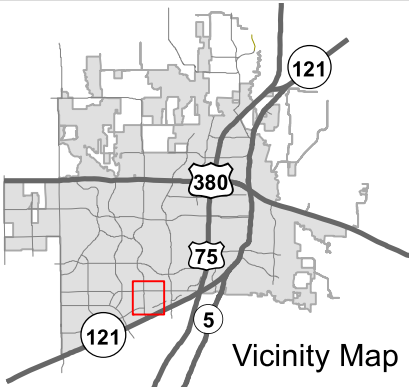
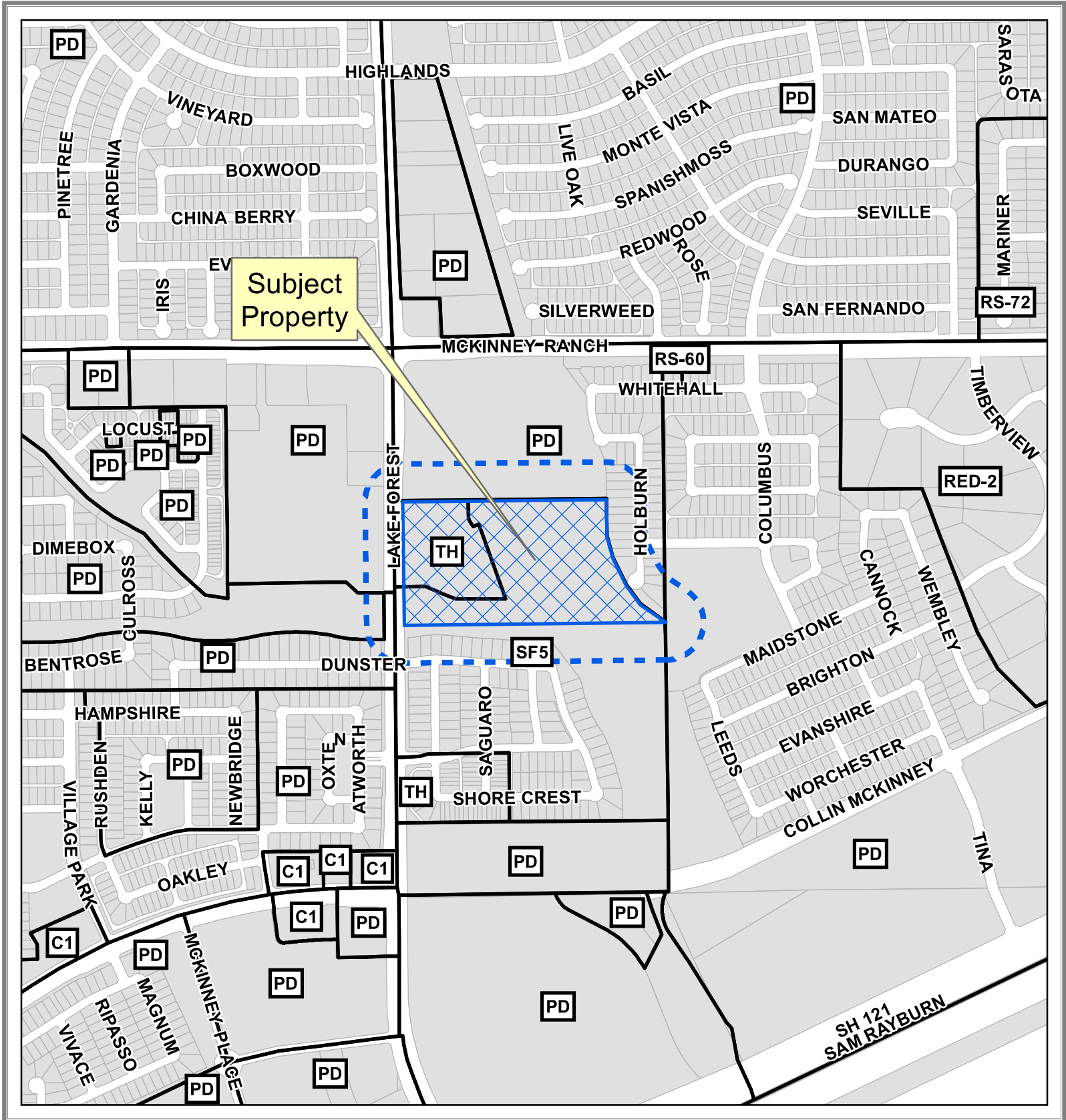
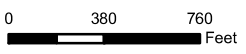


