

NO. 1452

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1270 SO THAT 168.6 ACRES OF LAND IN THE ED BRADLEY AND SAMUEL MCFARLAND SURVEYS LOCATED WEST OF TENNESSEE ST. AND SOUTH OF FINCH PARK ARE ZONED "PLANNED DEVELOPMENT - SINGLE FAMILY RESIDENCE (6,000 SQ. FT. PER LOT), TOWNHOME AND ZERO LOT LINE HOME, GENERAL RESIDENCE (1,500 SQ. FT. PER UNIT) AND PLANNED CENTER; PROVIDING FOR PLANNED DEVELOPMENT REGULATIONS; PROVIDING FOR A SITE PLAN; PROVIDING FOR A LANDSCAPE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

THAT WHEREAS, the owner or owners of 168.6 acres of land in the Ed Bradley and Samuel McFarland Surveys have petitioned the City of McKinney to zone such tract "Planned Development - Single Family Residence (6,000 Sq. Ft. per lot), Townhome and Zero Lot Line Home, General Residence (1,500 Sq. Ft. per unit) and Planned Center and,

WHEREAS, after due notice of the requested zoning changes as required by law and the required public hearings held before the Planning and Zoning Commission and the City Council of the City of McKinney, the City Council is of the opinion that such zoning change should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS:

SECTION I: That the real estate more fully described in the attached Exhibit A is hereby zoned Planned Development - Single Family Residence (6,000 Sq. Ft. per lot), Townhome and Zero Lot Line Home, General Residence (1,500 Sq. Ft. per unit) and Planned Center, and Zoning Ordinance No. 1270 is hereby accordingly amended.

SECTION II: That the zoning plan set forth in the attached Exhibit "B" is hereby adopted for the zoning plan of this property.

SECTION III: That such property shall be developed according to the following requirements: For the RS-60 Zone, the

property shall be developed according to Section 3.07; for the C Zone, the property shall be developed according to Section 3.14; and for the RG-15 Zone, the property shall be developed according to Section 3.10, all of Ordinance No. 1270 of the City of McKinney. The development regulations attached hereto and shown as Exhibit "C" are adopted for the area zoned C for the Townhome Development Area, and according to Exhibit "D" for the Zero Lot Line Home Development Regulations.

SECTION IV: That prior to the development of any property in this Planned Development, a complete site plan and planned development regulations shall be submitted to and receive the approval of the City Council of the City of McKinney, Texas.


SECTION V: If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.

SECTION VI: It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefor, shall be fined any sum not exceeding \$200.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.

SECTION VII: The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, on this the 3rd day of July, 1984.

CORRECTLY ENROLLED:


 JENNIFER CRAVENS
 CITY SECRETARY

THENCE SOUTH 0 deg. 12 min. 00 sec. West, 1947.0 feet along the East line of said 8 foot strip of land approximately 8 feet east of the West line of the Ed Bradley Survey, along the west line of the hereinabove described 93 acre tract and along and near an established fence to an iron rod found for corner at the fence corner in the Samuel McFarland Survey, Abst. No. 558 and approximately 8 feet east of; and approximately 8 feet south of the Southwest corner of the Ed Bradley Survey;

THENCE NORTH 89 deg. 21 min. 40 sec. West, 473.20 feet along and near an existing fence line along the South line of the said 8 foot strip of land approximately 8 feet south of the North line of the Samuel McFarland Survey passing approximately 8 feet south of the Northwest corner of the Samuel McFarland Survey, Abst. No. 558, the Southwest corner of the Ed Bradley Survey, Abst. No. 85, the southeast corner of the W. D. Thompson Survey, Abst. No. 891, and the northeast corner of the William Ryan Survey, Abst. No. 746, and continuing along and near the existing fence line along the south property line of the said 8 foot strip of land to an iron rod found for corner at a fence corner post approximately 8 feet south of the North line of the William Ryan Survey, at the most westerly northwest corner of the herein described 93 acre tract of land;

