

EXHIBIT A
CHISHOLM TRAIL LAND SURVEYING
TX FIRM #10194767

LEGAL DESCRIPTION

12.070 Acres

BEING all of that certain tract of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract No.'s 1473 and 1475, City of Denton, Denton County, Texas, and being all of a called 10.80 acre tract of land described as Tract 1, a called 0.419 acre tract of land described as Tract 3 and a tract of land described as Tract 4 in the deed to Aspire Real Estate Service, LLC, recorded in Instrument No. 20210602000740, Official Public Records of Denton County, Texas, and all of Lot 1X, Open Space, Block E of Summer Oaks Addition, an addition to the City of Denton, Texas, according to the plat thereof recorded in Instrument No. 2014-154, Plat Records of Denton County, Texas, and being more particularly described as follows

BEGINNING at a 1/2-inch iron rod with a cap stamped "BISON CREEK" found in the northerly right-of-way line of Paisley Street for the southwest corner of said Lot 1X and at the beginning of a curve to the left;

THENCE with the southerly right-of-way line and the northerly line of said Lot 1X, the following courses:

1. Northeasterly with said curve to the left having a radius of 530.00 feet, a delta angle of $16^{\circ}17'32''$, an arc length of 150.71 feet, a chord bearing of North $82^{\circ}19'05''$ East and chord distance of 150.20 feet to a 5/8-inch iron rod with cap stamped "PELETON" found at the beginning of a curve to the right;
2. Northeasterly with said curve to the right having a radius of 470.07 feet, a delta angle of $15^{\circ}01'36''$, an arc length of 123.28 feet, a chord bearing of North $81^{\circ}40'56''$ East and chord distance of 122.93 feet to a 5/8-inch iron rod with cap stamped "PELETON" found at the end of said curve;
3. North $89^{\circ}21'59''$ East, a distance of 25.98 feet to a point for the northeast corner of said Lot 1X, common to the northwest corner of Maple Leaf Homes Addition, an addition to the City of Denton, Texas, according to the plat thereof recorded in Instrument No. 2005-68567, said Plat Records, from which a 5/8-inch iron rod with cap stamped "PELETON" found bears South $74^{\circ}24'37''$ West, a distance of 0.54 feet;

THENCE South $01^{\circ}14'36''$ West, with the easterly line of said Lot 1X and the westerly line of said Maple Leaf Homes Addition, passing at a distance of 60.58 feet a 1/2-inch iron rod with a cap stamped "BISON CREEK" found for the southeast corner of said Lot 1X, common to the northeast corner of said Tract 1, continuing on said course with the easterly line of said Tract 1, passing at a distance of 1,529.61 feet a 1/2-inch iron rod found for the southwest corner of said Maple Leaf Homes Addition, common to the northwest corner of a called 3.800 acre tract of land described in the deed to Realton Ventures LLC, recorded in Instrument No. 2022-65315, said Official Public Records, continuing on said course with the westerly line of said 3.800 are tract, passing at a distance of 1,867.70 feet a 1/2-inch iron rod found for the southeast corner of said Tract 1, common to the northeast corner of said Tract 4, continuing on said course with the easterly line of said Tract 4, a total distance of 2,076.94 feet to point in the northerly right-of-way line of E. McKinney Street (Farm to Market 426) for the southeast corner of said Tract 4;

CHISHOLM TRAIL LAND SURVEYING

TX FIRM #10194767

THENCE North 73°59'00" West, with the northerly right-of-way line of said E. McKinney Street and the southerly line of said Tract 4, a distance of 143.62 feet to a 1/2-inch iron rod found for the southwest corner of said Tract 4, common to the southeast corner of said Tract 3;

THENCE North 73°18'35" West, continuing with the northerly right-of-way line of said E. McKinney Street and with the southerly line of said Tract 3, a distance of 108.67 feet to a point for the southwest corner of said Tract 3,

THENCE North 00°46'01" East, with the westerly line of said Tract 3, passing at a distance of 8.69 feet a 1/2-inch iron rod with a cap stamped "KERN" found for the southeast corner of Lot 1, Block A of Fountains of Denton, an addition to the City of Denton, Texas, according to the plat thereof recorded in Instrument No. 99-R01027333, said Plat Records, continuing on said course with the easterly lines of said Lot 1, Block A, Summerwind, Phase 1, an addition to the City of Denton, Texas, according to the plat thereof recorded in Cabinet F, Page 66, said Plat Records, and said Summer Oaks Addition, for a total distance of 2,014.61 feet to a 1/2-inch iron rod found for the northwest corner of said Tract 1, common to the a re-entrant corner of said Summer Oaks Addition and the southwest corner of said Lot 1X;

THENCE North 02°45'24" West, with the westerly line of said Lot 1X, a distance of 14.44 feet to the POINT OF BEGINNING and enclosing 12.070 acres (525,781 square feet) of land, more or less.

