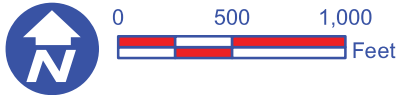
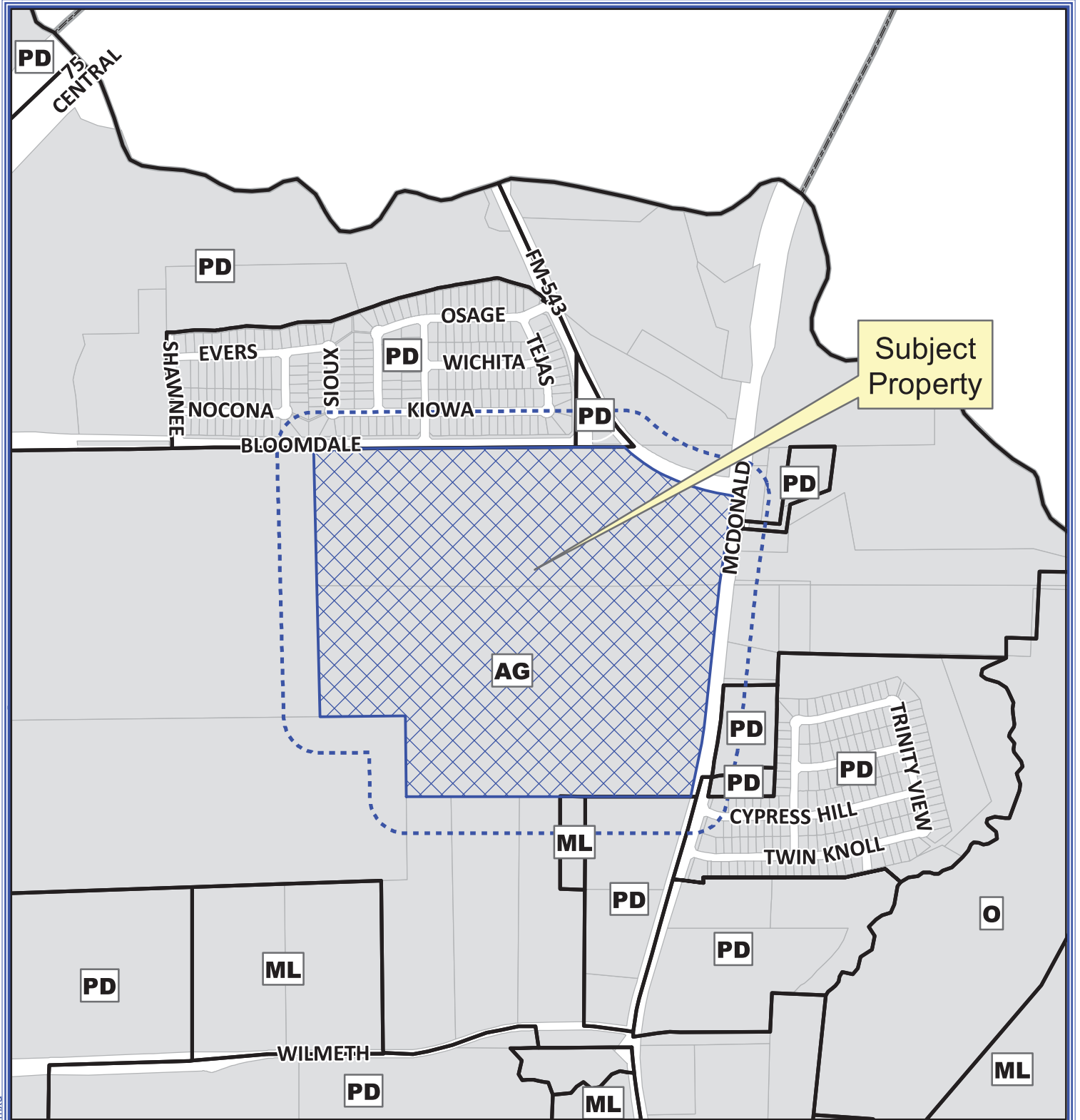
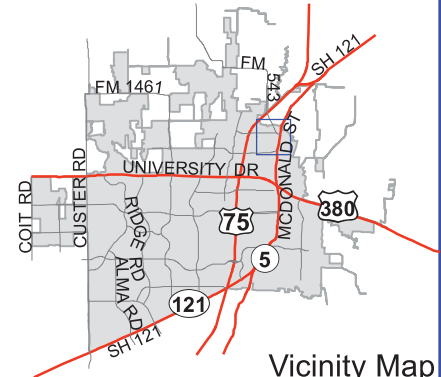


EXHIBIT A



Notification Map

Case: 15-066Z  
- - - 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.

