end of said curve;

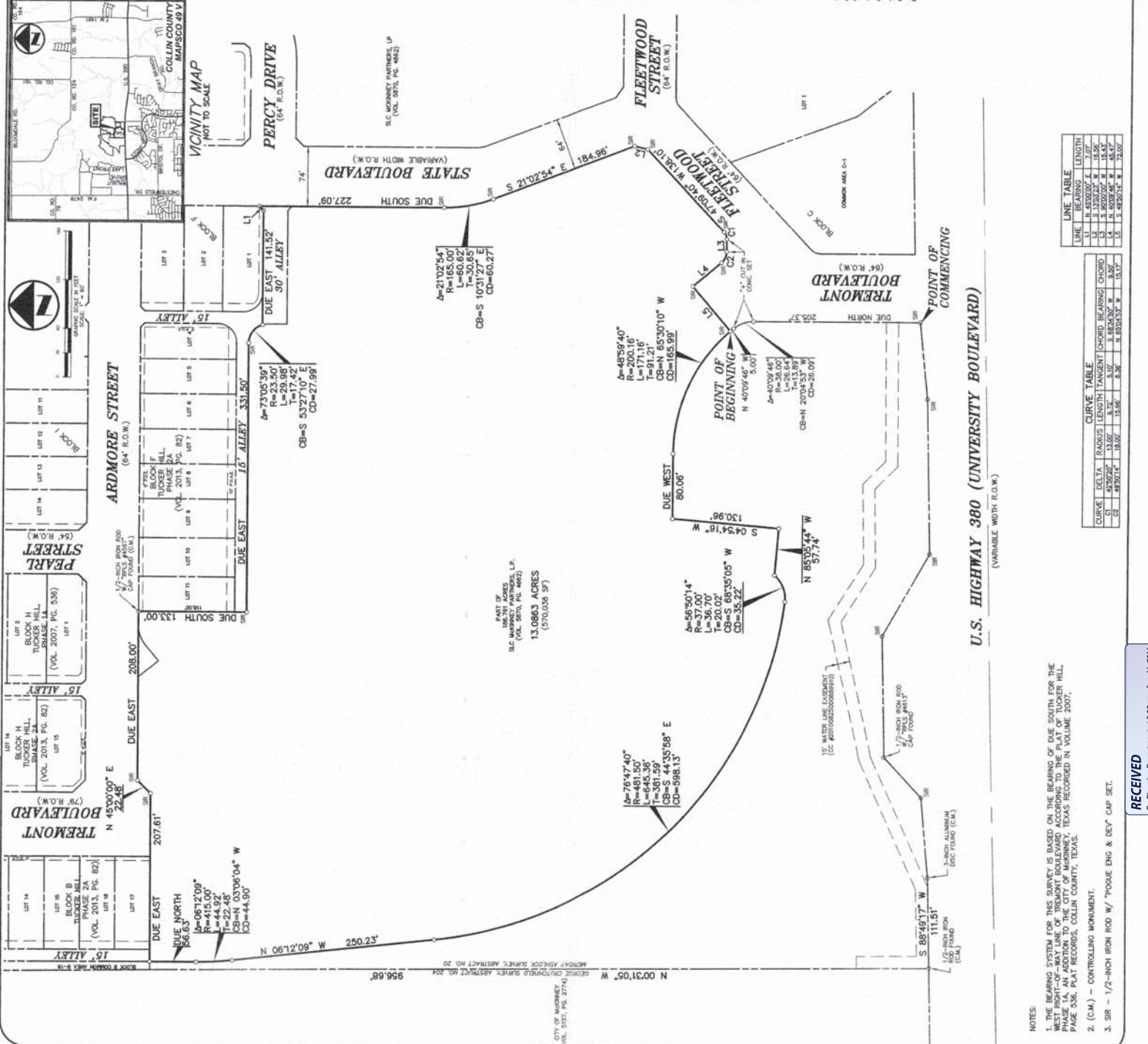
Due West, a distance of 15.43 feet to a 4" cut in concrete set at the beginning of a tangent curve to the right; said point also being the southwest end of a circular right-of-way corner clip at the intersection of the said northwest line of Fleetwood Street and the northeast right-of-way line of said Tremont Boulevard;