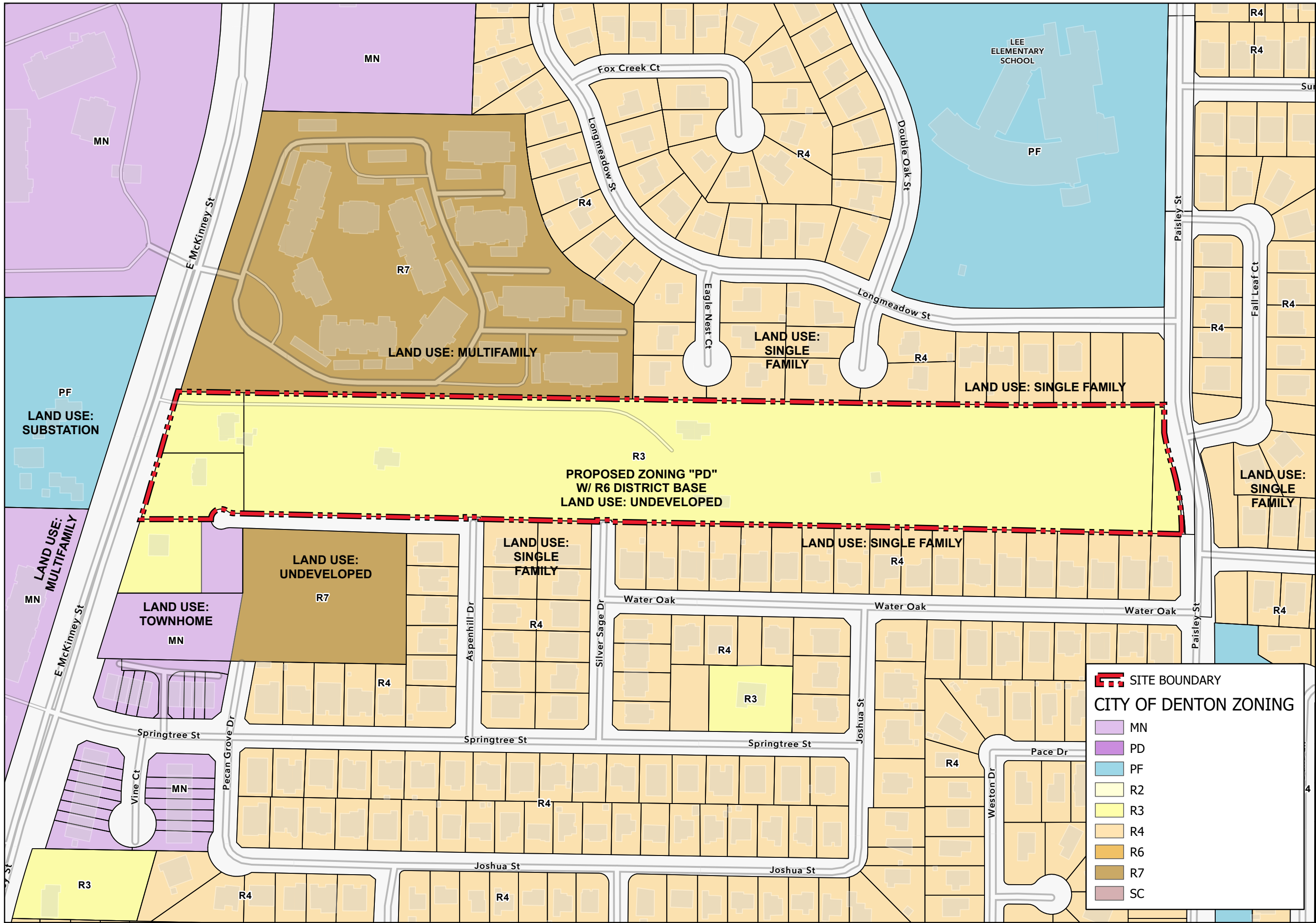


Michael R. Kersten

May 5th, 2024

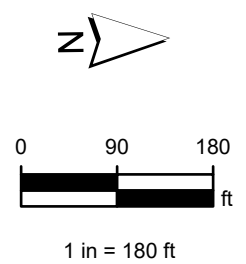
Michael R. Kersten
Registered Professional Land Surveyor
Texas Registration 6677

