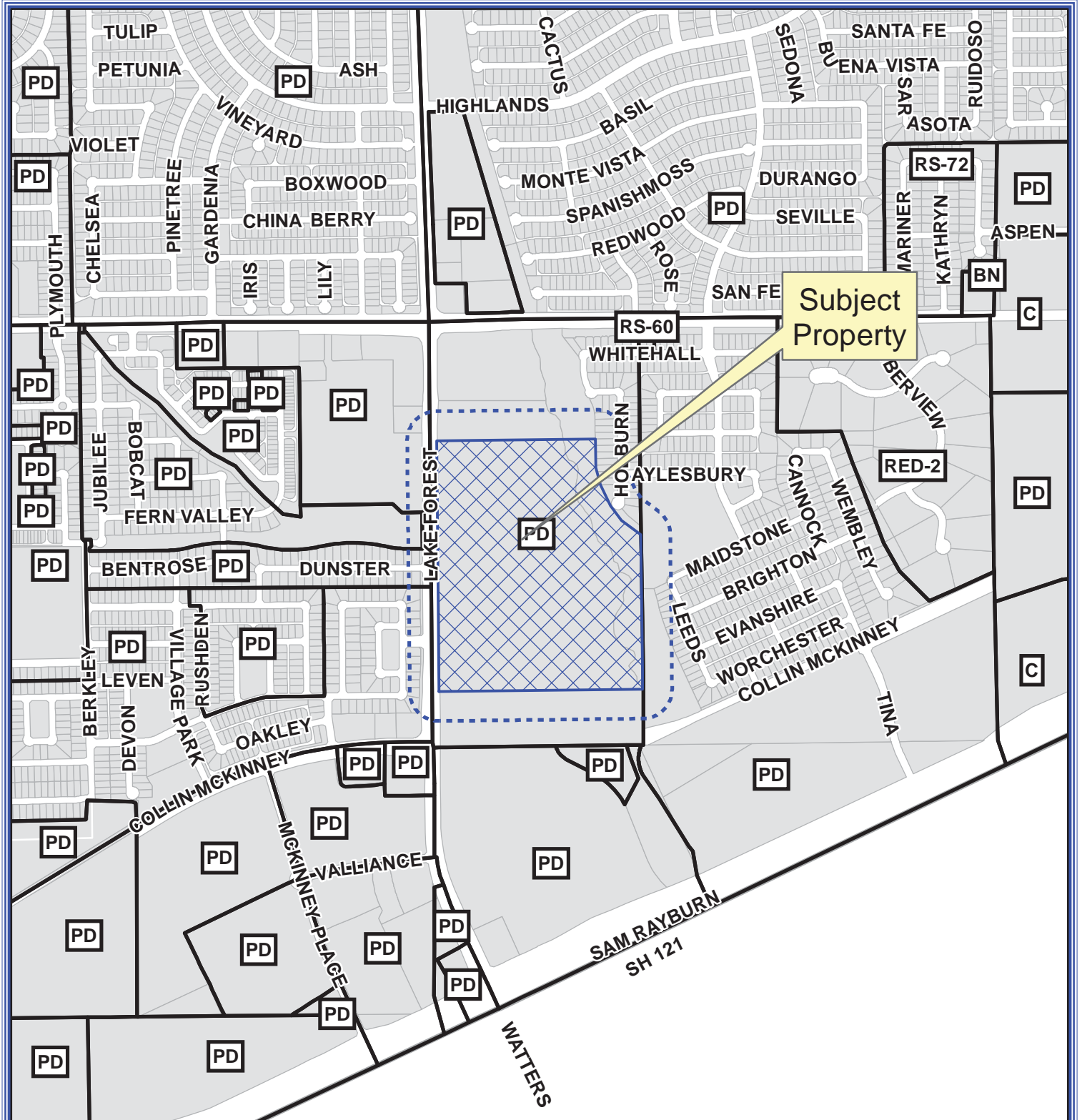


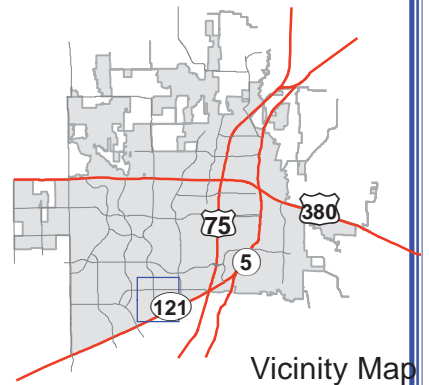
Exhibit A



Notification Map

Case: 15-280Z

--- 200' Buffer



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 SF5 – SINGLE FAMILY RESIDENTIAL DISTRICT

2,796,986 SQ. FT. / 64.2100 ACRES
Less and Except Tract One, 5.7935 Acres
and Tract Four, 6.4050 Acres

BEING a 15.3734 acre tract of land situated in the Esom Harris Survey, Abstract No. 400, in the City of McKinney, Collin County, Texas, being all of a portion of a called 119 acre tract of land described in a deed to Blackmon Ranch, LTD, recorded in Volume 4071, Page 698, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found in the south line of said called 119 acre tract, being the southeast corner of a called 4.672 acre tract of land described in a deed as right-of-way dedication to the City of McKinney, recorded in Volume 4355, Page 2038, Deed Records, Collin County, Texas, same being the northwest corner of a called 43.787 acre tract of land described in a deed to Eldorado Gold J.V., recorded in Volume 4680, Page 4385, Deed Records, Collin County, Texas, said point also being in the east right-of-way line of Lake Forest Drive (a variable width right-of-way);

THENCE N 00°33'56" W, crossing said called 119 acre tract, and along the east line of said called 4.672 acre tract, and the east right-of-way line of said Lake Forest Drive, a distance of 429.91 feet to a 1/2 inch iron rod set for the POINT OF BEGINNING;

THENCE N 00°33'56" W, crossing said called 119 acre tract, and along the east line of said called 4.672 acre tract, and the east right-of-way line of said Lake Forest Drive, a distance of 811.75 feet to a 1/2 inch iron rod set for corner;

THENCE N 00°37'36" W, crossing said called 119 acre tract, and along the east line of said called 4.672 acre tract, and the east right-of-way line of said Lake Forest Drive, a distance of 1108.86 feet to a 1/2 inch iron rod set for corner;

