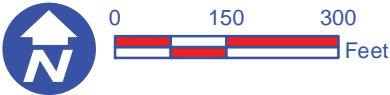
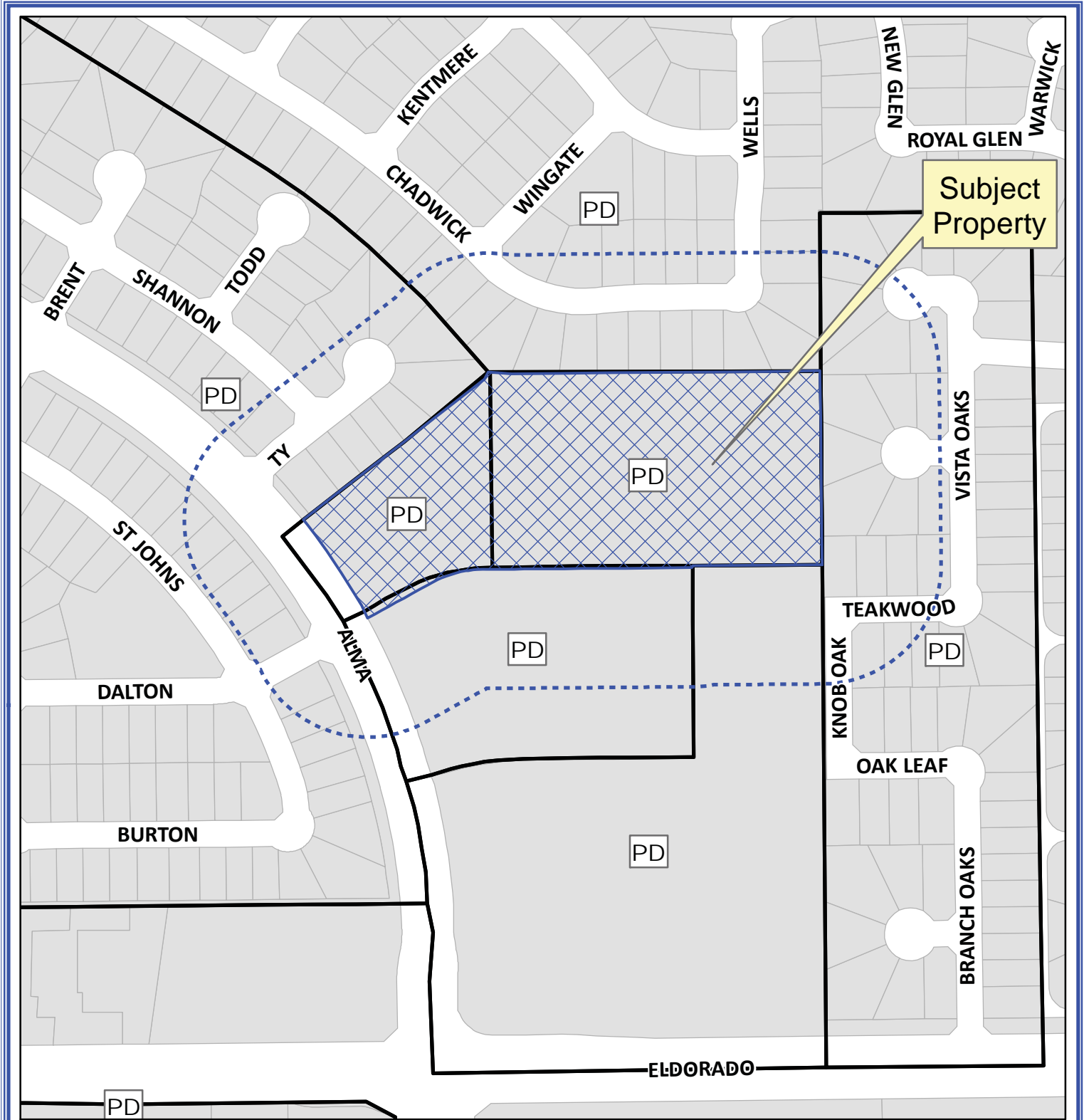


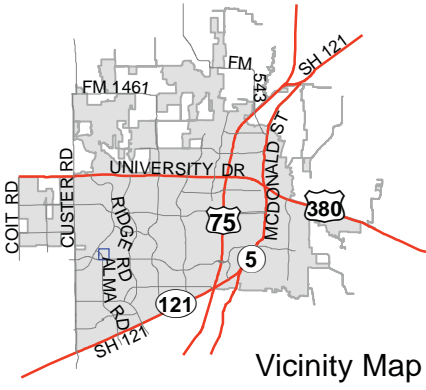
# Exhibit A



## Notification Map

Case: 14-137Z

--- 200' Notification Buffer



Vicinity Map

Path: S:\MCKGIS\Notification\Projects\2014\14-137Z.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