Date



CITY OF DENTON ZONING

- SITE BOUNDARY
- MN
- PD
- PF
- R2
- R3
- R4
- R6
- R7
- SC



LEGEND

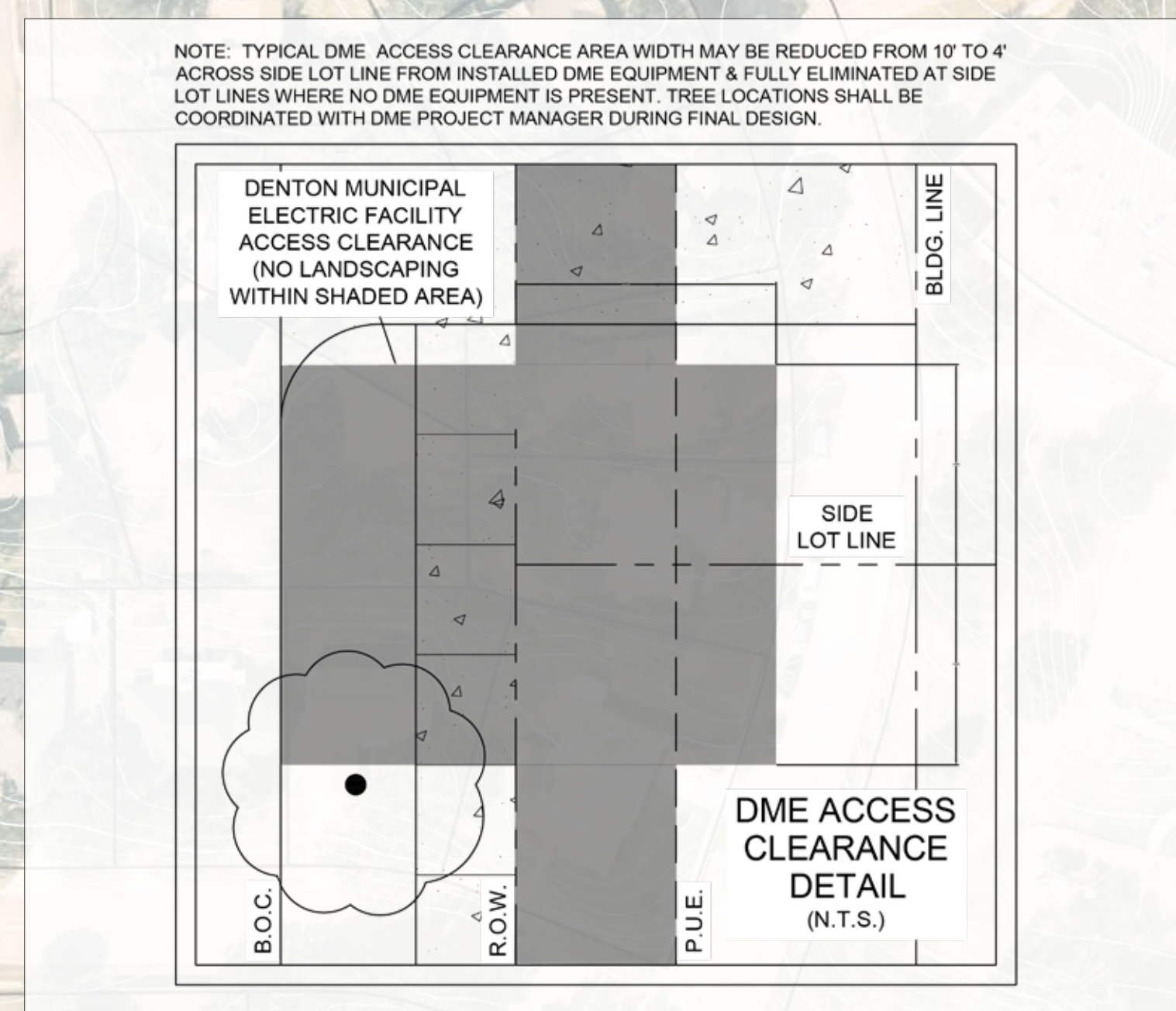
- PROPERTY LINE
- OHP
- EXISTING DME POLE
- LIGHT POST
- 6' MASONRY WALL
- SCREENING FENCE
- EX. CONCRETE CHANNEL
- LOT FENCE
- ENTRANCE MONUMENT
- UTILITY EASEMENT
- PAVEMENT
- SIDEWALK
- 10' MEANDERING TRAIL
- TYP. 25' X 80' LOT
- TYP. 30' X 80' LOT
- AVG. 22' X 49' BUILDING
- PROJECT LANDSCAPE ARCHITECT
- Michelle Slattery*
- NOTE: 1. NOT FOR CONSTRUCTION

Table 2. Projected Trip Generation Summary

| SCENARIO | DAILY TRIP ENDS (WEEKDAY) | AM PEAK HOUR TRIP ENDS (ADJACENT STREET PEAK) | PM PEAK HOUR TRIP ENDS (ADJACENT STREET PEAK) |
|---|---------------------------|---|---|
| | | Total (In/Out) | Total (In/Out) |
| Single-Family, Attached 119 Lots ITE LUC #215 | 857 | 57 (14/43) | 68 (40/28) |

PARKING RATIO

| PARKING PROVIDED | SPACES / DU |
|---|------------------|
| OFF-STREET PARKING (4 SP/2 GARAGE & 2 DRIVEWAY) | 4.4 |
| ON-STREET PARKING | 30 |
| PARKING LOT | 15 |
| TOTAL PARKING | 4.4 SP/DU |



SITE DATA TABLE

ZONING: PLANNED DEVELOPMENT (PD), BASED UPON R6 RESIDENTIAL DISTRICT
 LOT SIZE: ±12.07 AC
 LAND USE: RESIDENTIAL
 TOTAL LOTS: 119
 BUILDING FOOTPRINT: 22'X49'
 BUILDING HEIGHT: 2 STORIES (MAXIMUM)
 BUILDING AREA: 1,078 SF
 PARKING REQUIRED PER CODE:
 DETACHED SINGLE-FAMILY: 4 SPACES PER DU

NOTES:

- ALL STREETS IN DEVELOPMENT ARE CATEGORIZED AS PUBLIC, AND THUS COMPLY WITH FIRE LANE REGULATIONS.
- NO 100-YEAR FEMA FLOODPLAIN EXISTS ON THE PROPERTY.
- LIGHTING WILL FOLLOW THE DENTON CODE OF ORDINANCES AND STREETLIGHT CRITERIA MANUAL STANDARDS
- WHERE MODIFICATIONS ARE NOT EXPRESSLY AUTHORIZED, ALL REQUIREMENTS OF THE DENTON DEVELOPMENT CODE, AS AMENDED, MUST BE MET.
- THREE OF THE REQUIRED DESIGN FEATURES WILL BE ADDED TO EACH DETACHED SINGLE-FAMILY BUILDING.
- OPEN SPACES WILL CONTAIN AT LEAST ONE OF THE REQUIRED AMENITIES.
- DOWN STREAM ASSESSMENT (DSA) - A DONUT STUDY (CEP24-0030) HAS PERFORMED PARCEL SHOWING THAT THIS PROJECT DOES NOT CREATE ANY ADVERSE DRAINAGE ISSUES THAT CANNOT BE RESOLVED WITH STANDARD ENGINEERING IMPROVEMENTS.
- TRAFFIC IMPACT ANALYSIS (TIA) - A TIA (TIA24-0010) HAS BEEN PERFORMED FOR THIS PARCEL AND THE TRIP GENERATION SUMMARY IS INCLUDED ON THIS EXHIBIT. PER THIS ANALYSIS A LEFT TURN LANE IS WARRANTED ON MCKINNEY STREET WILL BE PROVIDED AS PART OF THE IMPROVEMENTS. THE LEFT TURN LANE WILL REQUIRE THE WIDENING OF MCKINNEY STREET AT THIS LOCATION AND WILL PROVIDE APPROXIMATELY 60' VEHICULAR STORAGE.

