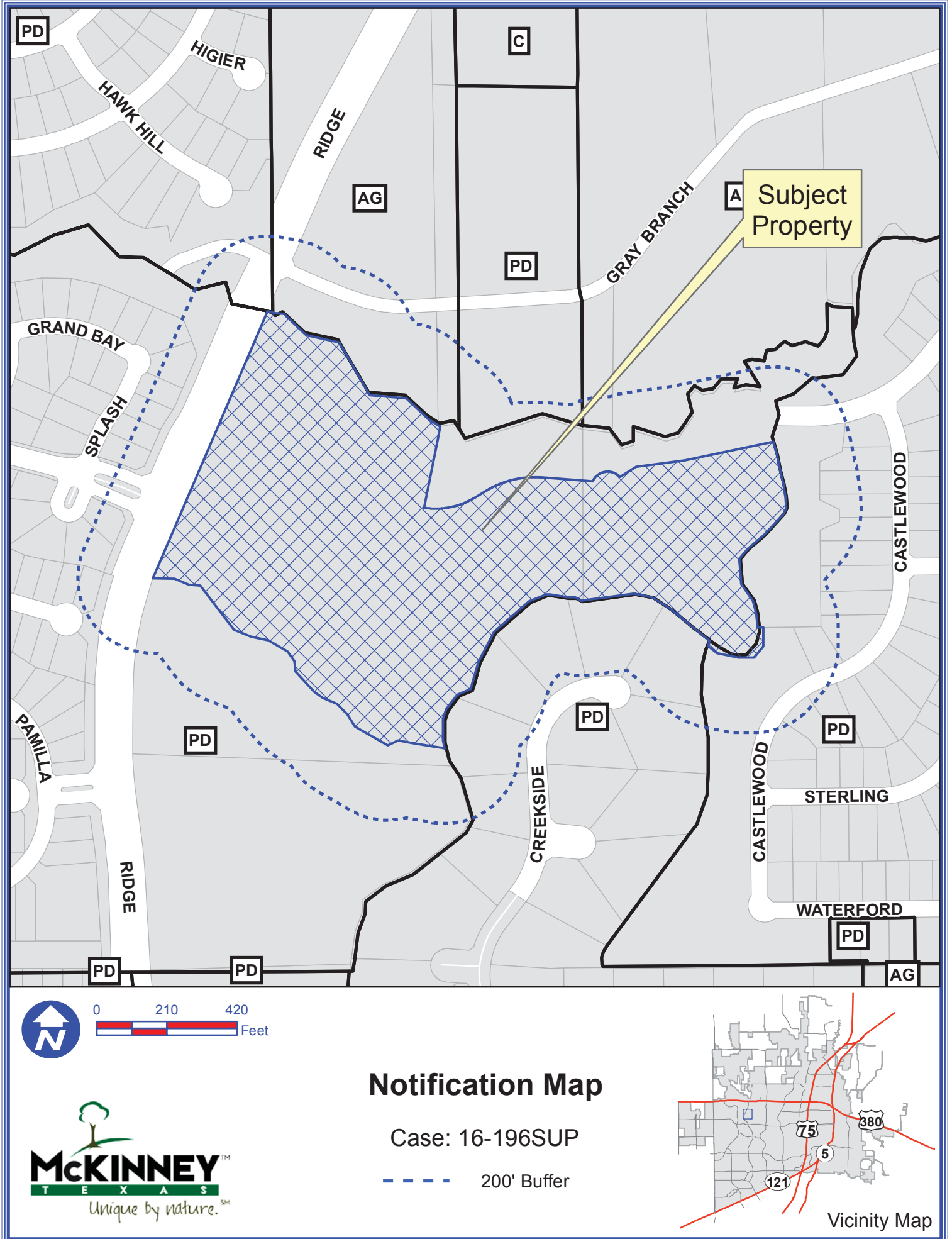


EXHIBIT A



Path: S:\MCKGIS\Notification\Projects\2016\16-196SUP.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 B

