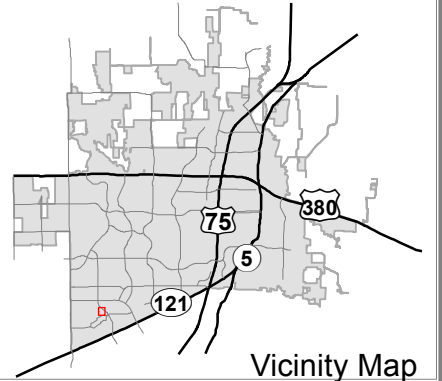


Notification Map

Case: 17-133Z

--- 200' Buffer



Vicinity Map

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.

Path: S:\MCKGIS\Notification\Projects\2017\17-133Z.mxd

LEGAL DESCRIPTION

SITUATED in the City of McKinney, in the George F. Lucas Survey, Abstract No. 540 of Collin County, Texas and being all of Lots 1, 2, 3, 4 & 5, Block W of THE TRAILS AT CRAIG RANCH, PHASE 4, an addition to the City of McKinney according to the Amending Plat thereof, recorded in Cabinet 2015, Page 579, Plat Records, Collin County, Texas (P.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron rod found on the northwesterly right-of-way line of Wessex Court (52' wide right-of-way) for the most easterly northeast corner of the above described Lot 5, Block W;

THENCE: South 46 deg. 54 min. 54 sec. West (reference bearing), along the common line of said Block W and Wessex Court, a distance of 214.75 feet to a 5/8 inch iron rod found for the most easterly southeast corner of the above described Lot 1, Block W;

THENCE: South 87 deg. 29 min. 53 sec. West, continuing along the common line of said Block W and Wessex Court, a distance of 22.78 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the most southerly southeast corner of said Lot 1, Block W on the northeasterly right-of-way line of Uplands Drive (52' wide right-of-way);

THENCE: North 51 deg. 55 min. 08 sec. West, along the common line of said Block W and Uplands Drive, a distance of 68.91 feet to a 5/8 inch iron rod found on the southeasterly right-of-way line of Avondale Drive (52' wide right-of-way) for the southwest corner of said Lot 1, Block W and said point being in a non-tangent curve to the right, having a radius of 23.00 feet, a central angle of 35 deg. 09 min. 01 sec. and a chord that bears North 29 deg. 52 min. 58 sec. East - 13.89 feet;

THENCE: Along the common line of said Block W and Avondale Drive, with said curve to the right, an arc distance of 14.11 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the end of said curve;

THENCE: North 47 deg. 27 min. 18 sec. East, continuing along the common line of said Block W and Avondale Drive, a distance of 206.71 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the beginning of a curve to the left, having a radius of 514.00 feet, a central angle of 02 deg. 40 min. 52 sec. and a chord that bears North 46 deg. 06 min. 52 sec. East - 24.05 feet;

THENCE: Continuing along the common line of said Block W and Avondale Drive, with said curve to the left, an arc distance of 24.05 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "AJB", found for corner at the point of reverse curve to the right, having a radius of 23.00 feet, a central angle of 23 deg. 56 min. 21 sec. and a chord that bears North 56 deg. 44 min. 29 sec. East - 9.54 feet;

EXHIBIT "B"

THENCE: Continuing along the common line of said Block W and Avondale Drive, with said curve to the right, an arc distance of 9.61 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "AJB", found for corner on the southwesterly right-of-way line of The Esplanade (52' wide right-of-way) for the northwest corner of the above mentioned Lot 1, Block W and said point being in a non-tangent curve to the right, having a radius of 1,473.97 feet, a central angle of 02 deg. 21 min. 33 sec. and a chord that bears South 46 deg. 17 min. 10 sec. East - 60.69 feet;

THENCE: Along the common line of said Block W and The Esplanade and with said curve to the right, an arc distance of 60.69 feet 5/8 inch iron rod, topped with a plastic cap, stamped "AJB", found for corner at the end of said curve;

THENCE: South 45 deg. 06 min. 50 sec. East, continuing along the common line of said Block W and The Esplanade, a distance of 8.16 feet to a 5/8 inch iron rod found for corner;

THENCE: South 00 deg. 54 min. 16 sec. West, continuing along the common line of said Block W and The Esplanade, a distance of 20.84 feet to the POINT OF BEGINNING and containing 21,206 square feet or 0.487 acres of land.