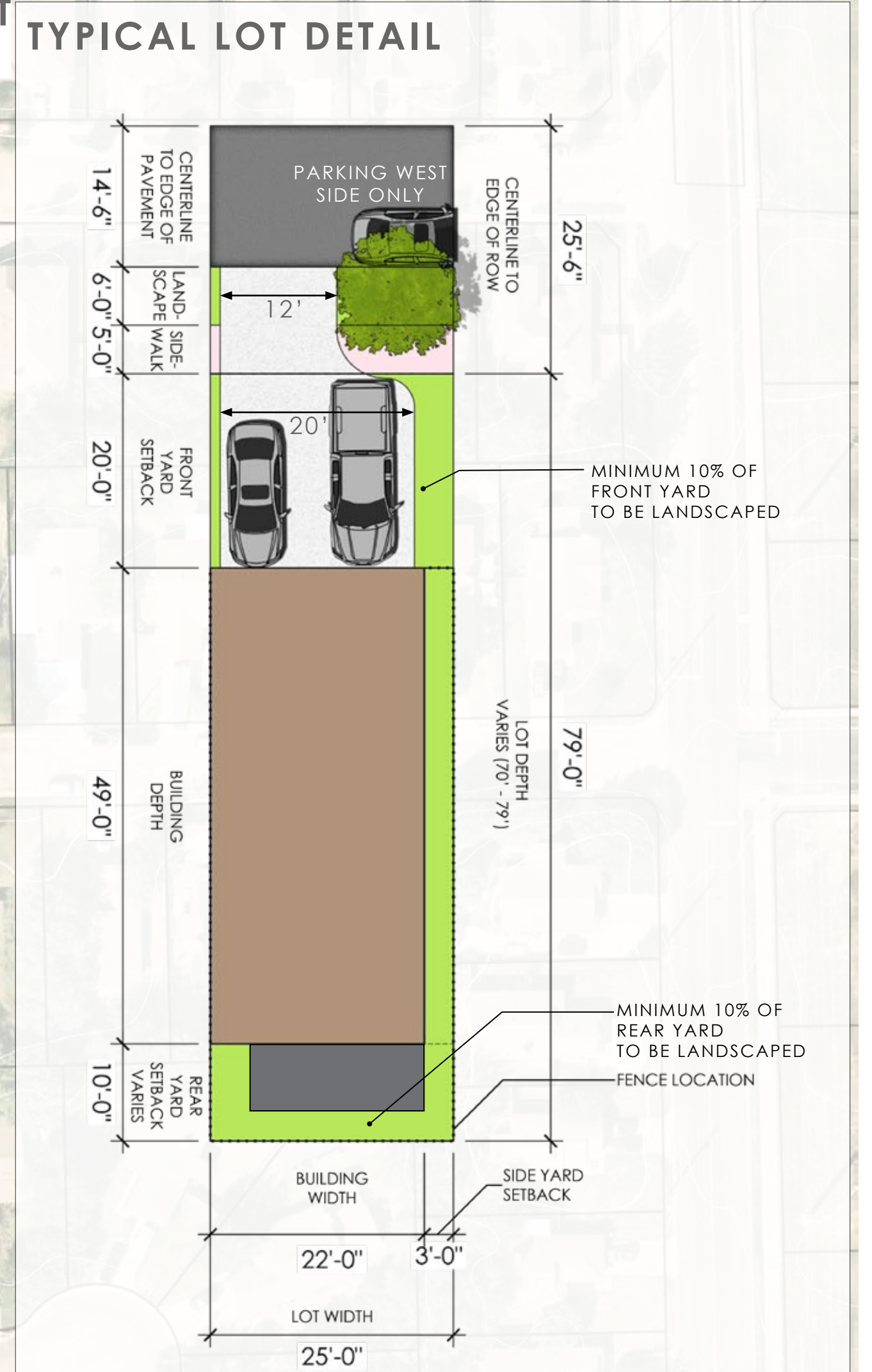
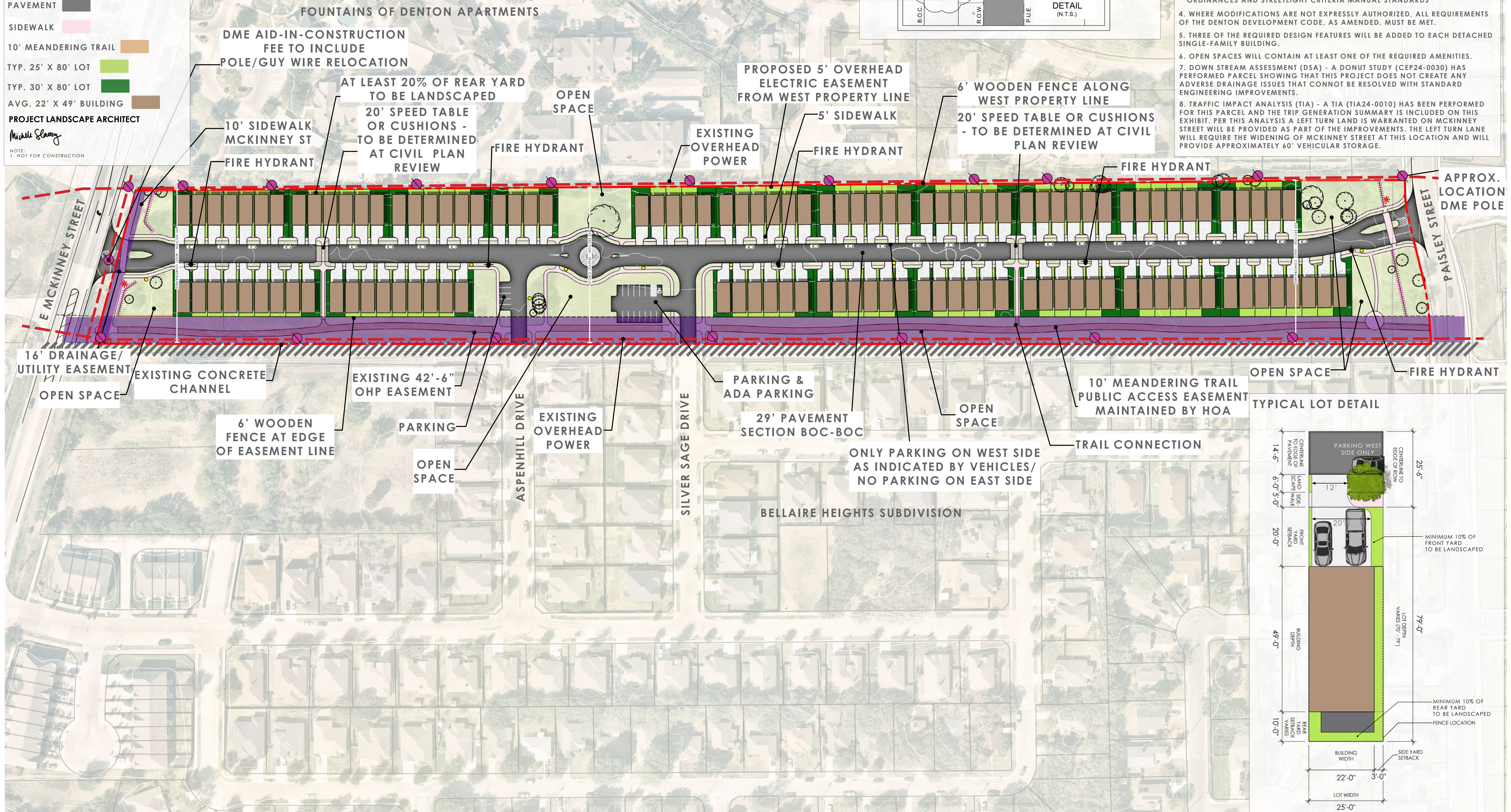
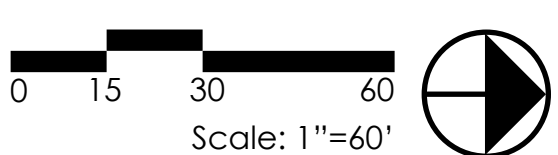