THENCE N 89°22'24" E, crossing said called 119 acre tract, a distance of 1214.78 feet to a 1/2 inch iron rod set for corner, said point being in the west line of Windsor Park Addition, an addition in the City of McKinney, recorded in Volume 2103, Page 416, Plat Records, Collin County, Texas;

THENCE crossing said called 119 acre tract and the west line of said Windsor Park Addition, the following calls:

S 00°50'09" E, a distance of 222.62 feet to a 5/8 inch iron rod found for corner;

S 15°22'57" E, a distance of 133.72 feet to a 5/8 inch iron rod found for corner;

S 26°11'48" E, a distance of 179.28 feet to a 5/8 inch iron rod found for corner;

S 36°19'16" E, a distance of 140.04 feet to a 5/8 inch iron rod found for corner;

S 53°55'34" E, a distance of 182.51 feet to a 5/8 inch iron rod found for corner, said point being in the common line of said called 119 acre tract, and Avalon, Phase 2, an addition in the City of McKinney, recorded in County Clerk's File Number 2006-644, Plat Records, Collin County, Texas;

THENCE S 00°40'44" E, along the common line of said called 119 acre tract, and said Avalon, Phase 2, passing the common corner of said Avalon, Phase 2, and Avalon, Phase 3, an addition in the City of McKinney, according to the plat thereof recorded in Cabinet P, Page 544, Map Records, Collin County, Texas, and continuing a total distance of 1035.61 feet to a 1/2 inch iron rod set for corner;

THENCE S 00°43'00" E, along the common line of said called 119 acre tract, and said Avalon, Phase 3, a distance of 147.35 feet to a 1/2 inch iron rod set for corner;

THENCE S 89°19'47" W, crossing said called 119 acre tract, a distance of 1557.11 feet to the POINT OF BEGINNING and containing 2,796,986 square feet or 64.2100 acres of land more or less.