Being 7.291 acre tract of land situated in the J. Magner Survey, Abstract Number 623 and the J. Magner Survey, Abstract Number 624, in the City of McKinney, Collin County, Texas, and being all of Lot 3 and Lot 4, Block A, Parcel 905 Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2013, Page 508, Map Records, Collin County, Texas, and being a portion of that certain tract of land described in a deed to Fourteenth Street Limited Partnership, a Texas limited partnership as filed for recorded under Clerk's File No. 20060410000467920, of the Land Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at a northeast corner of Eldorado Parkway, as filed for record Under Clerk's File No. 99-0016197 of the Land Records of Collin County, Texas, said corner being in the northwest corner of Eldorado Parkway as per Canyon Estates, according to the record Plat thereof, as filed for record in Cabinet O, Page 252 of the Plat Records of Collin County, Texas;

THENCE South 00°00'23" West, along the common line of said Lot 1R, Block A, and said Canyon Estates, a distance of 888.00 feet to a 1/2 inch capped iron rod set found for the POINT OF BEGINNING;

THENCE North 89°59'37" West, crossing said Lot 1R, Block A, passing the northeast corner of Lot 2, Block A, Parcel 905 Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2009, Page 456, Plat Records, Collin County, Texas, at a distance of 244.26 feet, and continuing a total distance of 643.33 feet to an "X" cut in concrete found for corner, said point being the beginning of a curve to the left having a radius of 200.00 feet, a delta angle of 28°20'24" and a chord bearing and distance of South 75°50'11" West, 97.92 feet to an "X" cut in concrete found for corner;

THENCE in a southwesterly direction along said curve to the left and continuing along the common line of said Lot 2, Block A and said Lot 4, Block A, an arc distance of 98.93 feet to an "X" cut in concrete found for corner;

THENCE South 61°39'59" West, continuing along the common line of said Lot 2, Block A and said Lot 4, Block A, a distance of 139.38 feet to an "X" cut in concrete found for corner, said point being the northwest corner of said Lot 2, Block A, same point being in the east right-of-way line of Alma Road (a 100 foot right-of-way) according to the plat thereof recorded in Cabinet L, Page 549, of the Plat Records, Collin County, Texas, said point also being in a curve to the left having a radius of 1350.00 feet, a delta angle of 09°15'15" and a chord bearing and distance of North 32°57'37" West, 217.81 feet

THENCE along said curve to the left and along the east right-of-way line of said Alma Road, an arc distance of 218.05 feet to a 1/2 inch capped iron rod found for corner, said point being the northwest corner of said Lot 4, Block A, same point being the southwest corner of Parkview Estates, Phase 2, an addition in the City of McKinney as recorded in Volume 2006, Page 73, Map Records, Collin County, Texas;

THENCE North 52°24'44" East, along the common line of said Lot 4, Block A and said Parkview Estates, Phase 2, a distance of 450.00 feet to 1/2 inch capped iron rod set for corner, said point being the northeast corner of said Lot 4, Block A and the northwest corner of said Lot 3, Block A, same point being the southerly southwest corner of Stanford

## Exhibit B

Meadows, Phase 1, an addition in the City of McKinney as recorded in Cabinet L, Page 913, Plat Records, Collin County, Texas;

THENCE South 89°59'37" East, along the common line of said Lot 3, and said Stanford Meadows, Phase I, a distance of 622.91 feet to a 1/2 inch iron rod found for corner, said point being at the southeast corner of said Stanford Meadows, and being in the west line of said Canyon Estates;

THENCE South 00°00'23" West, along the common line of said Lot 3, Block A and said Canyon Estates, 367.13 feet to the POINT of BEGINNING and containing 317,606 square feet or 7.291 acres of computed land.