Exhibit D - Development Plan

VILLAGES ON MCKINNEY STREET- ONE MARK

THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE



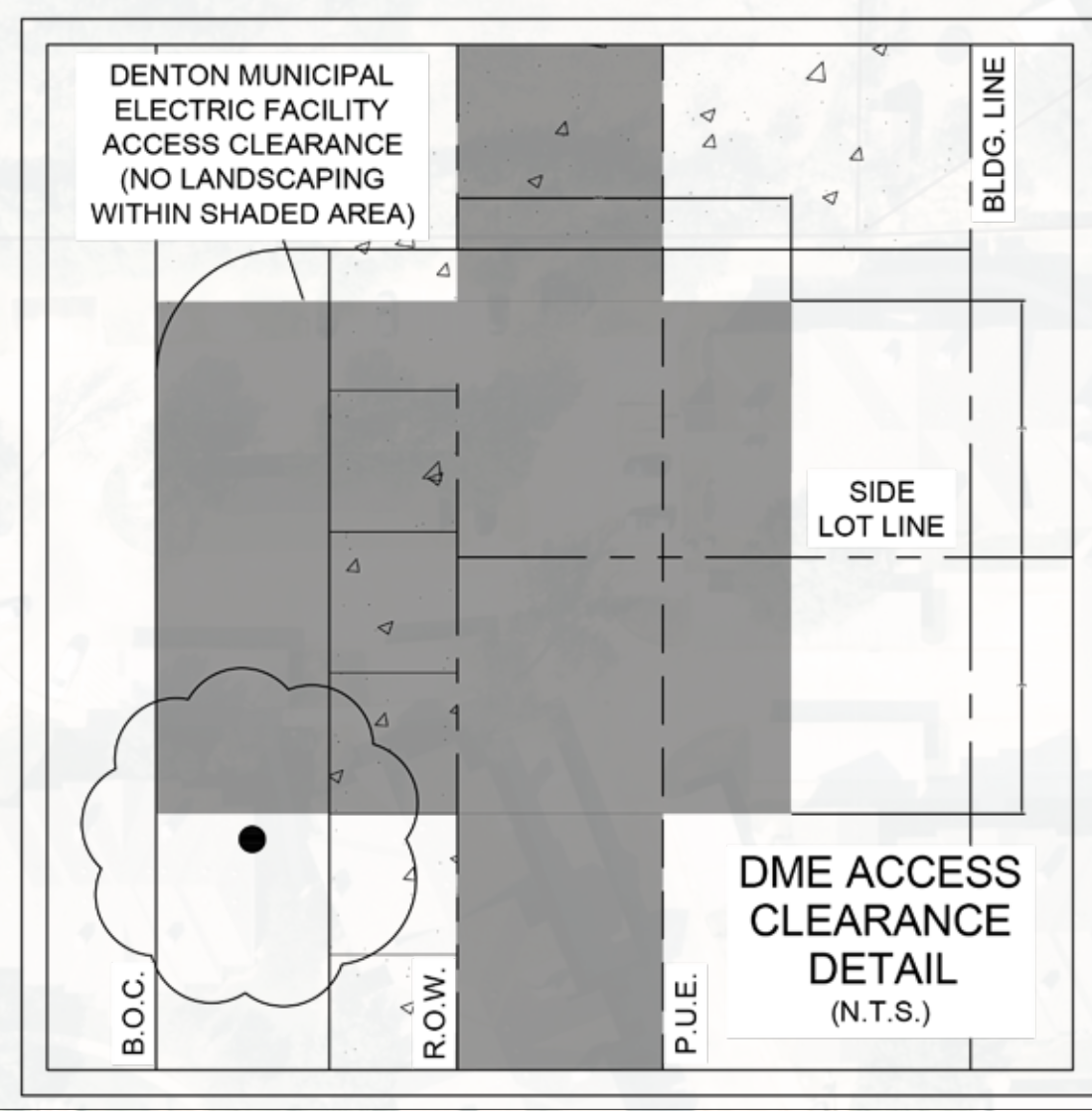
LEGEND

- PROPERTY LINE
- - - 6' SCREEN WALL
- - - OHP
- OPEN SPACE
- ▨ UTILITY EASEMENT
- ▨ EX. CONCRETE CHANNEL
- * ENHANCED SIGNAGE
- DME POLE
- LIGHT POST
- ST - STREET TREES
- ST - TREE TREE (EX. TREES)
- OT - OPEN SPACE TREES

PROJECT LANDSCAPE ARCHITECT
Nichelle Slattery

NOTE:
1. NOT FOR CONSTRUCTION
2. OPEN SPACES WILL CONTAIN AT LEAST ONE OF THE REQUIRED AMENITIES.

NOTE: TYPICAL DME ACCESS CLEARANCE AREA WIDTH MAY BE REDUCED FROM 10' TO 4' ACROSS SIDE LOT LINE FROM INSTALLED DME EQUIPMENT & FULLY ELIMINATED AT SIDE LOT LINES WHERE NO DME EQUIPMENT IS PRESENT. TREE LOCATIONS SHALL BE COORDINATED WITH DME PROJECT MANAGER DURING FINAL DESIGN.