THENCE, in a northerly direction, along said curve to the right, having a central angle of 15 degrees, 00 minutes, 00 seconds, a radius of 10.00 feet, a chord bearing and distance of North 00 degrees, 00 minutes, 00 seconds East, 10.00 feet, an arc distance of 10.00 feet to a point at the intersection of the north right-of-way line of said Tremont Boulevard and the east line of said south terminus of a 15-foot wide alley;

THENCE, North 40 degrees, 09 minutes, 46 seconds West, along the said north terminus of Tremont Boulevard, a distance of 45.47 feet to a 1/2-inch iron rod with "Prolog Eng & Dev" cap set for corner; said point also being the east end of the said north terminus of Tremont Boulevard;

THENCE, South 49 degrees, 50 minutes, 14 seconds West, departing the said northeast line of Tremont Boulevard and along the said north terminus of Tremont Boulevard, a distance of 72.00 feet to the POINT OF BEGINNING;

CONTAINING, 570,038 square feet or 13.0863 acres of land, more or less.



LINE TABLE with columns: LINE, BEARING, LENGTH

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD, BEARING, CHORD

U.S. HIGHWAY 380 (UNIVERSITY BOULEVARD) (VARIABLE WIDTH R.O.W.)

- NOTES: 1. THE BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE BEARING OF DUE SOUTH FOR THE WEST RIGHT-OF-WAY LINE OF TREMONT BOULEVARD ACCORDING TO THE PLAT OF TUCKER HILL, PHASE 2A, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS RECORDED IN VOLUME 2007, PAGE 336, PLAT RECORDS, COLLIN COUNTY, TEXAS. 2. (C.M.) - CONTROLLING DOCUMENT. 3. SIR - 1/2-INCH IRON ROD W/ "PROLOG ENG & DEV" CAP SET.

RECEIVED By Planning Department at 9:00 am, Aug 11, 2014

SMITH & ASSOCIATES, P.C. 12005 W. STATE STREET, SUITE 200, FORT WORTH, TEXAS 76102... (small print text)



RESIDENTIAL BUILDING TYPE SUMMARY

NOTE: Building types shown are considered to be typical lot configurations. Garages on any single-family lot may be either detached (as shown in the illustrations) or attached by way of an enclosed backbuilding or a partially enclosed breeze-way. Additional lot configuration options are provided on the following pages.

- VILLA**
- * Edge yard building type
 - * Single family dwelling
 - * Detached building on own lot
 - * One or more ancillary structures
 - * Between 3,300 and 5,600 SF of conditioned space
 - * Non-alley drive access
 - * Circular & multiple driveways permitted (See Driveway Standards, pg. 40)

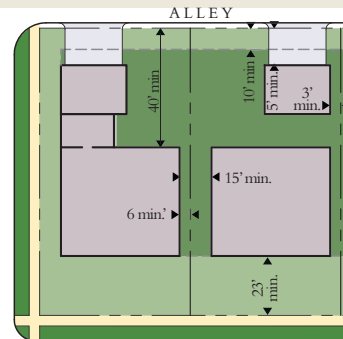
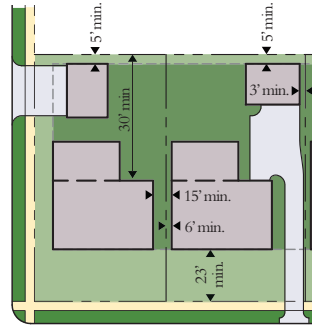
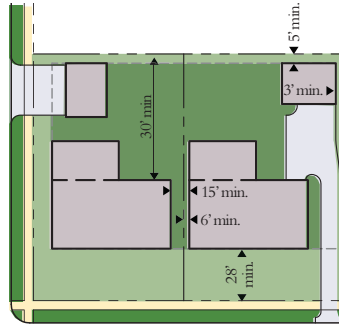
- NON-ALLEY HOUSE**
- * Edge yard building type
 - * Single family dwelling
 - * Detached building on own lot
 - * May have ancillary structures
 - * Between 2,000 and 5,000 SF of conditioned space
 - * Non-alley drive access

- ALLEY HOUSE**
- * Edge yard building type
 - * Single-family dwelling
 - * Detached building on own lot
 - * May have ancillary structures
 - * Between 2,000 and 6,000 SF of conditioned space
 - * Alley drive access

NEIGHBORHOOD EDGE *T3

Transect Characteristics:
Generous setbacks create more useable courtyard space and a more rural character.