*wupr*  
*6/15/14*





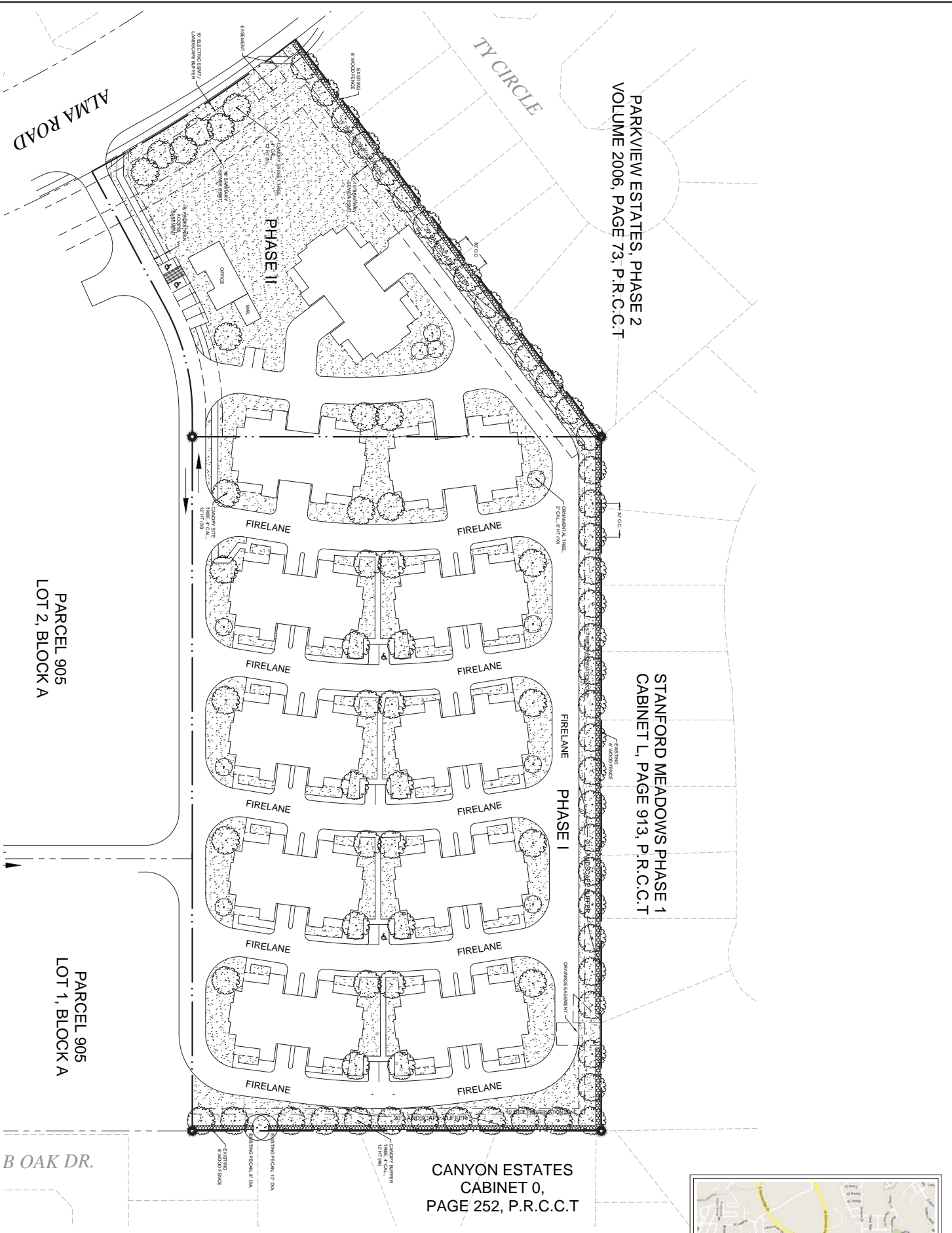
# Exhibit D



SCALE: 1" = 40'-0"

## CONCEPTUAL LANDSCAPE PLAN

RECEIVED  
By Planning Department at 10:15 am, May 27, 2014



VICINITY MAP  
NTS

- EMERALD COTTAGES - MCKINNEY
  - SITE AREA: 7.29 AC (317,632 S.S.Q. FT.)
  - PHASE II: 8,894,752 S.F.
  - TOTAL UNITS: 34 + 1 CLUB HOUSE
  - LOT COVERAGE: 28.8%
- EXISTING TREE TO REMAIN
  - CANOPY TREE: 4" CAL., 12' HT. (8% TOTAL)
  - ORNAMENTAL TREE: 2" CAL., 8' HT. (10% TOTAL)
  - SCREENING HEDGE\*
  - LANDSCAPE AREA (APPROX. 111,302.9 SF - 35% OF TOTAL SITE AREA)
- \* PROPOSED TREES AND PLANT SELECTION PURSUANT TO SECTION 22.05 OF THE CITY OF MCKINNEY PLANNING DEPARTMENT PLAN LIST.

EMERALD COTTAGES  
CITY OF MCKINNEY, TEXAS

**Baldwin**  
Associates

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rob@baldwinplanning.com

05/19/14  
PROJECT NUMBER

CASE NUMBER



Exhibit E





# Exhibit E

