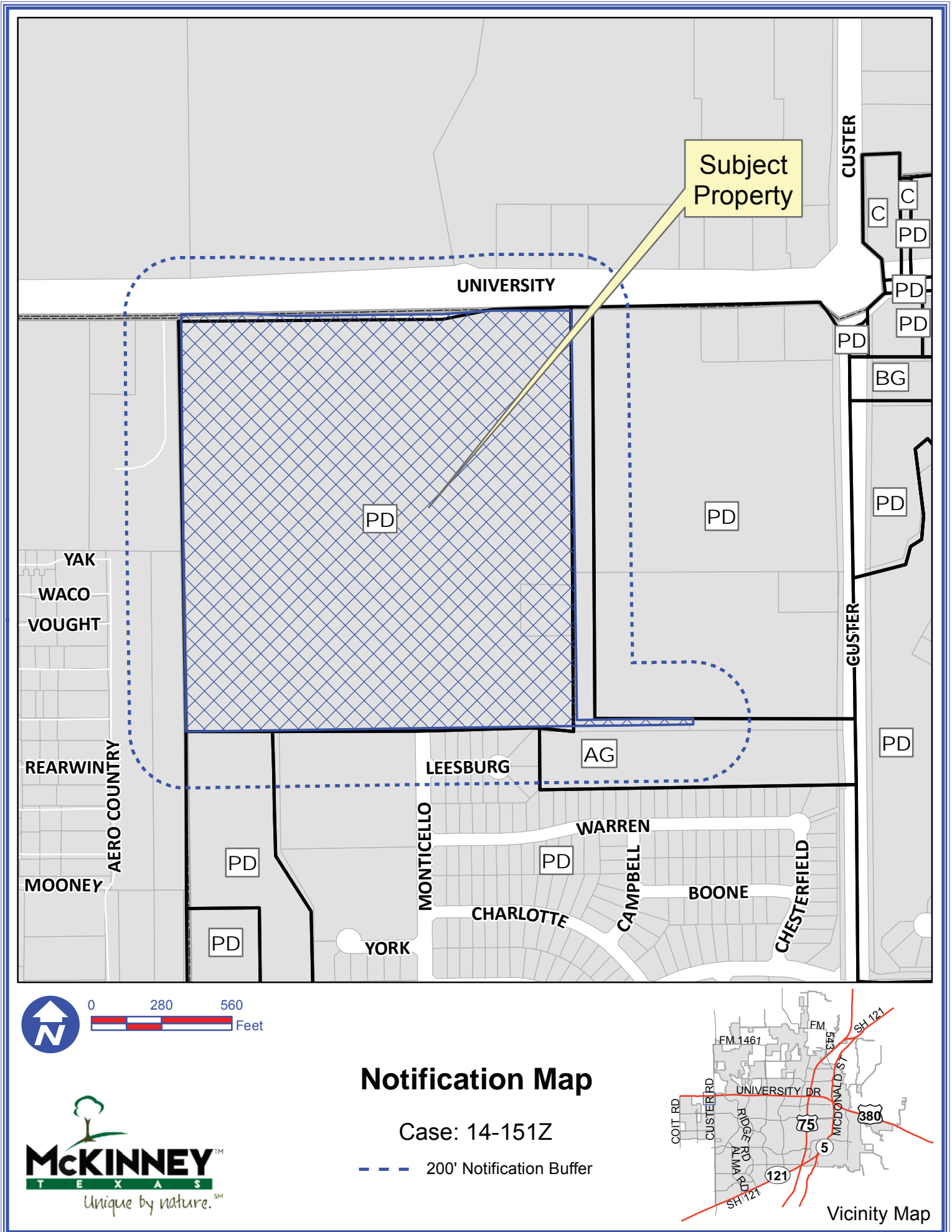


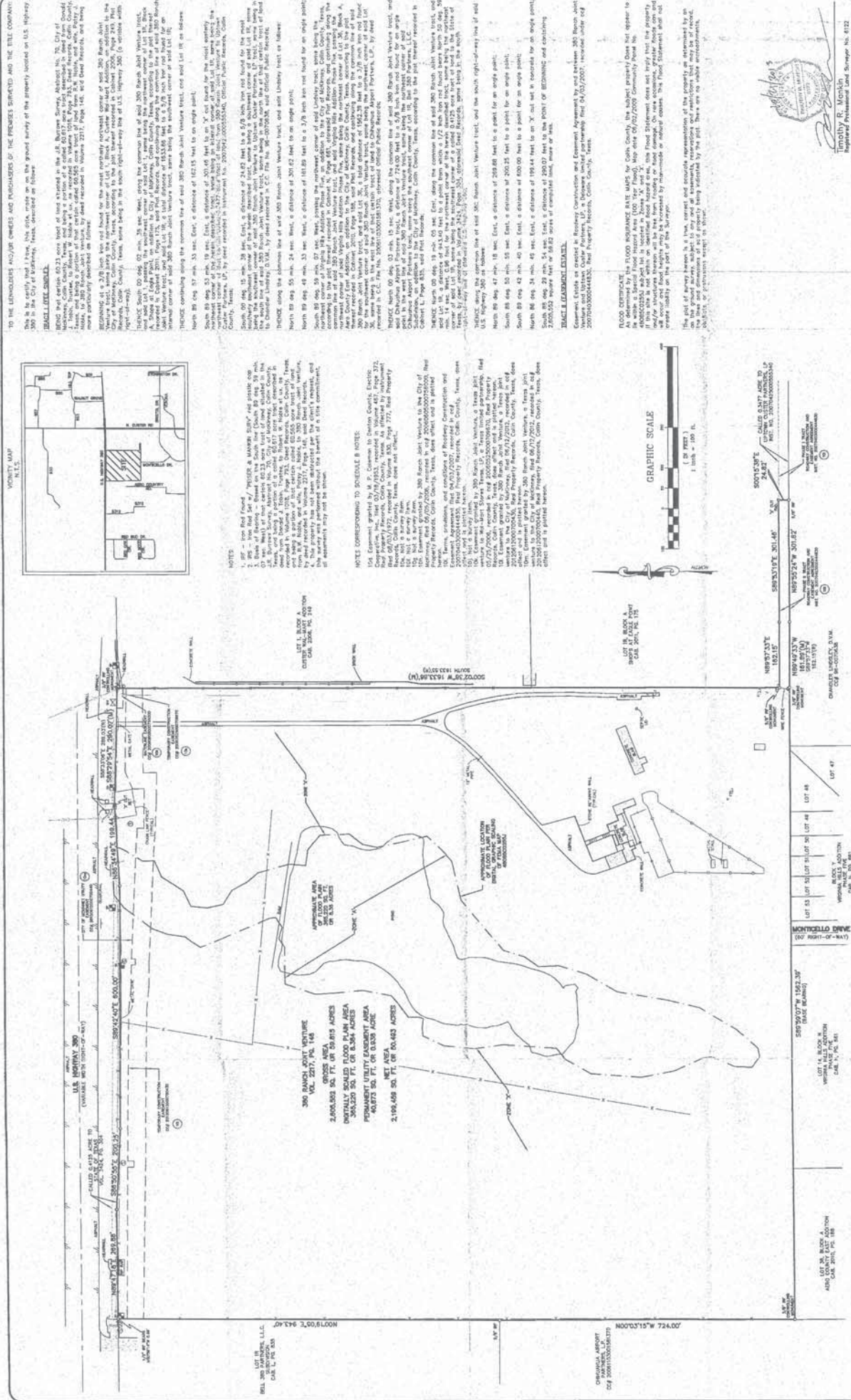
Exhibit A



Path: S:\MCKGIS\notification\Projects\2014\14-151Z.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



TO THE LENDORS AND/OR OWNERS AND PURCHASERS OF THE PREMISES SURVEYED AND THE TITLE COMPANY:
 This is a plat map of the 300 Ranch, McKinney, Texas, as shown on the attached plat map of the property located in U.S. Highway 750 in the City of McKinney, Texas, described as follows:

TRACT 1 (SEE SCHEDULE B)
 BEING that certain 60.23 acre tract of land situated in the U.S. Burgess Survey, Abstract No. 70, City of McKinney, McKinney, Texas, as shown on the attached plat map of the property located in U.S. Highway 750 in the City of McKinney, Texas, described as follows: ...