# EXHIBIT A



## Property Owner Notification Map

ZONE2019-0067



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

BEING, a tract of land situated in the Esom Harris Survey, Abstract No. 400, in the City of McKinney, Collin County, Texas, being part of a 64.2100 acre tract, as described in Doc. No. 20160404000399500 in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the northwest of Lake Forest Phase 1A, an addition to the City McKinney, as described in Document No. 2018-24, in the Plat Records of Collin County, Texas, also being in the east line of Lake Forest Drive (120' R.O.W.), and being in the east line of said 64.2100 acre tract;

THENCE, North 00°37'36" West, along the east line of said 64.2100 acre tract and the west line of said Lake Forest Drive, for a distance of 734.96 feet, to ½ inch iron rod found at the northwest corner of said 64.2100 acre tract;

THENCE, North 89°22'24" East, departing the east line of said Lake Forest Drive and with the north line of said 64.2100 acre tract, for a distance of 1214.78 feet, at the northeast corner of said 64.2100 acre tract and being in the west line of Windsor Park Addition, an addition to the City of McKinney, as described in Doc. No. 2013 Pg. 416 in the Plat Records of Collin County, Texas;

THENCE, South 00°50'09" East, along the east line of said 64.2100 acre tract and the west line of said Windsor Park Addition, for a distance of 222.62 feet, to a 5/8 inch iron rod found;

THENCE, South 15°22'57" East, continuing along said east and west lines, for a distance of 133.72 feet, to a 5/8 inch iron rod found;

THENCE, South 26°11'48" East, continuing along said lines, for a distance of 179.28 feet, to a 5/8 inch iron rod found;

THENCE, South 36°19'16" East, continuing along said lines, for a distance of 140.04 feet, to a 5/8 inch iron rod found;

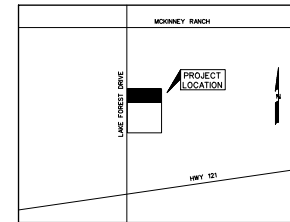
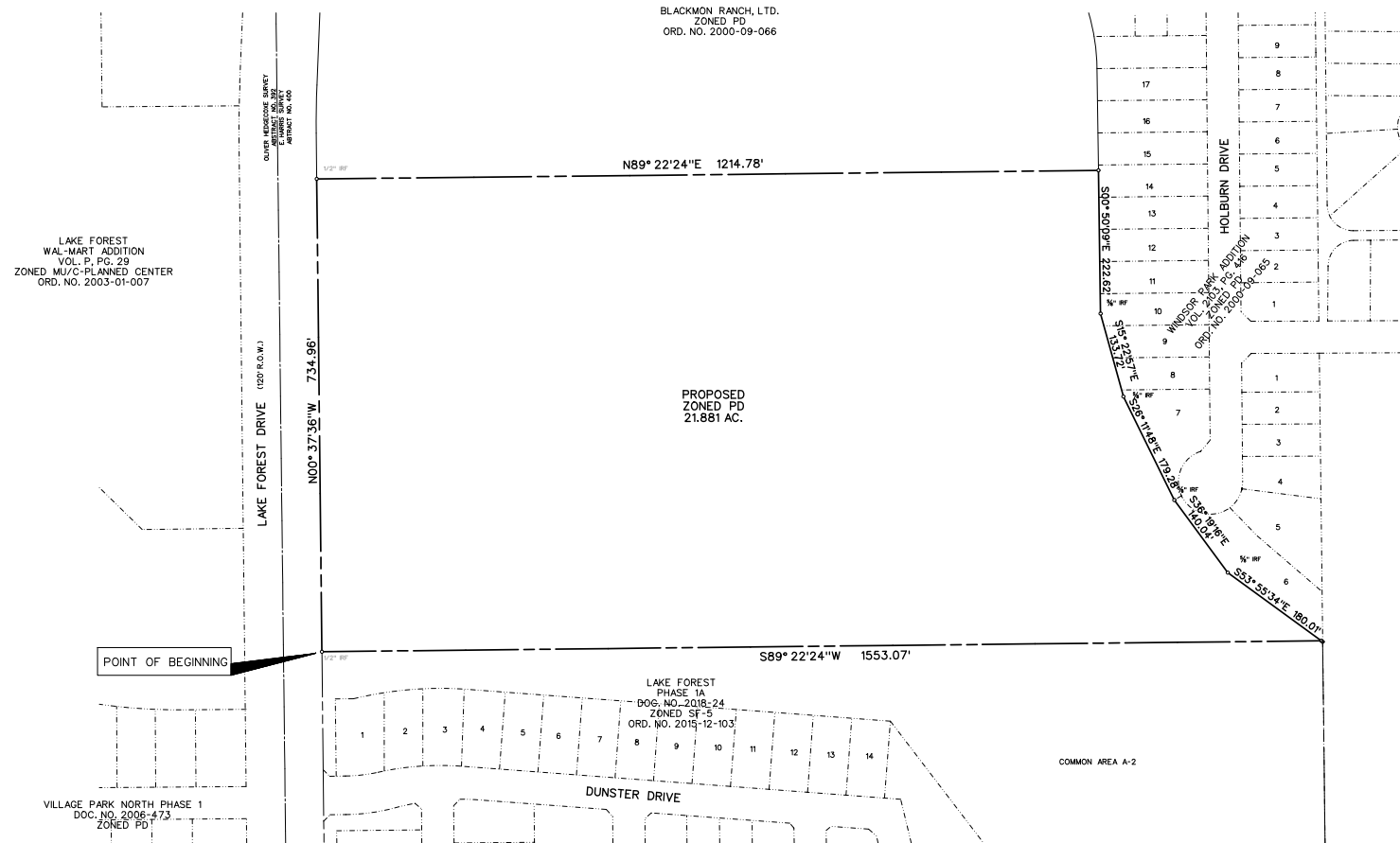
THENCE, South 53°55'34" East, continuing along said lines, for a distance of 180.01 feet, to ½ inch iron rod found at the most southerly corner of said Windsor Park Addition and being the most easterly northeast corner of said 64.2100 acre tract, same being the northeast corner of said Lake Forest Phase 1A;