THENCE SOUTH 0 deg. 35 min. 00 sec. East, 1006.50 feet along and near an existing fence along the westmost west line of the herein described 93 acre tract to an iron rod set for corner in the fence on the north bank of Wilson Creek;

THENCE in an easterly direction with the meanders of the north bank of Wilson Creek and along the south line of the herein described 93 acre tract as follows:

SOUTH 61 deg. 12 min. East, 184 feet;
SOUTH 30 deg. 27 min. East, 157 feet;
SOUTH 49 deg. 12 min. East, 128 feet;
SOUTH 69 deg. 25 min. East, 66 feet;
SOUTH 84 deg. 30 min. East, 86 feet;
NORTH 86 deg. 19 min. East, 110 feet;
NORTH 55 deg. 48 min. East, 43 feet;
NORTH 56 deg. 55 min. East, 109 feet;
SOUTH 66 deg. 52 min. East, 90 feet;

SOUTH 11 deg. 45 min. East, 110 feet to an iron rod set for corner at the east end of the remains of Buck Bridge in the center of an abandoned public road at the most westerly corner of the 9.6 acre Fourth Tract of land conveyed by F. D. Perkins et ux, Daisy Perkins, to the McKinney Sewer Company, Inc., by deed dated February 9, 1948, and recorded in Volume 387, Page 483, of the Deed Records of Collin County, Texas;

THENCE in a northerly and easterly direction with the center of the abandoned public road and along the south line of the herein described 93 acre tract and along the northerly line of the said 9.6 acre Fourth Tract as follows:

NORTH 64 deg. 08 min. East, 36 feet;
NORTH 35 deg. 50 min. East, 61 feet;
NORTH 14 deg. 50 min. East, 76 feet;
NORTH 04 deg. 52 min. East, 173 feet;
NORTH 47 deg. 31 min. East, 126 feet;
NORTH 87 deg. 05 min. East, 141 feet;
SOUTH 55 deg. 58 min. East, 205 feet;
SOUTH 55 deg. 30 min. East, 51 feet;
NORTH 75 deg. 00 sec. East, 146 feet to an iron rod set for

corner in the center of the abandoned public road at its intersection with the center of old abandoned Baker Street at the Southeast corner of the hereinabove described 93 acre tract at an inner corner of the said 9.6 acre Fourth Tract;

THENCE NORTH 3 deg. 13 min. 00 sec. East, 1114.00 feet along the center of old abandoned Baker Street, along the east line of the herein described 93 acre tract and along the west line of the said 9.6 acre Fourth Tract to an iron rod set for corner at the

SITUATED in Collin County, Texas, in the City of McKinney and in the Ed Bradley Survey, Abst. No. 85 and in the Samuel McFarland Survey, Abst. No. 558, and in the William Ryan Survey, Abst. No. 746, and being a consolidation of 1) a tract of land from Ariel Lane (Volume 649, Page 616, 2) a tract of land from J. W. Tinsley and wife, (Volume 362, Page 64), 3) a called 26.04 acre tract of land, 4) a tract of land from Yancy Powell, Second Tract (Volume 297, Page 278), part of a called 22-1/2 acre tract, 5) part of a called 90.6 acre tract, 6) part of a 93 acre tract, 7) and part of a 2.224 acre tract, deed reference for said tracts as follows:

1. That same tract of land conveyed from Ariel Lane to T. J. Lane, Jr., by deed dated December 15, 1964, and recorded in Volume 649, Page 616, of the Deed Records of Collin County, Texas.

2. That same tract of land conveyed from J. W. Tinsley and wife, to T. J. Lane by deed dated February 5, 1946, and recorded in Volume 362, Page 64 of the Deed Records of Collin County, Texas.

3. That same called 26.04 acre tract of land (THIRD TRACT) conveyed from Earl Y. Wolford et ux, to T. J. Lane by deed dated February 23, 1945, and recorded in Volume 352, Page 42, of the Deed Records of Collin County, Texas.