RECEIVED

By Planning Department at 10:42 am, Jun 27, 2016

LEGAL DESCRIPTION 26.632 ACRES

BEING a tract of land situated in the S.B SEARCY SURVEY, ABSTRACT NO. 818 and the LEONARD SEARCY SURVEY, ABSTRACT NO. 829, Collin County, Texas and being part of that tract of land conveyed to Ridge Creek Ranch 31 Joint Venture, according to the document filed of record in Document Number 20120926001215720, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with a yellow plastic cap stamped "G&A" found in the east line of Ridge Road, a 120.00 foot right-of-way, being common with the west line of a tract of land conveyed to Reins Investments, LTD, according to the document filed of record in Document Number 20121120001485580, Deed Records, Collin County, Texas,

THENCE North 00° 45' 28" East, with said common line, a distance of 155.91 feet to a point for corner at the beginning of curve to the right having a central angle of 19° 14' 04", a radius of 990.03 feet and a chord bearing and distance of North 10° 22' 30" East, 330.80 feet, from which a 1/2 inch iron rod with a yellow plastic cap stamped "G&A" found bears North 68° 44' 20" West, 0.32 feet;

THENCE Continuing with said common line and said curve to the right, an arc distance of 332.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the **POINT OF BEGINNING** of the tract of land described herein, being at the beginning of a compound curve to the right having a central angle of 03° 39' 49", a radius of 989.98 feet and a chord bearing and distance of North 21° 49' 29" East, 63.29 feet;

THENCE With said east line, being common with the west line of the above mentioned Ridge Creek Ranch 31 Joint Venture tract, and with said curve to the right, an arc distance of 63.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "G&A" found;

THENCE North 23° 39' 23" East, with said common line, a distance of 810.38 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the most westerly, northwest corner of said Ridge Creek Ranch 31 Joint Venture tract;

THENCE South 64° 39' 29" East, leaving the above mentioned east line, a distance of 13.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for an interior ell corner of said Ridge Creek Ranch 31 Joint Venture tract, being common with the most westerly, southwest corner of a tract of land conveyed to Darren Kerr, according to the document filed of record in Document Number 2010406000325360, Deed Records, Collin County, Texas

THENCE Leaving said common corner, with the north line of said Ridge Creek Ranch 31 Joint Venture tract, being common with the south line of said Kerr tract, and generally along the approximate centerline of a creek, the following seven, (7) courses and distances:

North 62° 32' 26" East, a distance of 31.58 feet to a point for corner;

EXHIBIT B

South 46° 12' 19" East, a distance of 90.71 feet to a point for corner;

South 77° 35' 54" East, a distance of 102.33 feet to a point for corner;

South 30° 11' 56" East, a distance of 183.48 feet to a point for corner;

South 85° 27' 32" East, a distance of 109.83 feet to a point for corner;

South 46° 57' 42" East, a distance of 88.67 feet to a point for corner;

South 57° 57' 05" East, a distance of 44.59 feet to a point for corner from which a 3/8 inch iron rod found in the east line of the above mentioned Kerr tract, being common with the west line of that tract of land conveyed to Jennifer S. Buchanan and Michael J. Buchanan, according to the document filed of record in Document Number 20090107000017540, Deed Records, Collin County, Texas, bears North 01° 00' 45" West, 54.19 feet;

THENCE Leaving the common corner of said tracts and approximate centerline of said creek, over and across the above mentioned Ridge Creek Ranch 31 Joint Venture tract, the following nine, (9) courses and distances:

South 11° 12' 09" West, a distance of 248.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the left having a angle of 40° 11' 34", a radius of 225.00 feet and a chord bearing and distance of North 78° 39' 32" East, 154.62 feet

With said curve to the left, an arc distance of 157.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 58° 33' 45" East, a distance of 40.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a angle of 35° 42' 00", a radius of 275.00 feet and a chord bearing and distance of North 76° 24' 45" East, 168.59 feet;

With said curve to the right, an arc distance of 171.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 85° 44' 14" East, a distance of 156.17 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the right having a central angle of 112° 11' 28", a radius of 50.00 feet and a chord bearing and distance of North 80° 45' 16" East, 83.00 feet;