THENCE, South 89°22'24" West, along the north line of said Lake Forest Phase 1A, for a distance of 1553.07 feet, to the point of BEGINNING and containing 21.881 acres of land.

0 50 100 200  
SCALE: 1" = 100'



# EXHIBIT C



LOCATION MAP  
N.T.S.

ZONING EXHIBIT  
OF  
**LAKE FOREST**  
16.578 ACRES  
OUT OF THE  
ESOM HARRIS SURVEY, ABSTRACT NO. 400  
IN THE  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS  
OWNERS  
BLACKMON RANCH LTD.  
2201 AUGUSTA  
MCKINNEY, TEXAS 75070  
GSW LAND INVESTORS II, LP.  
15455 DALLAS PARKWAY, SUITE 1000  
ADDISON, TEXAS 75001  
PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75015  
972-396-1200  
AUGUST 2019 SCALE: 1"=100'

# EXHIBIT D

## Development Regulations

The subject property shall develop in accordance with section 146-106 ("SF5" – Single Family Residential District) of the Zoning Ordinance, and as amended, except as noted below:

### 1. Space Limits

- a. Minimum Lot area: 4,000 square feet
- b. Minimum Front Yard setback (Front Entry Homes): 20'
- c. Minimum Front Yard setback (Rear Entry Home): 10'
- d. Minimum side yard: either 5' on both sides or 2'/8'
- e. Minimum side yard at Corner: 10' (Side entry garage prohibited)
- f. Minimum Rear yard (Front Entry Homes): 15'
- g. Minimum Rear yard (Rear Entry Homes): 20'
- h. Minimum lot depth: 100'
- i. Mean and median lot size of 5,200 square feet.

### 2. Enhancements

- a. A stone monument with cast stone caps and cast stone water table shall be incorporated at both entrances of the development
- b. The development shall include a sidewalk connection to the Amenities Center as well as the Jogging path.
- c. Useable open spaces of a minimum of 1,000 square feet shall be included in any proposed development. No open space shall be less than 20' wide. No less than a total of 14,000 useable square feet shall be incorporated into the development plan. These opens spaces shall incorporate at least 2 canopy trees for every 1,000 square feet.

### 3. Landscape Requirements

- a. Landscape beds shall be provided at the entryway. Each bed shall be planted and irrigated and shall be a minimum of 50 square feet.
- b. For front entry homes: Each lot shall be planted with a minimum of 1 canopy tree and two ornamental trees, at least one canopy tree shall be planted in the front. For rear entry homes: each lot shall be planted with a minimum of 1 canopy tree and 2 ornamental trees, at least 2 trees shall be in the front.

All other regulations applicable to residential developments, including, but not limited to, Section 146-135 (Landscape Requirements) shall apply.