4. The SECOND TRACT and part of the FIRST TRACT, a called 22-1/2 acre tract of land, conveyed from Yancy Powell to T. J. Lane by deed dated January 31, 1935, and recorded in Volume 297, Page 278, of the Deed Records of Collin County, Texas.

5. And being a part of a called 90.6 acre tract of land conveyed to Alice Waide from Emily T. Kirkpatrick by deed dated October 10, 1925, and recorded in Volume 259, Page 91, of the Deed Records of Collin County, Texas.

6. And being a resurvey of that same tract of land called 93 acres from B. P. Klein et ux, Bessie Klein, to Glenn Mitchell et ux, Robby Mitchell, by deed dated May 29, 1963, and recorded in Volume 617, Page 339, of the Deed Records of Collin County, Texas, and including a resurvey of that same 152 feet by 235 feet tract of land conveyed by B. P. Klein et ux, Bessie Klein, to Glenn Mitchell et ux, Robby Mitchell, by deed dated September 9, 1964, and recorded in Volume 640, Page 424, of the Deed Records of Collin County, Texas. The 152 feet by 235 feet tract of land is included in the 93 acre tract and is not more particularly described by metes and bounds herein.

7. And being a part of a called 2.224 acre tract of land described in a Deed of Trust from Dorothy J. Mathis to Don W. Davis, said deed dated July 14, 1975, and recorded in Volume 413, Page 507 of the Deed Records of Collin County, Texas.

Said consolidation of the hereinabove described tracts of land inclusive of the 152 feet by 235 feet tract of land, being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set for corner in an existing north-south fence approximately 8 feet east of the West boundary line of the Ed Bradley Survey, Abst. No. 85 in the east line of an eight foot wide strip of land conveyed by Mrs. S.M. Bengé to J. J. Thompson by deed dated March 28, 1906, and recorded in Volume 142, Page 13, of the Deed Records of Collin County, Texas, and 3.6 feet south of the corner post of a fence to the east. Said Point of Beginning lying at the northwest corner of the hereinabove mentioned 93 acre tract at the southwest corner of a 14.78 acre tract of land conveyed by T. L. Ray et ux, Mabel Ray to Ruth Horn Weeks by deed dated February 5, 1946, and recorded in Volume 362, Page 66 of the Deed Records of Collin County, Texas;

right-of-way of Kentucky Street;

THENCE NORTH 15 deg. 24 min. 32 sec. East, 135.61 feet with said right-of-way along and near a fence to an iron rod for corner in the north line of said 2.224 acre tract;

THENCE SOUTH 89 deg. 12 min. 44 sec. West, 243.98 feet with the north line of said 2.224 acre tract and the south line of an alley to an iron rod for corner at the northwest corner of said 2.224 acre tract;

THENCE NORTH 11 deg. 11 min. 48 sec. East, 22.00 feet with the most northerly east line of said 22-1/2 acre tract along and near a fence to an iron rod for corner at a fence corner post;

THENCE NORTH 89 deg. 12 min. 44 sec. East, 245.66 feet with the south line of said J. W. Tinsley tract along and near a fence to an iron rod for corner in the abandoned right-of-way of the Texas Traction Company and the extension of the west right-of-way of Kentucky Street;

THENCE NORTH 15 deg. 24 min. 32 sec. East, 568.82 feet with the west right-of-way of said Texas Traction Company and the east line of said Ariel Lane tract and the east line of said J.W. Tinsley tract along and near a fence to an iron rod for corner at the most westerly southeast corner of THE HILLS ADDITION to the City of McKinney, as recorded in Cabinet C, page 558 of the Map and Plat Records of Collin County, Texas;

THENCE NORTH 89 deg. 40 min. 07 sec. West, 1224.45 feet with the south line of said Addition along and near a fence to an iron rod for corner at the northwest corner of said Ariel Lane's tract and at the southwest corner of said Addition;