With said curve to the right, an arc distance of 97.91 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

EXHIBIT B

North 58° 23' 12" East, a distance of 56.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 82° 14' 04" East, a distance of 148.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 78° 02' 49" East, a distance of 270.46 feet to a point for corner in the approximate centerline of a creek, being common with the east line of the above mentioned Ridge Creek Ranch 31 Joint Venture tract and the common west line of Lot J-1, of CAMBRIDGE PHASE 2B, an Addition to the City of McKinney, according to the Plat filed of record in Volume 2011, Page 266, Map Records, Collin County, Texas, from which a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set bears South 78° 02' 49" West, 50.00 feet;

THENCE With the east line of said Ridge Creek Ranch 31 Joint Venture tract, the common west line of said Addition, and generally along the approximate centerline of a creek, being common with the northern line of STONEBRIDGE ESTATES PHASE III, an Addition to the City of McKinney, Collin County, Texas, according to the Plat filed of record in Volume M, Page 301, Map Records, Collin County, Texas, the following thirty-five, (35) courses and distances:

South 15° 17' 26" East, a distance of 57.20 feet to a point for corner;

South 11° 27' 59" East, a distance of 50.03 feet to a point for corner;

South 13° 37' 29" East, a distance of 37.79 feet to a point for corner;

South 09° 27' 36" East, a distance of 40.67 feet to a point for corner;

South 04° 39' 19" East, a distance of 32.95 feet to a point for corner;

South 24° 45' 18" West, a distance of 20.81 feet to a point for corner;

South 42° 26' 24" West, a distance of 86.52 feet to a point for corner;

South 50° 10' 19" West, a distance of 63.17 feet to a point for corner;

South 40° 16' 58" West, a distance of 39.74 feet to a point for corner;

South 05° 13' 35" East, a distance of 75.36 feet to a point for corner;

South 34° 26' 20" East, a distance of 61.64 feet to a point for corner;

South 14° 34' 38" East, a distance of 37.68 feet to a point for corner;

South 06° 52' 46" East, a distance of 54.20 feet to a point for corner;

EXHIBIT B

South 16° 54' 57" West, a distance of 39.98 feet to a point for corner;
South 41° 44' 08" West, a distance of 44.34 feet to a point for corner;
South 88° 07' 16" West, a distance of 37.69 feet to a point for corner;
North 60° 40' 17" West, a distance of 34.97 feet to a point for corner;
North 54° 08' 29" West, a distance of 45.26 feet to a point for corner;
North 51° 09' 33" West, a distance of 148.13 feet to a point for corner;
North 56° 48' 46" West, a distance of 68.33 feet to a point for corner;
North 78° 50' 51" West, a distance of 55.77 feet to a point for corner;
South 82° 11' 11" West, a distance of 159.95 feet to a point for corner;
North 60° 20' 49" West, a distance of 20.18 feet to a point for corner;
North 89° 10' 40" West, a distance of 23.42 feet to a point for corner;
North 80° 35' 01" West, a distance of 52.91 feet to a point for corner;
North 89° 32' 42" West, a distance of 11.20 feet to a point for corner;
South 68° 03' 47" West, a distance of 55.04 feet to a point for corner;
South 48° 52' 48" West, a distance of 139.52 feet to a point for corner;
South 27° 51' 18" West, a distance of 102.18 feet to a point for corner;
South 15° 48' 01" West, a distance of 84.89 feet to a point for corner;
South 67° 57' 46" West, a distance of 42.26 feet to a point for corner;
South 37° 32' 05" West, a distance of 55.32 feet to a point for corner;
South 19° 16' 19" West, a distance of 30.74 feet to a point for corner;
South 00° 05' 13" East, a distance of 65.34 feet to a point for corner;

South 12° 55' 04" East, a distance of 24.60 feet to a point for corner in the west line of Lot 9, of said STONEBRIDGE ESTATES PHASE III Addition, for the most southerly corner of the above mentioned Ridge Creek Ranch 31 Joint Venture tract, being common