Exhibit B

LESS AND EXCEPT:

TRACT 1

252,363 SQ. FT. / 5.7935 ACRES

BEING a 5.7935 acre tract of land situated in the Esom Harris Survey, Abstract No. 400, in the City of McKinney, Collin County, Texas, being a portion of a called 119 acre tract of land described in a deed to Blackmon Ranch, LTD, recorded in Volume 4071, Page 698, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found in the south line of said called 119 acre tract, being the southeast corner of a called 4.672 acre tract of land described in a deed as right-of-way dedication to the City of McKinney, recorded in Volume 4355, Page 2038, Deed Records, Collin County, Texas, same being the northwest corner of a called 43.787 acre tract of land described in a deed to Eldorado Gold J.V., recorded in Volume 4680, Page 4385, Deed Records, Collin County, Texas, said point also being in the east right-of-way line of Lake Forest Drive (a variable width right-of-way);

THENCE N 00 deg. 33 min. 56 sec. W, along the east line of said called 4.672 acre tract, and the east right-of-way line of said Lake Forest Drive, a distance of 429.91 feet to a 1/2 inch iron rod set for the POINT OF BEGINNING;

THENCE N 00 deg. 33 min. 56 sec. W, along the east line of said called 4.672 acre tract, and the east right-of-way line of said Lake Forest Drive, a distance of 393.56 feet to a point for corner;

THENCE N 87 deg. 48 min. 56 sec. E, a distance of 100.29 feet to a point for corner;

THENCE N 76 deg. 11 min. 52 sec. W, a distance of 54.31 feet to a point for corner;

THENCE N 89 deg. 19 min. 24 sec. E, a distance of 468.93 feet to a point for corner;

THENCE S 00 deg. 30 min. 05 sec. E, a distance of 408.60 feet to a point for corner;

THENCE S 89 deg. 19 min. 47 sec. W, a distance of 621.60 feet to the POINT OF BEGINNING and containing 252,363 sq. ft. or 5.7935 acres of land.

FURTHER LESS AND EXCEPT:

TRACT 4:

279,003 SQ. FT. / 6.4050 ACRES

BEING a 6.4050 acre tract of land situated in the Esom Harris Survey, Abstract No. 400, in the City of McKinney, Collin County, Texas, being all of a portion of a called 119 acre tract of land described in a deed to Blackmon Ranch, LTD, recorded in Volume 4071, Page 698, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found in the south line of said called 119 acre tract, being the southeast corner of a called 4.672 acre tract of land described in a deed as right-of-way dedication to the City of McKinney, recorded in Volume 4355, Page 2038, Deed Records, Collin County, Texas, same being the northwest corner of a called 43.787 acre tract of land described in a deed to Eldorado Gold J.V., recorded in Volume 4680, Page 4385, Deed Records, Collin County, Texas, said point also being in the east right-of-way line of Lake Forest Drive (a variable width right-of-way);

THENCE N 00 deg. 33 min. 56 sec. W, along the east line of said called 4.672 acre tract, and the east right-of-way line of said Lake Forest Drive, a distance of 1241.65 feet to a 1/2 inch iron rod set for corner;

Exhibit B

THENCE N 00 deg. 37 min. 36 sec. W, along the east line of said called 4.672 acre tract, and the east right-of-way line of said Lake Forest Drive, a distance of 594.85 feet to a point for corner and being the POINT OF BEGINNING;

THENCE N 00 deg. 37 min. 36 sec. W, along the east line of said called 4.672 acre tract, and the east right-of-way line of said Lake Forest Drive, a distance of 514.02 feet to a 1/2 inch iron rod set for corner;