- * **23' minimum** Front Setback for lots less than 85' in width
- * **28' minimum** Front Setback for lots 85' and greater in width
- * **5' min.** (Non-alley) Minimum Rear Setback. **10' min.** (Alley) Minimum Rear Setback.
- * **6' min.** Side Setbacks
- * **15' min.** between unattached bldgs. (see dia.)
- * **13' min.** Corner Side Setback
- * Primary bldg. may encroach up to 5' into front setback under circumstances illustrated in "Terms and Definitions"

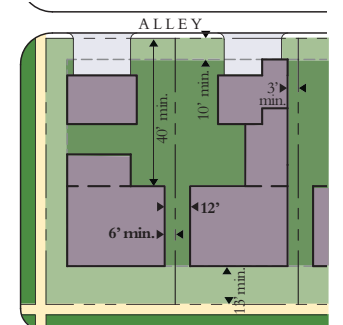
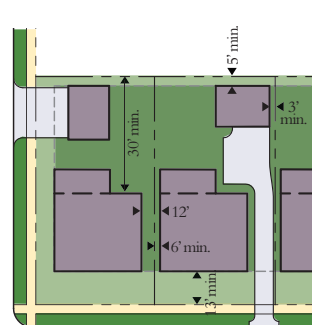
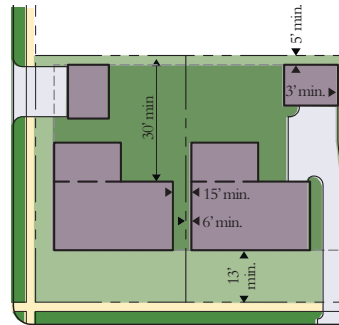


LOT SIZE:	Width	75' min.	55' min.	45' min.
	Depth	110' min. (133' typ.)	110' min. (133' typ.)	110' min. (135.5' typ.)
ADD'L SETBACKS:	Primary Bldg Rear	30' min.	30' min.	40' min.
	Detached Outbuilding Side	3' min.	3' min.	3' min.
ENCROACHMENTS:	Building side	18" max., corner lot elements may encr. to esmt.	18" max., corner lot elements may encr. to esmt.	18" max., corner lot elements may encr. to esmt.
	Building element front	12' max.	12' max.	10' max.
	Primary building front	5' max. (conditions apply)	5' max. (conditions apply)	5' max. (conditions apply)
HEIGHT:	Principal building	50' or 2.5 stories max.	50' or 2.5 stories max.	50' or 2.5 stories max.
	Back building and outbuilding	2 stories max.	2 stories max.	2 stories max.

GENERAL NEIGHBORHOOD *T4

Transect Characteristics:
Intermediate setbacks provide a balance between urban and rural character.

- * **13' min.** Front Setback
- * **5' min.** (Non-alley) Minimum Rear Setback. **10' min.** (Alley) Minimum Rear Setback.
- * **6' min.** Side Setbacks
- * **12' min.** between unattached bldgs. (see dia.)
- * **10' min.** between bldgs. on Cottage lots
- * **8' min.** Corner Side Setback
- * Primary building may encroach up to 5' into front setback under circumstances illustrated in "Terms and Definitions"



LOT SIZE:	Width	75' min.	55' min.	40' min.
	Depth	110' min. (133' typ.)	100' min. (123' typ.)	100' min. (125.5' typ.)
ADD'L SETBACKS:	Primary Bldg Rear	30' min.	30' min.	40' min.
	Detached Outbuilding Side	3' min.	3' min.	3' min.
ENCROACHMENTS:	Building side	18" max., corner lot elements may encr. to esmt.	18" max., corner lot elements may encr. to esmt.	18" max., corner lot elements may encr. to esmt.
	Building element front	12' max.	10' max.	10' max.
	Primary building front	5' max. (conditions apply)	5' max. (conditions apply)	5' max. (conditions apply)
HEIGHT:	Principal building	50' or 2.5 stories max.	60' or 3 stories max.	60' or 3 stories max.
	Back building and outbuilding	2 stories max.	2.5 stories max.	2.5 stories max.