Note:

The bearings shown hereon are referenced to South 46 deg. 54 min. 54 sec. West along the northwesterly right-of-way line of Wessex Court and the southeasterly line of Lots 1-5, Block W of The Trails at Craig Ranch, Phase 4, an addition to the City of McKinney according to the Amending Plat thereof, recorded in Cabinet 2015, Page 579, Plat Records, Collin County, Texas

EXHIBIT 'C'

AVONDALE DRIVE
(28' Wide Right-of-Way)
Cab. 2009, Pg. 402 - P.R.C.C.T.

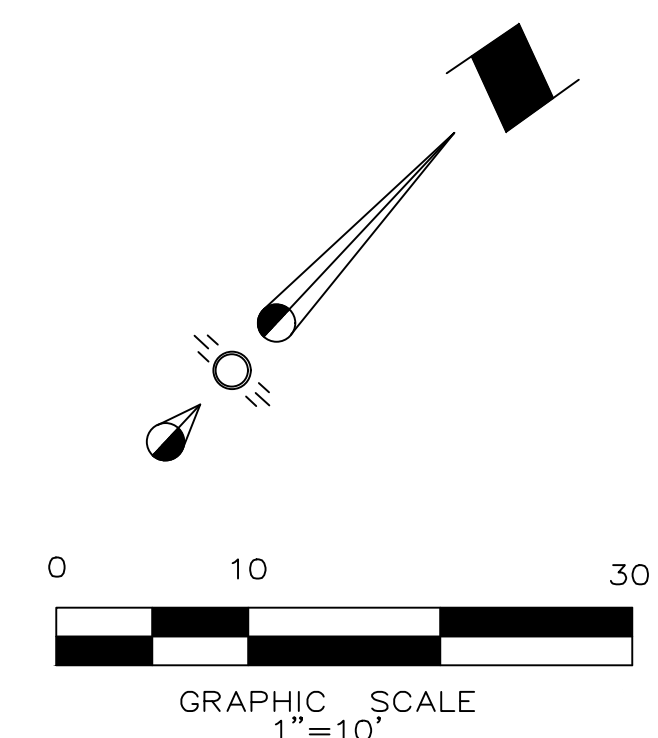
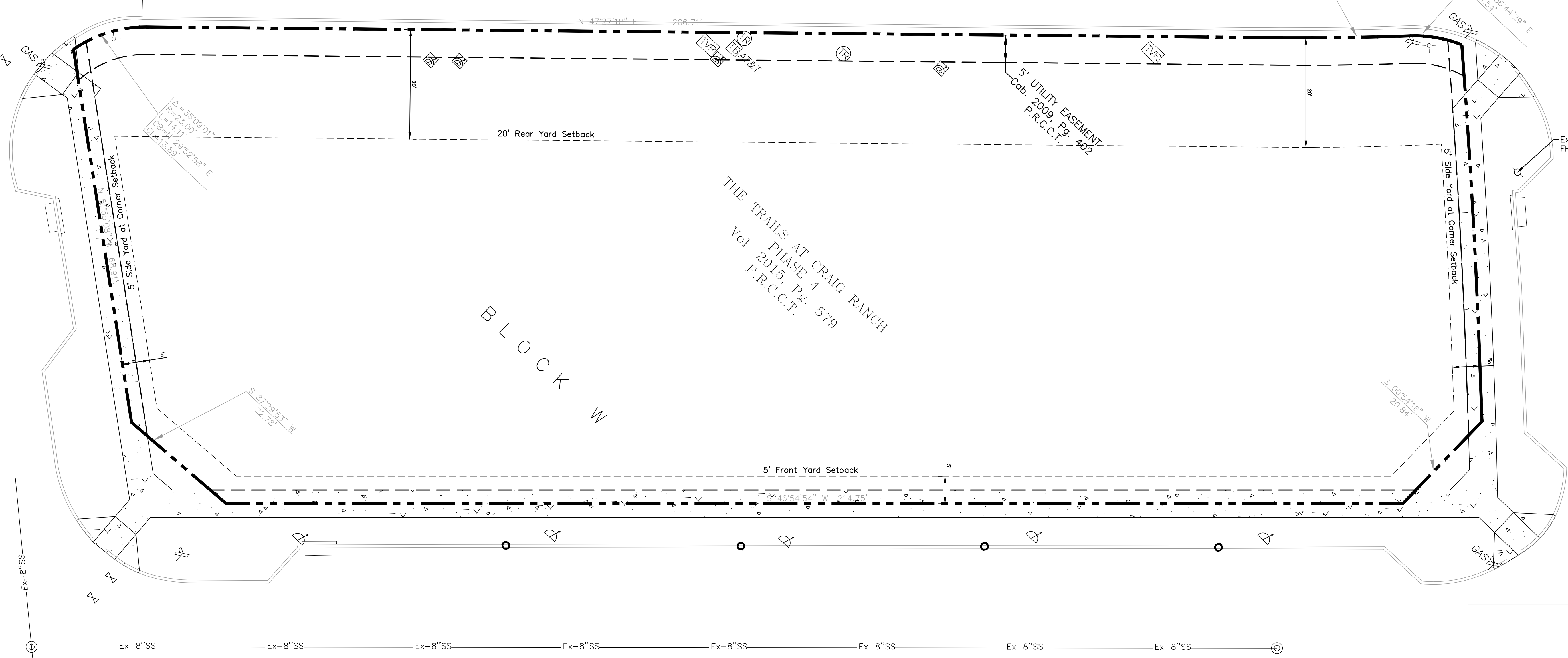
THE ESPLANADE
(52' Wide Right-of-Way)
Cab. 2009, Pg. 402 - P.R.C.C.T.