THENCE N 89 deg. 22 min. 24 sec. E, a distance of 395.38 feet to a point for corner;

THENCE S 00 deg. 37 min. 36 sec. E, a distance of 106.52 feet to a point for corner;

THENCE S 26 deg. 05 min. 18 sec. E, a distance of 52.49 feet to a point for corner;

THENCE N 81 deg. 07 min. 14 sec. E, a distance of 43.96 feet to a point for corner;

THENCE S 18 deg. 45 min. 18 sec. E, a distance of 467.74 feet to a point for corner;

THENCE S 89 deg. 22 min. 24 sec. W, a distance of 229.92 feet to a point for corner and being the beginning of a curve to the right, having a central angle of 25 deg. 58 min. 59 sec., a radius of 350.00 feet and a chord which bears N 77 deg. 38 min. 06 sec. W, a distance of 157.37 feet;

THENCE northwesterly, along the said curve, an arc distance of 158.72 feet to a point for corner and being a point of reverse curve, having a central angle of 04 deg. 11 min. 47 sec., a radius of 1345.63 feet and a chord which bears N 66 deg. 44 min. 30 sec. W, a distance of 98.53 feet;

THENCE northwesterly, along the said curve. An arc distance of 98.55 feet to a point for corner and being the end of said curve;

THENCE N 89 deg. 25 min. 48 sec. W, a distance of 133.65 feet to the POINT OF BEGINNING and containing 279,003 square feet or 6.4050 acres of land.

Exhibit C

LEGAL DESCRIPTION FOR TH - TOWNHOME RESIDENTIAL DISTRICT

Tract One, 5.7935 Acres
and Tract Four, 6.4050 Acres

TRACT 1:
252,363 SQ. FT. / 5.7935 ACRES

BEING a 5.7935 acre tract of land situated in the Esom Harris Survey, Abstract No. 400, in the City of McKinney, Collin County, Texas, being a portion of a called 119 acre tract of land described in a deed to Blackmon Ranch, LTD, recorded in Volume 4071, Page 698, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found in the south line of said called 119 acre tract, being the southeast corner of a called 4.672 acre tract of land described in a deed as right-of-way dedication to the City of McKinney, recorded in Volume 4355, Page 2038, Deed Records, Collin County, Texas, same being the northwest corner of a called 43.787 acre tract of land described in a deed to Eldorado Gold J.V., recorded in Volume 4680, Page 4385, Deed Records, Collin County, Texas, said point also being in the east right-of-way line of Lake Forest Drive (a variable width right-of-way);

THENCE N 00 deg. 33 min. 56 sec. W, along the east line of said called 4.672 acre tract, and the east right-of-way line of said Lake Forest Drive, a distance of 429.91 feet to a 1/2 inch iron rod set for the POINT OF BEGINNING;

THENCE N 00 deg. 33 min. 56 sec. W, along the east line of said called 4.672 acre tract, and the east right-of-way line of said Lake Forest Drive, a distance of 393.56 feet to a point for corner;

THENCE N 87 deg. 48 min. 56 sec. E, a distance of 100.29 feet to a point for corner;

THENCE N 76 deg. 11 min. 52 sec. W, a distance of 54.31 feet to a point for corner;

THENCE N 89 deg. 19 min. 24 sec. E, a distance of 468.93 feet to a point for corner;

THENCE S 00 deg. 30 min. 05 sec. E, a distance of 408.60 feet to a point for corner;

THENCE S 89 deg. 19 min. 47 sec. W, a distance of 621.60 feet to the POINT OF BEGINNING and containing 252,363 sq. ft. or 5.7935 acres of land.