BEING that certain 60.23 acre tract of land situated in the U.S. Burgess Survey, Abstract No. 70, City of McKinney, McKinney, Texas, as shown on the attached plat map of the property located in U.S. Highway 750 in the City of McKinney, Texas, described as follows: ...

BEING that certain 60.23 acre tract of land situated in the U.S. Burgess Survey, Abstract No. 70, City of McKinney, McKinney, Texas, as shown on the attached plat map of the property located in U.S. Highway 750 in the City of McKinney, Texas, described as follows: ...

BEING that certain 60.23 acre tract of land situated in the U.S. Burgess Survey, Abstract No. 70, City of McKinney, McKinney, Texas, as shown on the attached plat map of the property located in U.S. Highway 750 in the City of McKinney, Texas, described as follows: ...

NO.	DATE	REVISION
1	03/02/2007	INITIAL SURVEY
2	03/02/2007	BOUNDARY SURVEY
3	03/02/2007	BOUNDARY SURVEY

BOUNDARY SURVEY
 U.S. HIGHWAY 380
 MCKINNEY, TEXAS 75071

LEGEND

- WATER MANHOLE
- TRAFFIC SIGNAL POLE
- WATER METER
- WATER VALVE
- SEWER MANHOLE
- SEWER VALVE
- TRANSFORMER PAD
- STORM DRAIN MANHOLE
- NET AREA
- APPROXIMATE LOCATION OF FLOOD PLAIN AREA
- PERMANENT UTILITY EASEMENT AREA
- 10' UTILITY EASEMENT AREA

PEISER & MANKIN SURVEYING, LLC
 www.peisersurveying.com
 1407 W. STATE ST. SUITE 100
 DALLAS, TEXAS 75201
 TEL: 214-441-8000
 FAX: 214-441-8001

REVISION

NO.	DATE	REVISION
1	03/02/2007	INITIAL SURVEY
2	03/02/2007	BOUNDARY SURVEY
3	03/02/2007	BOUNDARY SURVEY

59.82 acres



Planner:

SAGE GROUP, INC.
 Master Planning
 Urban Design
 Architecture
 Landscape Architecture
 1130 N. Carroll Ave., Ste. 200
 Southlake, Texas 76092
 TEL: 817-424-6266

16 OCT 14

1" = 100'



RECEIVED
 By Planning Department at 1:44 pm, Oct 16, 2014

Exhibit "A" - Zoning Exhibit

Hidden Lakes

Exhibit D

EXHIBIT A
HIDDEN LAKES DEVELOPMENT
AIRPORT DISCLOSURE NOTICE

The Hidden Lakes Subdivision is located adjacent to Aero Country airport which is an active public use, privately owned airfield. The hangars on Aero Country airport are privately owned and the aircraft based in those hangars are regularly flown and maintained by the hangar owners. At least one aircraft maintenance business is conducted on Aero Country airport.

Aero Country airport is not an airport owned or operated by the City of McKinney, and the City has no control over the activities or operations conducted on the Aero Country airport.

While all aircraft are required to abide by flight regulations published by the Federal Aviation Administration ("FAA"), in the case of operations at Aero Country airport those regulations mainly relate **to flight clearances above homes and buildings** and not to times of operation or levels of noise.

As a prospective resident of the Hidden Lakes Subdivision, we want you to be aware of, and informed about, the adjacent activity. Please take the time to drive through Aero Country airport and observe the activities being conducted there.