UPLAND DRIVE
(52' Wide Right-of-Way)
Cab. 2009, Pg. 402 - P.R.C.C.T.

THE TRAILS AT CRAIG RANCH
PHASE 4
Vol. 2015, Pg. 579
P.R.C.C.T.

B L O C K
W

WESSEX COURT
(52' Wide Right-of-Way)
Cab. 2009, Pg. 402 - P.R.C.C.T.



Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
131 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=10'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF CASEY R. McBROOM, P.E. NO. 110104 ON 05/25/17. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

Zoning Exhibit
Cooper Living Center Town Homes
Mark A. Winnette
City of McKinney, Texas

Sheet No. **ZE**
Project No. 17043

COOPER LIVING CENTER TOWN HOMES

EXHIBIT "D"

Development Standards

Use and development of the property shall be in accordance with Section 146-108 "TH" Townhome Residential District of the City of McKinney zoning ordinance, and as amended, except as modified below.

1. Space Limits:
 - a. The space limits for the subject property shall be consistent with the space limits of Section 146-108 "TH" – Townhome Residential District of the Zoning Ordinance, and as amended except as follows:
 - i. Total unit count for the subject property shall not exceed 9 units.
 - ii. The front yard building setback shall be 5 feet.
 - iii. The side yard at corner building setback shall be 5 feet.
 - iv. The minimum lot area shall be 2,040 square feet.
2. Architectural Standards:
 - a. The attached single family residential (townhome) architectural standards of the zoning ordinance shall apply to any buildings constructed on the subject property, except as follows:
 - i. 100% Masonry will be used for each building façade.
 - ii. Three separate types of masonry will be used for each building façade. Brick, natural stone, and an applied limestone product will qualify as masonry.
 - iii. The front elevation will be articulated with 2 feet deep box window projections over the front doors at the middle seven (7) units and a recessed covered entryway at each of the two (2) end units.
 - iv. Timber brackets that support the box windows as well as the roof eaves at the box windows will add visual interest.
 - v. The side and rear elevations will also be articulated with detailed brick work. This brick work will include soldier coursing around the entire building, and brick pilasters at the end unit garages.
 - vi. All units will have rear covered porches accessible from the second floor. The two (2) end unit porches will be a minimum of 100 square feet, while the middle seven (7) unit porches will be a minimum of 50 square feet.
3. Miscellaneous:
 - i. Canopy trees (4 total) will be provided along The Esplanade (2) and Uplands Drive (2). Additional canopy trees will be planted at the rear of the building along Avondale Drive in the spaces between the individual driveways (8 total).