TRACT 4:
279,003 SQ. FT. / 6.4050 ACRES

BEING a 6.4050 acre tract of land situated in the Esom Harris Survey, Abstract No. 400, in the City of McKinney, Collin County, Texas, being all of a portion of a called 119 acre tract of land described in a deed to Blackmon Ranch, LTD, recorded in Volume 4071, Page 698, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found in the south line of said called 119 acre tract, being the southeast corner of a called 4.672 acre tract of land described in a deed as right-of-way dedication to the City of McKinney, recorded in Volume 4355, Page 2038, Deed Records, Collin County, Texas, same being the northwest corner of a called 43.787 acre tract of land described in a deed to Eldorado Gold J.V., recorded in Volume 4680, Page 4385, Deed Records, Collin County, Texas, said point also being in the east right-of-way line of Lake Forest Drive (a variable width right-of-way);

THENCE N 00 deg. 33 min. 56 sec. W, along the east line of said called 4.672 acre tract, and the east right-of-way line of said Lake Forest Drive, a distance of 1241.65 feet to a 1/2 inch iron rod set for corner;

Exhibit C

THENCE N 00 deg. 37 min. 36 sec. W, along the east line of said called 4.672 acre tract, and the east right-of-way line of said Lake Forest Drive, a distance of 594.85 feet to a point for corner and being the POINT OF BEGINNING;

THENCE N 00 deg. 37 min. 36 sec. W, along the east line of said called 4.672 acre tract, and the east right-of-way line of said Lake Forest Drive, a distance of 514.02 feet to a 1/2 inch iron rod set for corner;

THENCE N 89 deg. 22 min. 24 sec. E, a distance of 395.38 feet to a point for corner;

THENCE S 00 deg. 37 min. 36 sec. E, a distance of 106.52 feet to a point for corner;

THENCE S 26 deg. 05 min. 18 sec. E, a distance of 52.49 feet to a point for corner;

THENCE N 81 deg. 07 min. 14 sec. E, a distance of 43.96 feet to a point for corner;

THENCE S 18 deg. 45 min. 18 sec. E, a distance of 467.74 feet to a point for corner;

THENCE S 89 deg. 22 min. 24 sec. W, a distance of 229.92 feet to a point for corner and being the beginning of a curve to the right, having a central angle of 25 deg. 58 min. 59 sec., a radius of 350.00 feet and a chord which bears N 77 deg. 38 min. 06 sec. W, a distance of 157.37 feet;