EXHIBIT B

with the most easterly, northeast corner of the above mentioned Reins Investments, LTD tract, from which a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set bears North 80° 29' 57" West, 50.00 feet;

THENCE Leaving said common corner and with the south line of said Ridge Creek Ranch 31 Joint Venture tract, being common with the north line of said Reins Investments LTD tract, and generally along the approximate center line of a creek, the follow seventeen, (17) courses and distances:

North 80° 29' 57" West, a distance of 142.08 feet to a point for corner;

South 64° 33' 35" West, a distance of 33.52 feet to a point for corner;

North 60° 13' 57" West, a distance of 113.40 feet to a point for corner;

North 33° 40' 32" West, a distance of 41.48 feet to a point for corner;

North 43° 44' 50" West, a distance of 45.53 feet to a point for corner;

North 67° 03' 51" West, a distance of 46.18 feet to a point for corner;

North 55° 47' 41" West, a distance of 31.62 feet to a point for corner;

North 42° 29' 19" West, a distance of 83.46 feet to a point for corner;

North 06° 03' 06" West, a distance of 30.12 feet to a point for corner;

North 35° 04' 26" West, a distance of 35.88 feet to a point for corner;

North 59° 25' 01" West, a distance of 67.46 feet to a point for corner;

North 78° 55' 26" West, a distance of 52.56 feet to a point for corner;

North 68° 56' 53" West, a distance of 55.26 feet to a point for corner;

North 37° 37' 52" West, a distance of 166.92 feet to a point for corner;

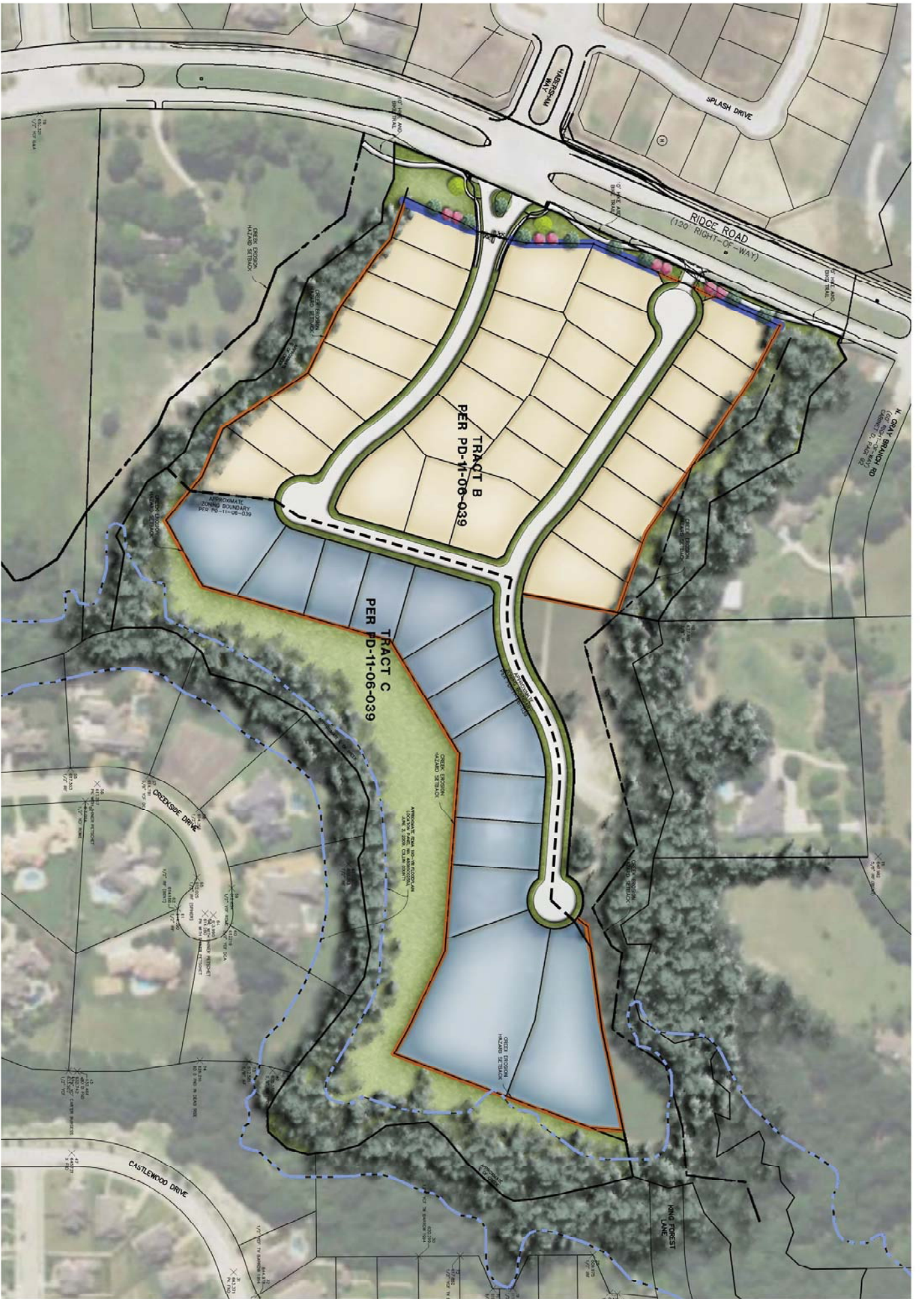
North 85° 49' 39" West, a distance of 33.70 feet to a point for corner;