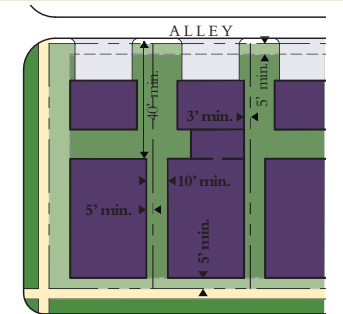
URBAN CENTER *T5

Transect Characteristics:
Narrow setbacks create a tightly-knit block that is more urban in character.

- * **5' min.** Front Setback
- * **5' min.** Minimum Rear Setback
- * **5' min.** Side Setbacks
- * **10' min.** between unattached bldgs. (see dia.)
- * **3' min.** Corner Side Setback
- * Primary building may encroach up to 5' into front setback under circumstances illustrated in "Terms and Definitions"

This building type is not permitted in T5.

This building type is not permitted in T5.



LOT SIZE:	Width	35' min.
	Depth	70' min.
ADD'L SETBACKS:	Primary Bldg Rear	40' min.
	Detached Outbuilding Side	3' min.
ENCROACHMENTS:	Building side	18" max., corner lot elements may encr. to esmt.
	Building element front	10' max. (must not exceed frontage line)
	Primary building front	5' max. (conditions apply)
HEIGHT:	Principal building	60' or 3 stories max.
	Back building and outbuilding	2.5 stories max.

NOTES:
* "Bungalow" type lots may be limited to 30' in height. City of McKinney fire code stipulates that all buildings taller than 30' require access by a 26' or wider fire lane.
** Shared Wall Houses are not permitted to be stacked one on top of another. Residential units may be side-by-side only.

DESIGN CODE

APPENDIX

RESIDENTIAL BUILDING TYPE SUMMARY



COTTAGE

- * Edge yard building type
- * Single-family dwelling
- * Detached building on own lot
- * Between 1,800 and 3,200 SF of conditioned space
- * Alley drive access

SHARED WALL HOUSE

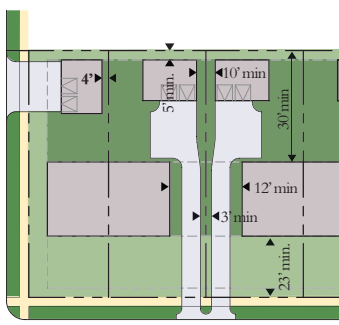
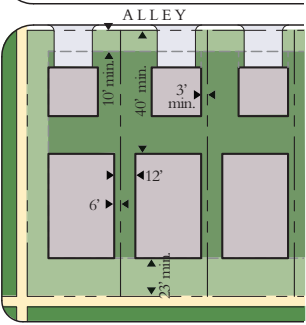
- * Rear yard building type
- * Single-family paired dwelling
- * Attached building on separate (common walls between units) or shared lot
- * Facades form continuous frontage line
- * Between 1,800 and 3,000 SF of conditioned space
- * Alley or non-alley drive access

TOWNHOUSE

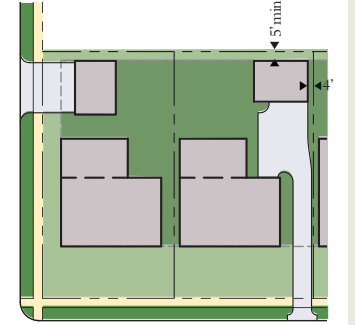
- * Rear yard or no yard building type
- * Single-family attached dwellings
- * Attached building on separate lots
- * Common walls on side lot lines
- * Between 1,500 and 2,200 SF of conditioned space
- * Alley drive access

CARRIAGE HOUSE

- * Rear yard building type
- * Single-family dwelling (see "Building Type Summary Introduction" page) or accessory unit (see "Permitted Uses by Transect" page)
- * May be on separate or shared lot
- * Up to 1,000 SF of conditioned space
- * Alley or non-alley drive access