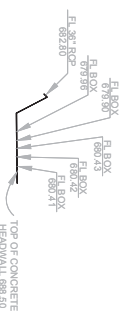
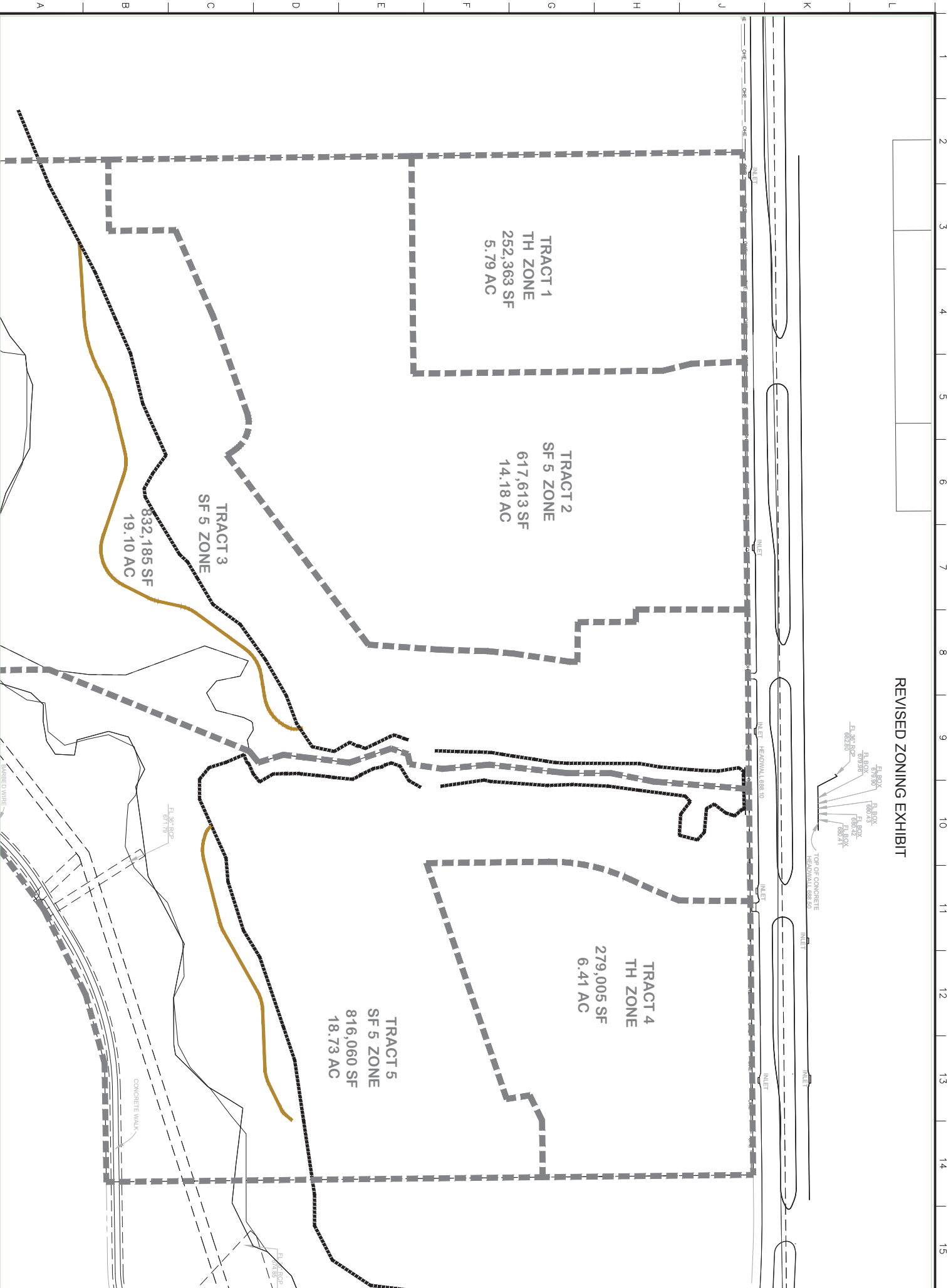
THENCE northwesterly, along the said curve, an arc distance of 158.72 feet to a point for corner and being a point of reverse curve, having a central angle of 04 deg. 11 min. 47 sec., a radius of 1345.63 feet and a chord which bears N 66 deg. 44 min. 30 sec. W, a distance of 98.53 feet;

THENCE northwesterly, along the said curve. An arc distance of 98.55 feet to a point for corner and being the end of said curve;



THENCE N 89 deg. 25 min. 48 sec. W, a distance of 133.65 feet to the POINT OF BEGINNING and containing 279,003 square feet or 6.4050 acres of land.

Exhibit D

REVISED ZONING EXHIBIT



NOTE:
 CAUTION: THIS IS A LAND STUDY AND IS SUBJECT TO FURTHER REFINEMENT INCLUDING COLLECTION OF FIELD INFORMATION ON EASEMENTS, TREE COVER, UTILITIES, TOPO, AND VERIFICATION OF CODE COMPLIANCE - LOT YIELD MAY VARY UPON REFINEMENT.

 ION Design Group 2025 Tompkins Ave Dallas, Texas 75231 P: 214.370.9701 F: 214.370.9770	 Scale: 1" = 80' 0 80 160	JOB TITLE DRAFT LAYOUT-LAKE FOREST CITY OF WICKINNEY COLLIN COUNTY TEXAS	DRAWING TITLE _____	NO. REVISIONS / SUBMISSIONS _____	DATE _____
DRAWN _____	SCALE H: 1" = 80' _____ of _____	CHECKED _____	FILENAME _____	REVISIONS _____	DATE 10.16.2015 PROJECT NO. 00000000

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 By Planning Department at 4:27 pm, Oct 22, 2015