In order that we might have a record of having presented this Disclosure Notice to you, please sign and date where indicated below. We look forward to having you as a homeowner.

Date: _____

Homeowner: _____

Subdivision Address: _____

For your future reference:

Complaints about low-flying aircraft should be addressed to the FAA at:

FSDO (Flight Standards District Office) for North Texas

214-277-8500

8700 Freeport Pkwy, Irving, Texas 75063

<http://www.faa.gov/about/office org/field offices/fsdo/ntx/contact/>

Exhibit E

SINGLE FAMILY RESIDENTIAL ARCHITECTURAL AND SITE STANDARDS

A. Single family residential developments and structures shall be approved if all the following criteria are met:

1. Residential Dwelling Unit Architectural Design Requirements.

- a. The following exterior finishing materials shall be required:
 - i. Front Elevation. A minimum of 100% of this elevation shall be finished with masonry finishing materials (brick, stone, synthetic stone or stucco); however no more than 50% of this elevation shall be finished with stucco.
 - ii. Side Elevation. A minimum of 75% of this elevation shall be finished with masonry finishing materials; however no more than 50% of this elevation shall be finished with stucco. The remaining 25% may be finished with masonry finishing materials, wood lap siding, cast concrete modular siding, cementitious fiber board (hardi-board or hardi-plank), or EIFS. Sheet siding fabricated to look like wood lap siding is prohibited.
 - iii. Rear Elevation. A minimum of 50% of this elevation shall be finished with masonry finishing materials; however no more than 50% of this elevation may be finished with stucco. The remaining 50% may be finished with masonry finishing materials, wood lap siding, cast concrete modular siding, cementitious fiber board (hardi-board or hardi-plank), or EIFS. Sheet siding fabricated to look like wood lap siding is prohibited.
 - iv. Calculation of Percentages. The percentages set forth above shall be calculated exclusive of doors, windows, and or dormers which are located above a roof line which extends from a hip roof.
 - v. Each building shall have a consistent architectural design on all sides.
- b. All single family residential units shall be required to provide at least three of the following architectural elements:
 - i. 100 percent of each elevation is finished with a masonry finishing material (excluding stucco);
 - ii. The front facade contains at least two types of complementary masonry finishing materials with each of the materials being used on at least 25 percent of the front facade;
 - iii. A minimum of 10 percent of the unit's front facade features patterned brick work including, but not limited to soldier, herringbone, or sailor coursework; excluding soldier or sailor brickwork provided in association with a door or window;
 - iv. No pitched roof plane with a horizontal length of longer than 20 feet exists;
 - v. Each home has at least three distinct horizontal façade planes on the front elevation which are separated by at least 5 feet of depth.

Exhibit E

- vi. The unit only features one-car garage doors that have a carriage style design. These doors typically feature vertical slats, high windows, antiqued hardware, and additional detailing to give the appearance of swinging or sliding doors;
- vii. The unit's chimney is finished on all sides with 100 percent masonry finishing materials (excluding stucco);
- viii. The unit features an articulated front entrance through the use of lintels, pediments, keystones, pilasters, arches, columns, or other similar architectural elements;
- ix. All windows that are visible from the right-of-way are articulated through the use of lintels, pediments, keystones, pilasters, arches, columns, or other similar architectural elements;
- x. A covered front porch which is at least 100 square feet in area is provided;
- xi. A covered back porch which is at least 200 square feet in area is provided;
- xii. At least one dormer is provided for each roof plane over 500 square feet in area that faces a public street. The dormer must be appropriately scaled for the roof plane and shall not be wider than the windows on the building elevation below;
- xiii. All windows facing a street feature shutters. The shutters provided must be operational or appear operational and must be in scale with the corresponding window; or
- xiv. All ground level mechanical, heating, ventilation, and air conditioning equipment is completely screened by an opaque screening device that is at least six feet tall.