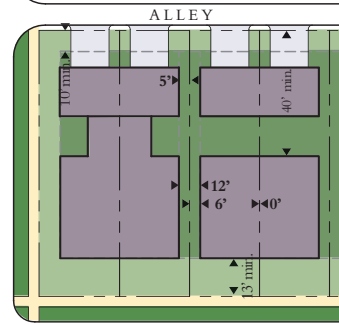
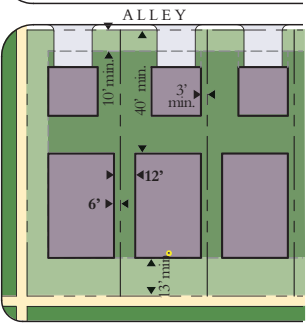
This building type is not permitted in T3.



30' min.
100' min. (125.5' typ)
40' min.
3' min.
18" max., corner lot elements may encr. to esmt.
10' max.
5' max. (conditions apply)
60' or 3 stories max. *
2.5 stories max.

30 min.
110' min. (133 typ)
30' min.
5' min. (3' min. for detached outbuilding)
18" max., corner lot elements may encr. to esmt.
10' max.
5' max. (conditions apply)
50' or 2.5 stories max. *
2 stories max.

30' min.
30' min.
5' min.
N/A
18" max., corner lot elements may encr. to esmt.
1' max.
N/A
1.5 stories max. (excludes Garage)
N/A

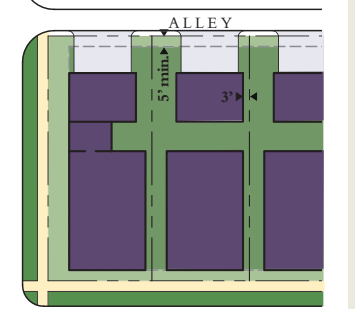
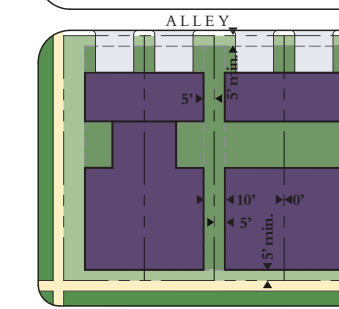
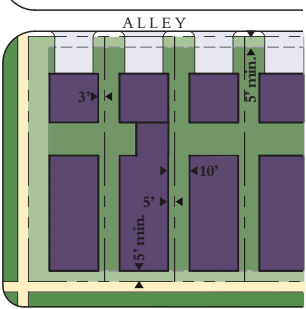


30' min.
100' min. (125.5' typ)
40' min.
3' min.
18" max., corner lot elements may encr. to esmt.
10' max.
5' max. (conditions apply)
60' or 3 stories max. *
2.5 stories max.

30' min.
100' min. (125.5' typ)
40' min.
5' min.
18" max., corner lot elements may encr. to esmt.
10' max.
5' max. (conditions apply)
60' or 3 stories max. *
2.5 stories max.

18' min.
100' min. (125.5' typ)
5' min.
5' min.
18" max., corner lot elements may encr. to esmt.
10' max.
5' max. (conditions apply)
70' or 4 stories max.
3.5 stories max.

25' min.
25' min.
5' min.
N/A
18" max., corner lot elements may encr. to esmt.
1' max.
N/A
1.5 stories max. (excludes Garage)
N/A



30' min.
70' min. (115.5' typ)
5' min.
3' min.
18" max., corner lot elements may encr. to esmt.
10' max. (must not exceed frontage line)
5' max. (conditions apply)
60' or 3 stories max. *
2.5 stories max.

30' min.
70' min. (115.5' typ)
5' min.
5' min.
18" max., corner lot elements may encr. to esmt.
10' max. (must not exceed frontage line)
5' max. (conditions apply)
60' or 3 stories max. *
2.5 stories max.

18' min.
70' min. (115.5' typ)
5' min.
5' min.
18" max., corner lot elements may encr. to esmt.
10' max. (must not exceed frontage line)
5' max. (conditions apply)
70' or 4 stories max.
3.5 stories max.

25' min.
25' min.
N/A
N/A
18" max., corner lot elements may encr. to esmt.
1' max.
N/A
2.5 stories max. (excludes Garage)
N/A

DESIGN CODE

APPENDIX