THENCE NORTH 1 deg. 58 min. 41 sec. West, 487.11 feet with the west line of said Hills Addition along and near a fence to an iron rod for corner at a fence corner post at the northwest corner of said Hills Addition;

THENCE SOUTH 89 deg. 07 min. 40 sec. West, across said 90.6 acre tract along and near a fence a distance of 717.77 feet to an iron rod for corner;

THENCE NORTH 1 deg. 51 deg. West, across said 90.6 acre tract a distance of 688.92 feet to an iron rod for corner in the north line of said 90.6 acre tract and in the south right-of-way line of Willie Street;

THENCE SOUTH 89 deg. 43 min. 44 sec. West, 532.62 feet along and near a fence, with the south right-of-way of Willie Street to a 100 penny nail for corner in the center of Baker Street;

THENCE NORTH 0 deg. 08 min. 52 sec. West, 346.21 feet along the center of existing Baker Street, along the east line of the herein described 93 acre tract to an iron rod set for corner in the center of Baker Street at the northeast corner of the herein described 93 acre tract;

THENCE SOUTH 89 deg. 28 min. 21 sec. West, 1120.20 feet approximately 3.6 feet south of an existing fence and along the north line of the herein described 93 acre tract, along the south line of a tract of land conveyed to the Church of God by deed dated April 9, 1976, and recorded in Volume 995, Page 795 and along the south line of a tract of land conveyed to Ruth Horn Weeks and Jack Weeks by Probate Court Minutes dated November 27, 1974, and recorded in P.C.M. Records, Volume 156, Page 563, and along the south line of the hereinabove described 14.78 acre tract of land conveyed to Ruth Horn Weeks to the PLACE OF BEGINNING; and,

CONTAINING 220.768 acres of land, more or less, portions of which lie within public roads.

LESS AND EXCEPT, the following tracts of land out of the hereinabove described 220.768 acre tract of land.

TRACT ONE: SITUATED in the hereinabove described 220.768 acre tract of land and being that same called 0.688 acre tract of

northwest corner of said 9.6 acre Fourth Tract in the South line of the Ed Bradley Survey, Abst. No. 85, and the North line of the Samuel McFarland Survey, Abst. No. 558, in the center of the old Baker Street;

THENCE SOUTH 89 deg. 14 min. 35 sec. East, 16.53 feet to an iron rod set for corner in the east edge of the old Baker Street now being the center of the existing Baker Street said iron rod for corner lies in the north line of the said 9.6 acre Fourth Tract at an inner corner of the herein described 93 acre tract of a Southwest corner of 90.6 acre tract of land conveyed to Alice Wade by Emily T. Kirkpatrick by deed dated October 10, 1925, and recorded in Volume 259, Page 91 of the Deed Records of Collin County, Texas;

THENCE SOUTH 89 deg. 32 min. 56 sec. East 68.79 feet along and near a fence to an iron rod for corner;

THENCE SOUTH 3 deg. 43 min. 31 sec. West 924.32 feet with the west line of said 90.6 acre tract also being the east line of a 9.6 acre tract (the FOURTH TRACT to the McKinney Sewer Company from F. D. Perkins et al by deed dated February 9, 1948, and recorded in Volume 387, Page 483, of the Deed Records of Collin County, Texas) that a fence crosses back and forth across the line to an iron rod at a fence post;

THENCE SOUTH 0 deg. 47 min. 00 sec. East with the east line of the McKinney Sewer Company's tract along and near a fence and a line of fence post passing an iron rod on line at 1150.0 feet and continuing a total distance of 1200.0 feet to a point in the center of Wilson Creek;

THENCE NORTH 85 deg. 30 min. East, 128.89 feet with the center of Wilson Creek to a point for corner which bears South 1 deg. 02 min. 46 sec. West 50.0 feet from an iron rod;

THENCE NORTH 1 deg. 02 min. 46 sec. East, 373.63 feet to an iron rod for corner at the northwest corner of a 1.9 acre tract;

THENCE SOUTH 88 deg. 57 min. 14 sec. East, 217.0 feet to an iron rod for corner;

THENCE NORTH 1 deg. 02 min. 46 sec. East along and near a fence to an iron pipe at 107.13 feet;

THENCE NORTH 89 deg. 55 min. 46 sec. East, 1546.29 feet with the south line of said 26.04 acre tract along and near a fence to an iron rod for corner in the south line of said 26.04 acre tract and the west line of the abandoned right-of-way of the Texas Traction Company as recorded in Volume 147, Page 210 of the Deed Records of Collin County, Texas;

THENCE with the said west right-of-way of the Texas Traction Company as follows:

NORTH 15 deg. 34 min. 48 sec. East, 190.64 feet along and near a fence to an iron rod; NORTH 74 deg. 25 min. 12 sec. West, 10.00 feet to an iron rod; NORTH 15 deg. 32 min. 18 sec. East, 535.93 feet to an iron rod for corner;

THENCE NORTH 89 deg. 38 min. 33 sec. East, 20.78 feet with the south line of said 22-1/2 acre tract and the north line of the abandoned right-of-way of the Texas Traction Company;

THENCE NORTH 15 deg. 45 min. 50 sec. East, 658.91 feet with the west right-of-way of the Texas Traction Company as recorded in Volume 147, Page 138, and Volume 147, Page 135, of the Deed Records of Collin County, Texas, along and near a fence to an iron rod for corner at a fence corner post;

THENCE SOUTH 89 deg. 09 min. 29 sec. West, 232.16 feet with the north line of said Yancy Powell's SECOND TRACT along and near a fence to an iron rod for corner at a fence corner post;

THENCE NORTH 11 deg. 11 min. 48 sec. East, 22.00 feet with the most northerly east line of said 22-1/2 acre tract along and near a fence to an iron rod for corner;

THENCE NORTH 89 deg. 09 min. 29 sec. East, 233.84 feet with the south line of said 2.224 acre tract and the north line of an alley to an iron rod for corner in the abandoned right-of-way of the Texas Traction Company and the extension of the west

at the northeast corner of the hereinabove described 220.768 acre tract;

THENCE SOUTH 89 deg. 36 min. 00 sec. West, 120.00 feet to an iron rod set for corner at the southwest corner of the said Staton tract near a north-south fence;

THENCE NORTH 0 deg. 23 min. 00 sec. West, 75.00 feet to an iron rod set for corner at the northwest corner of said Staton tract near an existing fence;

THENCE NORTH 89 deg. 36 min. 00 sec. East, 120.00 feet to an iron rod set for corner at the northeast corner of the said Staton tract in the west line of Baker Street;

THENCE SOUTH 0 deg. 23 min. 00 sec. East, 75.00 feet along the west line of Baker Street to the PLACE OF BEGINNING; and,

CONTAINING 0.207 acres of land more or less;

TRACT THREE: SITUATED in the hereinabove described 220.768 acre tract of land and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod for corner at the fence in the Samuel McFarland Survey, Abst. No. 558, and approximately 8 feet south of the Southwest corner of the Ed Bradley Survey;

THENCE NORTH 89 deg. 21 min. 40 sec. West, 465.20 feet along and near an existing fence line along the South line of the said 8 foot strip of land approximately 8 feet south of the North line of the Samuel McFarland Survey passing approximately 8 feet south of the Northwest corner of the Samuel McFarland Survey, Abst. No. 558, the Southwest corner of the Ed Bradley Survey, Abst. No. 85, the southeast corner of the W. D. Thompson Survey, Abst. No. 891, and the northeast corner of the William Ryan Survey, Abst. No. 746, and continuing along and near the existing fence line along the south property line of the said 8 foot strip of land to an iron rod found for corner at a fence corner post approximately 8 feet south of the North line of the William Ryan Survey at the most westerly northwest corner of the herein described 93 acre tract of land;

THENCE SOUTH 0 deg. 35 min. 00 sec. East, 1006.50 feet along and near an existing fence along the westmost west line of the herein described 93 acre tract to an iron rod set for corner in the fence on the north bank of Wilson Creek;

THENCE in an easterly direction with the meanders of the north bank of Wilson Creek and along the south line of the herein described 93 acre tract as follows:

SOUTH 61 deg. 12 min. East, 184 feet;

SOUTH 30 deg. 27 min. East, 157 feet;

SOUTH 49 deg. 12 min. East, 128 feet;

SOUTH 69 deg. 25 min. East, 66 feet;

SOUTH 84 deg. 30 min. East, 51 feet to a point for corner;

THENCE NORTH 0 deg. 12 min. East, 1336.99 feet with the east line of said William Ryan Survey, Abst. No. 746, to the POINT OF BEGINNING; and,

CONTAINING 12.448 acres of land, more or less.

LEAVING 206.893 acres of land, more or less, contained herein a portion of which lies within the public roads and being subject to easements for electric power, telephone, gas, water and sanitary sewer.

land conveyed by Montie Lee Stewart, a widow, to Harry Whitmore et ux, Dorothy Whitmore, by deed dated July 10, 1973, and recorded in Volume 875, Page 653, of the Deed Records of Collin County, Texas; and being a 96.5 feet by 120 feet tract of land conveyed by Bobby G. Klein et ux, Brenda Klein, by deed dated August 21, 1962, and recorded in Volume 603, Page 416, of the Deed Records of Collin County, Texas; and being those same two tracts of land 21.5 feet by 120 feet Tract No. 1 and 75 feet by 120 feet Tract No. 2 conveyed by Harry L. Foster et ux, Joan K. Foster, to Royce Lawson et ux, Beatrice Lawson, by deed dated October 28, 1970, and recorded in Volume 768, Page 542, of the Deed Records of Collin County, Texas, and the hereinabove described four tracts of land being adjacent and contiguous one to another are combined and described more particularly by metes and bounds as follows:

BEGINNING at a 6 inch by 8 inch wood post monument for corner at a fence corner. Said Point of Beginning lies at the southeast corner of the said Whitmore tract South 0 deg. 08 min. 52 sec. East, 669.17 feet and South 89 deg. 51 min. 08 sec. West, 2150 feet from the iron rod set for corner at the northeast corner of the hereinabove described 220.768 acre tract;

THENCE SOUTH 89 deg. 36 min. 00 sec. West, 200.00 feet along the south line of the said Whitmore tract and along an existing fence to a 6 inch by 8 inch wood post monument for corner at fence corner at the southwest corner of the said Whitmore tract;

THENCE NORTH 0 deg. 25 in. 46 sec. West, 150.00 feet along the west line of the said Whitmore tract and along an existing fence line to a 6 inch by 8 inch wood post monument for corner at a fence corner at the northwest corner of the said Whitmore tract;

THENCE NORTH 89 deg. 36 min. 00 sec. East, 80.00 feet along the north line of said Whitmore tract along an existing fence to an iron rod set for corner therein at a fence corner post at the southwest corner of the hereinabove described C.M. Jones 96.5 feet by 120 feet tract of land;

THENCE NORTH 0 deg. 23 min. 00 sec. West, 193.00 feet along the said C.M. Jones tract and the said Royce Lawson two tracts and along and near an existing fence line to an iron rod set for corner at the northwest corner of the said Royce Lawson 75.0 feet by 120 feet Tract No. 2;

THENCE NORTH 89 deg. 36 min. 00 sec. East, 120.00 feet along the north line of the said 75 feet by 120 feet Royce Lawson Tract No. 2 to an iron rod set for corner at its northeast corner in the west line of Baker Street;

THENCE SOUTH 0 deg. 23 min. 00 sec. East, 193 feet along the east line of the said Royce Lawson and C.M. Jones tracts to a 6 inch by 8 inch wood post monument for corner at the southeast corner of the said 96.5 feet by 120 feet C.M. Jones tract and at the northeast corner of the said 0.688 acre Whitmore tract;