LANDSCAPE SUMMARY TABLE

| OPEN SPACE LOT | SF OPEN SPACE | % OF OPEN SPACE PROVIDED | SF OF LANDSCAPE | % OF LANDSCAPE |
|----------------|-------------------|--------------------------|-----------------|----------------|
| A | 12,166.32 | 2.3% | 1,217 | 10% |
| B | 91,516.80 | 17.4% | 13,816 | 15.1% |
| C | 18,314.06 | 3.5% | 0 | 0% |
| D | 21,664.84 | 4.1% | 2,300 | 10.6% |
| Total | 143,662.02 | 27.3% | 17,333 | 35.7% |

PROPOSED STREET TREES

REQUIRED: (1) TREE PER 50 L.F. OF FRONTAGE
PROPOSED RD: 2,072 L.F. /50 (2) = 83 TREES
PROVIDED: 80 TREES + 3 EXISTING TREES + 14 OPEN SPACE TREES

E MCKINNEY STREET TREES

REQUIRED: (1) TREE PER 50 L.F. OF FRONTAGE
E MCKINNEY STREET: 193 L.F. /50 = 4 TREES
PROVIDED: 6 TREES + 1 EXISTING TREES

PAISLEY STREET TREES

REQUIRED: (1) TREE PER 50 L.F. OF FRONTAGE
PAISLEY STREET: 196 L.F. /50 = 4 TREES
PROVIDED: 5 TREES + 2 EXISTING TREES

ASPENHILL DRIVE STREET TREES

REQUIRED: (1) TREE PER 50 L.F. OF FRONTAGE
ASPENHILL DRIVE: 127 L.F. /50 (2) = 5 TREES
PROVIDED: 3 TREES + 5 EXISTING TREES