North 66° 24' 30" West, a distance of 46.90 feet to a point for corner;

North 89° 14' 17" West a distance of 64.83 feet to the **POINT OF BEGINNING** and containing 26.632 acres of land, more or less.

EXHIBIT C

P:\Project C3D\15047\15047-SUP-CP.dwg, 24x36 100-scale, 9/6/2016 1:37:30 PM, cheffrich, Dowdey, Anderson & Associates, Inc., CH



1" = 100'
2016-08-22
#15047



EMERALD HEIGHTS
MCKINNEY, TEXAS

PD 11-06-039
TRACT B: RS-84
TRACT C: RS-120
TOTAL: 43 LOTS

PROP. SCREEN WALL
PROP. ORNAMENTAL METAL FENCING

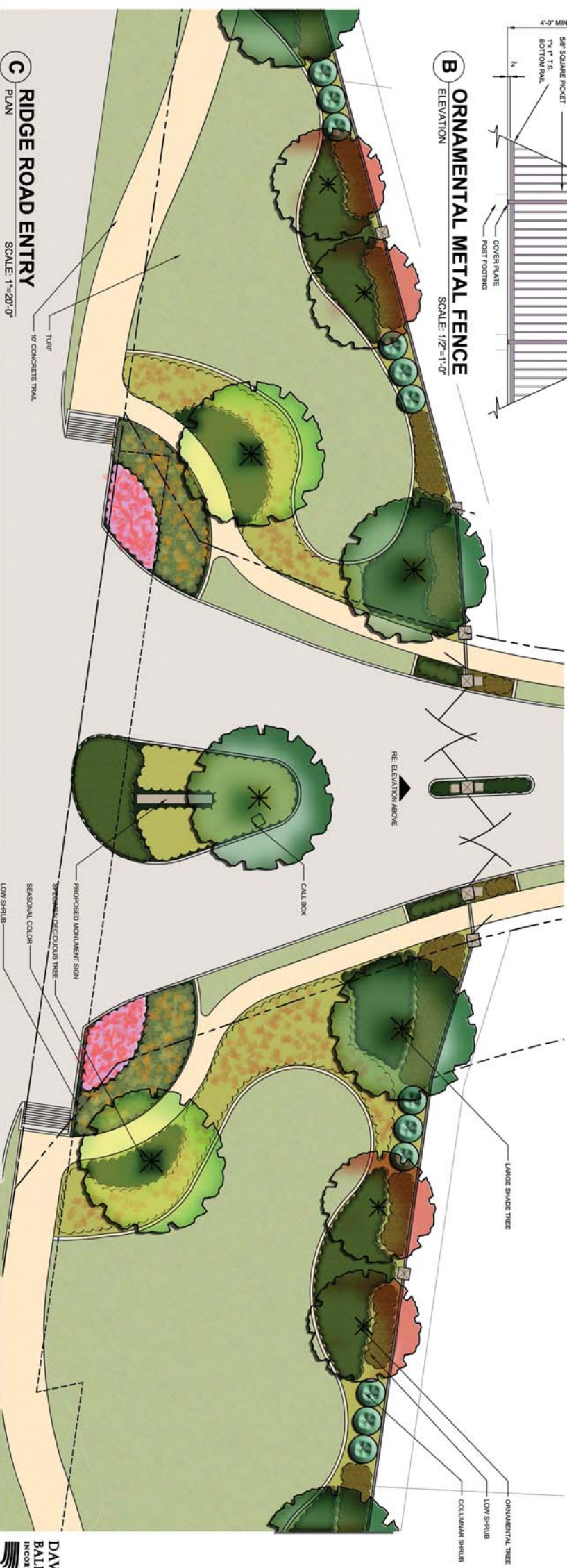
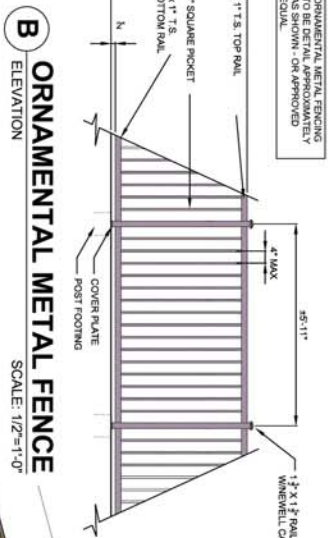