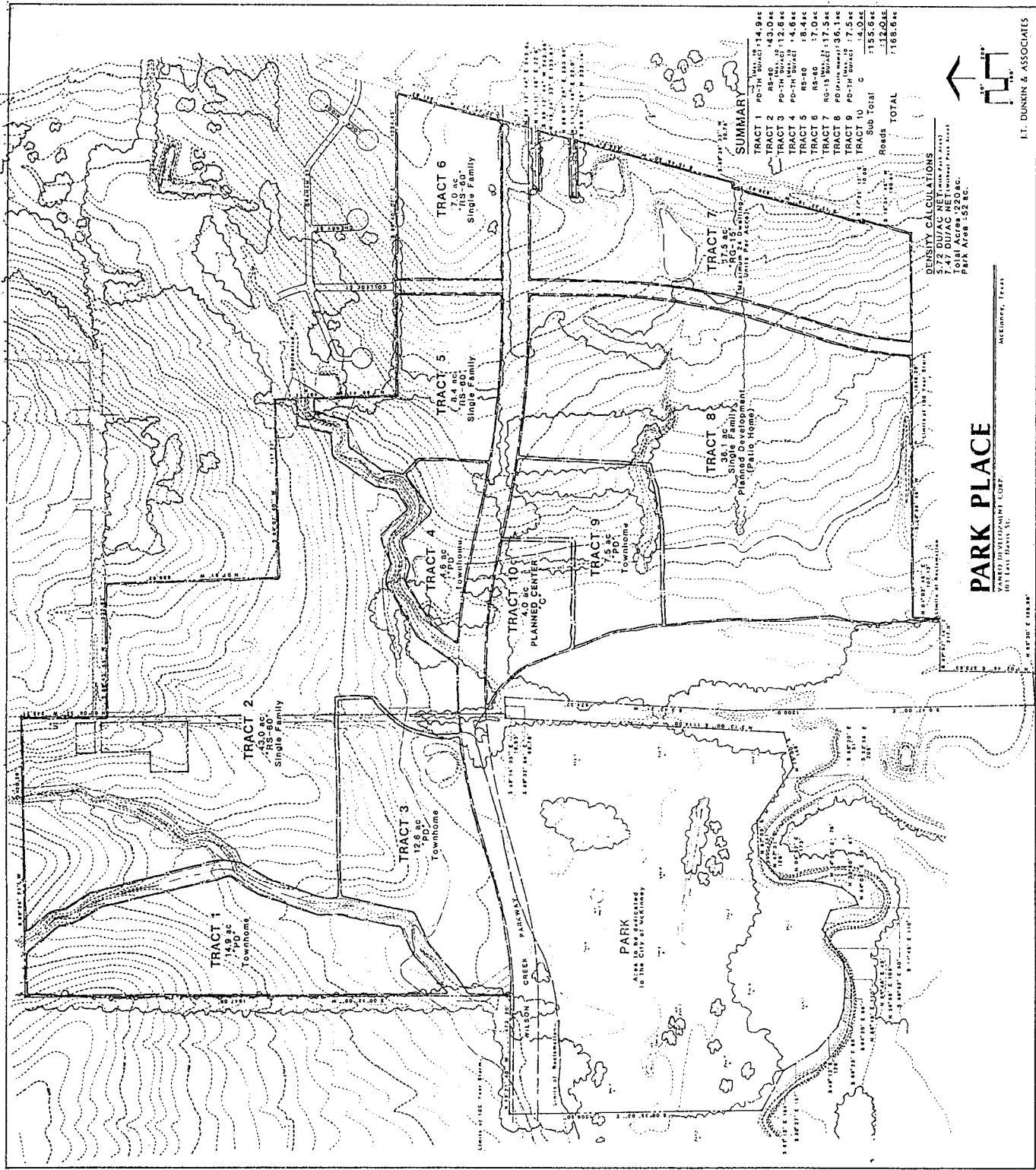
THENCE SOUTH 0 deg. 25 min. 46 sec. East, 150.00 feet along the east line of the said Whitmore tract and along the west line of Baker Street to the PLACE OF BEGINNING; and,

CONTAINING 1.220 acres of land, more or less.