SILVER SAGE DRIVE STREET TREES

REQUIRED: (1) TREE PER 50 L.F. OF FRONTAGE
SILVER SAGE DRIVE: 126 L.F. /50 (2) = 5 TREES
PROVIDED: 5 TREES

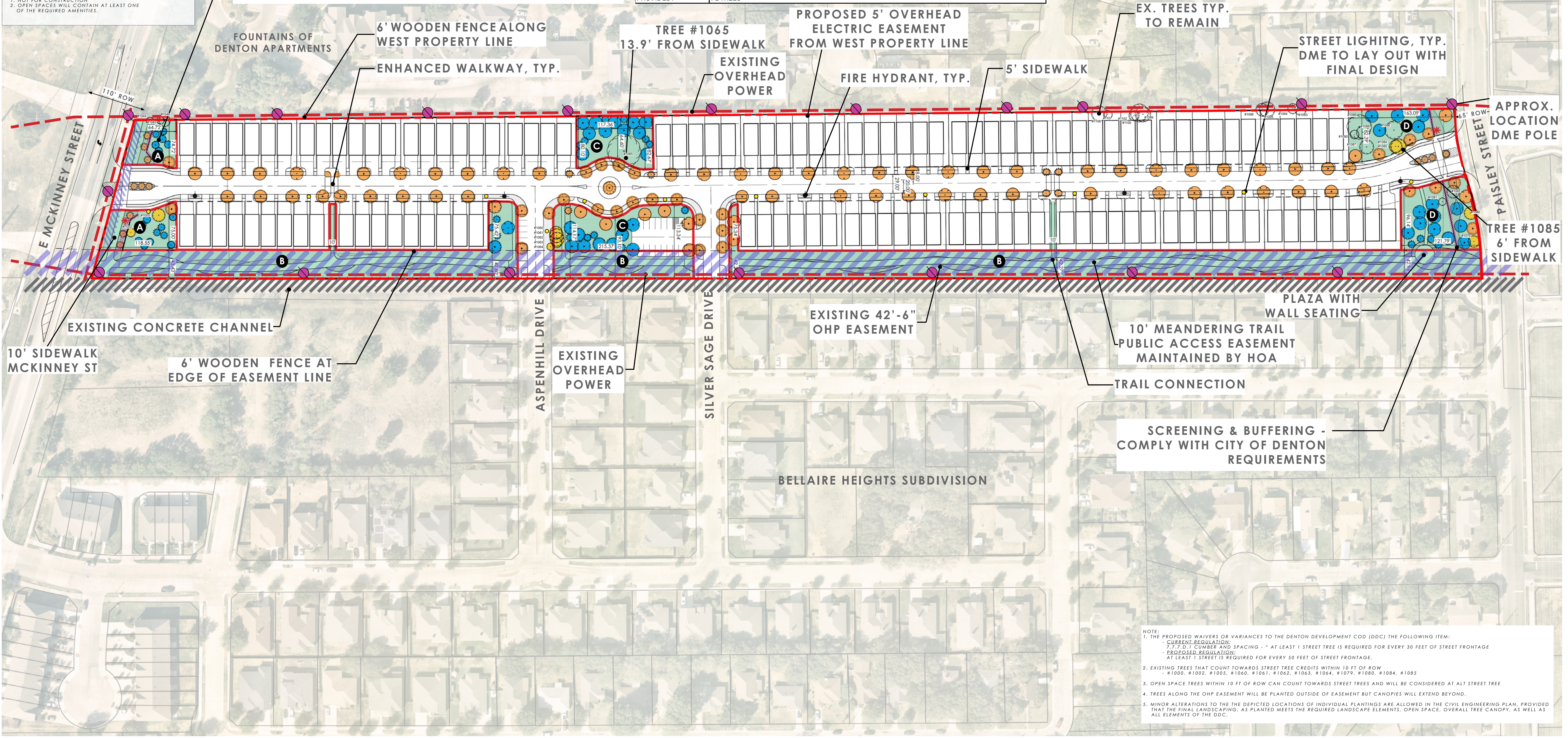
OPEN SPACE TREES

PROVIDED: 71 TREES

PLANT SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | HEIGHT | SPREAD | REMARKS |
|----------------------------|------|------------|---|---------|-----------------|---------|---|
| LARGE CANOPY TREES | | | | | | | |
| ☉ | QH | 12 | QUERCUS MUEHLBERGII CHINKAPIN OAK | 3" CAL. | 12' HT | 5' SPR | FULL, SINGLE, STRAIGHT TRUNK, MAIN LEADER INTACT WITH NO BROKEN LIMBS AND NOT ROOT BOUND. |
| ☉ | QS | 27 | QUERCUS SHUMARDII SHUMARD RED OAK | 3" CAL. | 12' HT | 5' SPR | FULL, SINGLE, STRAIGHT TRUNK, MAIN LEADER INTACT WITH NO BROKEN LIMBS AND NOT ROOT BOUND. |
| ☉ | UD | 15 | ULMUS PARVIFOLIA 'DRAKE' DRAKE LACEBARK ELM | 3" CAL. | 10'-12' HT MIN. | 5' SPR | FULL, SINGLE, STRAIGHT TRUNK, MAIN LEADER INTACT WITH NO BROKEN LIMBS AND NOT ROOT BOUND. |
| MEDIUM CANOPY TREES | | | | | | | |
| ☉ | AB | 41 | ACER BUERGERIANUM TRIDENT MAPLE | 3" CAL. | 12' HT | 6' SPR | FULL, SINGLE, STRAIGHT TRUNK, MAIN LEADER INTACT WITH NO BROKEN LIMBS AND NOT ROOT BOUND. |
| ☉ | GB | 37 | GINKGO BILOBA GINKGO | 3" CAL. | 12' HT | 4' SPR | FULL, SINGLE, STRAIGHT TRUNK, MAIN LEADER INTACT WITH NO BROKEN LIMBS AND NOT ROOT BOUND. |
| ORNAMENTAL TREES | | | | | | | |
| ☉ | CT | 41 | CERCIS CANADENSIS TEXENSIS TEXAS REDBUD | 2" CAL. | 8' HT | 4' SPR | FULL, SINGLE, STRAIGHT TRUNK, MAIN LEADER INTACT WITH NO BROKEN LIMBS AND NOT ROOT BOUND. |
| ☉ | CL | 7 | CHILOPSIS LINEARIS DESERT WILLOW | 2" CAL. | 6' HT | 4' SPR | FULL, MULTI-TRUNK, 3 CANE MIN., 1" CAL. MIN. PER CANE, NO BROKEN LIMBS OR ROOT BOUND. |
| ☉ | PX | 6 | PRUNUS MEXICANA MEXICAN PLUM | 2" CAL. | 10' HT | 6' SPR | FULL, SINGLE, STRAIGHT TRUNK, MAIN LEADER INTACT WITH NO BROKEN LIMBS AND NOT ROOT BOUND. |
| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | SPREAD | SPACING | REMARKS |
| ● | SOD | 122,906 SF | CYNODON DACTYLON COMMON BERMUDA GRASS | --- | --- | --- | SOLID SOD, TIGHT SAND FILLED JOINTS, 100% WEED, DISEASE AND PEST FREE |

SCREENING & BUFFERING - COMPLY WITH CITY OF DENTON REQUIREMENTS, FINAL TREE LOCATIONS AND PLANT MATERIAL WILL NOT VISUALLY OBSTRUCT THE LEGIBILITY OF THE SIGNAGE FROM MOTORISTS OR PEDESTRIANS PASSING BY THE SITE.



NOTE:
1. THE PROPOSED WAIVERS OR VARIANCES TO THE DENTON DEVELOPMENT COD (DDC) THE FOLLOWING ITEM:
CURRENT REGULATION:
7.7.7.D.1 CUMBER AND SPACING - " AT LEAST 1 STREET TREE IS REQUIRED FOR EVERY 30 FEET OF STREET FRONTAGE"
PROPOSED REGULATIONS:
AT LEAST 1 STREET IS REQUIRED FOR EVERY 50 FEET OF STREET FRONTAGE.
2. EXISTING TREES THAT COUNT TOWARDS STREET TREE CREDITS WITHIN 10 FT OF ROW
#1000, #1002, #1005, #1060, #1061, #1062, #1063, #1064, #1079, #1080, #1084, #1085
3. OPEN SPACE TREES WITHIN 10 FT OF ROW CAN COUNT TOWARDS STREET TREES AND WILL BE CONSIDERED AT ALL STREET TREE
4. TREES ALONG THE OHP EASEMENT WILL BE PLANTED OUTSIDE OF EASEMENT BUT CANOPIES WILL EXTEND BEYOND.
5. MINOR ALTERATIONS TO THE THE DEPICTED LOCATIONS OF INDIVIDUAL PLANTINGS ARE ALLOWED IN THE CIVIL ENGINEERING PLAN, PROVIDED THAT THE FINAL LANDSCAPING, AS PLANTED MEETS THE REQUIRED LANDSCAPE ELEMENTS, OPEN SPACE, OVERALL TREE CANOPY, AS WELL AS ALL ELEMENTS OF THE DDC.

Exhibit E - Landscape Plan / Open Space
VILLAGES ON MCKINNEY STREET- ONE MARK

THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE