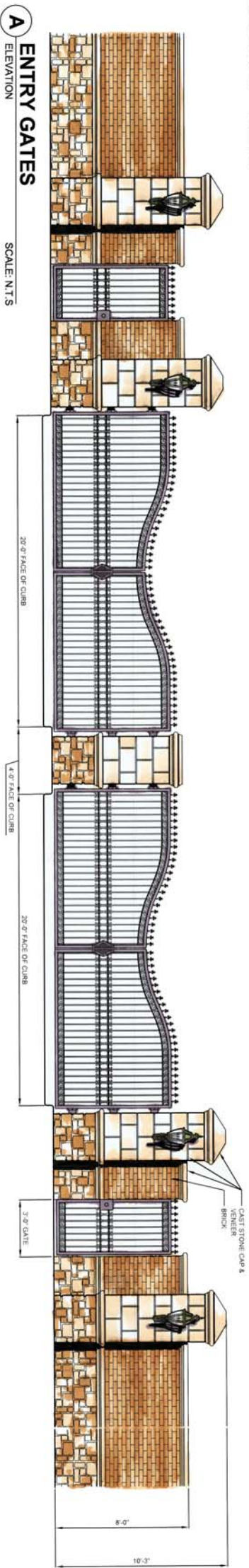


EXHIBIT FOR: 16-196SUP
EMERALD HEIGHTS
MCKINNEY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.

EMERALD HEIGHTS

McKINNEY • TEXAS



PREPARED FOR:
POINTE LAND & DEVELOPMENT, LLC
 8600 North Dallas Parkway, Suite 200
 Dallas, TX 75243
 Tel: (972) 965-2145
 Fax: (972) 265-7995

LANDSCAPE ARCHITECT:
DAVID C. BALDWIN, INC.
 501 East Park Boulevard, Suite 100
 Dallas, TX 75243
 Tel: (972) 509-1266
 Fax: (972) 509-1269

ENTRANCE EXHIBIT

0 5 10 20 NORTH
 LANDSCAPE ARCHITECTS
DAVID C. BALDWIN, INC.
 INCORPORATED
 SEPTEMBER 07, 2016 PLANNING