TRACT TWO: SITUATED in the hereinabove described 220.768 acre tract of land and being that same 75 feet by 120 feet tract of land conveyed by Kenneth Thompson and Lester Waits to H. C. Staton et ux, Edna Staton, by deed dated May 7, 1960, and recorded in Volume 566, Page 199, of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set for corner at the southeast corner of the said Staton tract. Said Point of Beginning lies SOUTH 0 deg. 08 min. 52 sec. West, 299.88 feet and SOUTH 89 deg. 51 min. 08 sec. West, 23.14 feet from the iron rod set for corner

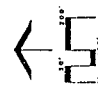
EXHIBIT B



SUMMARY

TRACT 1	PD-TH	14.9 ac
TRACT 2	RS-40	13.8 ac
TRACT 3	PD-TH	12.8 ac
TRACT 4	PD-TH	7.0 ac
TRACT 5	8.4 ac	
TRACT 6	RS-40	7.0 ac
TRACT 7	RS-15	10.5 ac
TRACT 8	PD (P. Home)	10.5 ac
TRACT 9	PD-TH	7.5 ac
TRACT 10	PD-C	4.0 ac
Sub Total		115.6 ac
Roads		12.0 ac
TOTAL		127.6 ac

DENSITY CALCULATIONS
 572 DU/AC NET (without Park Area)
 7.47 DU/AC NET (without Park Area)
 Total Acres 220 ac
 Park Area 102 ac



I.T. DUNKIN & ASSOCIATES

PLANNED DEVELOPMENT TOWNHOME STANDARDS

1. Purpose: This zone is designed to provide for a medium density residential environment of attached townhome units.
2. Principal Permitted Uses:
 - a. Residential buildings containing townhome units.
3. Permitted Accessory Uses:
 - a. Same as allowed in the RG-25 zone.
4. Specific Use Permit:
 - a. Same as allowed in the RG-25 zone.
5. Space Limits:
 - a. Minimum lot area : 2,700 square feet.
 - b. Minimum width of lot: 25 feet.
 - c. Minimum depth of lot: 100 feet.
 - d. Maximum height of building: 35 feet.
 - e. Minimum front yard: 20 feet.
 - f. Minimum rear yard: 20 feet.
 - g. Minimum side yard: 14 feet between ends of buildings.
 - h. Minimum side yard at corner: 20 feet.
 - i. Maximum lot coverage: 50 percent.
 - j. Maximum floor area ratio: 1:2
6. Miscellaneous Provisions:
 - a. A site plan shall be submitted for approval prior to construction.

EXHIBIT D
PLANNED DEVELOPMENT - ZERO LOT LINE HOME STANDARDS

1. Purpose: To provide single family homes on lots of moderate size.
2. Principle Permitted Uses:
 - a. Single-family detached dwellings.
 - b. Other uses allowed in the RD-30 zone.
3. Permitted Accessory Uses:
 - a. Uses allowed in the RD-30 zone.
4. Specific Use Permits:
 - a. None.
5. Space Limits:
 - a. Minimum lot area : 4,000 square feet.
 - b. Minimum width of lot: 35 feet.
 - c. Minimum depth of lot: 90 feet.
 - d. Maximum height of building: 35 feet.
 - e. Minimum front yard: 20 feet.
 - f. Minimum rear yard: 20 feet.
 - g. Minimum side yard: zero one side with 10 feet separation between buildings.
 - h. Minimum side yard at corner: 20 feet.
 - i. Maximum lot coverage: 50 percent.
 - j. Maximum floor area ratio: 1:2
6. Miscellaneous Provisions:
 - a. The zero side yard line shall be designated on the final plat for a zero lot line subdivision.