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## EXHIBIT B

### METES AND BOUNDS

#### **TRACT ONE (65.304 acres):**

SITUATED in the State of Texas and County of Collin, being part of the Tola Dunn Survey, Abstract No. 284, being a called 65.243 acre tract of land as recorded under inst. No. 20100115000048820 of the Deed Records of Collin County, said premises being more particularly described as follows:

BEGINNING at a 1" iron rod found marking the northwest corner of said premises;

THENCE with the north line of said premises, North  $89^{\circ}52'14''$  East, 1161.84 feet to a wood fence post found marking an angle point on the north line of said premises;

THENCE with the north line of said premises and the general course of a fence, South  $89^{\circ}27'26''$  East, 654.69 feet to a capped iron rod set marking an angle point on the north line of said premises;

THENCE with the north line of said premises and the general course of a fence, North  $89^{\circ}36'20''$  East, 243.89 feet to a capped iron rod set marking an angle point on the north line of said premises;

THENCE with the north line of said premises, South  $89^{\circ}31'27''$  East, 428.37 feet to a 7/8" iron rod found marking the northeast corner of said premises, said corner being in the west right-of-way of State Highway No. 5;

THENCE with said right-of-way and with the east line of said premises, South  $05^{\circ}15'02''$  West, 560.70 feet to a capped iron rod set marking a point for corner on the east line of said premises and the beginning of a curve to the right;

THENCE with said right-of-way, with the east line of said premises and said curve having a radius of 3770 feet, a chord bearing South  $11^{\circ}00'26''$  West, 756.22 feet, and an arc length of 757.49 feet to a capped iron rod found marking the southeast corner of said premises;

THENCE departing said right-of-way and with the south line of said premises, North  $89^{\circ}06'24''$  West, 667.76 feet to a car axle found marking an angle point on the south line of said premises;

THENCE with the south line of said premises, South  $88^{\circ}33'48''$  West, 1122.14 feet to a 7/8" iron rod found marking the most southerly southwest corner of said premises;

THENCE with the west line of said premises, North  $01^{\circ}16'51''$  East, 507.97 feet to a capped iron rod found, marking an interior corner of said premises;

THENCE with the south line of said premises, North 89°47'54" West 517.46 feet to a 3/8" iron rod found marking the most westerly southwest corner of said premises;

THENCE with the west line of said premises, North 00°11'31" East, 757.90 feet to the point of beginning and containing 65.304 acres of land.

**TRACT TWO (47.608 acres):**

Being a tract or parcel of land situated in the City of McKinney, Collin County, Texas, and being a part of the John Hart Survey, Abstract No. 423 and being all of that certain tract of land described by deed to Vickie D. Cave as recorded under County Clerk's File No. 98-0016324, of the Deed Records of Collin County, Texas, said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the southeast corner of said Cave tract, same being in the westerly monumented line of State Highway No. 5, also known as McDonald Street, said corner also being the northeasterly corner of a tract of land described by deed to Ruth L. Huang as recorded in Volume 842, Page 174, of the Deed Records of Collin County, Texas;

THENCE along the common line between said Cave and Huang tracts, the following courses and distances;

South 89°14'40" West, a distance of 378.55 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (hereinafter referred to as 1/2" iron rod set with cap) for an angle point;

South 88°44'40" West, a distance of 328.74 feet to a 1/2" iron rod set with cap for an angle point;

South 89°27'40" West, a distance of 471.89 feet to a 1/2" iron rod set with a cap for an angle point;

South 88°42'09" West, a distance of 1310.33 feet to a 1" iron rod found for the southwesterly corner of said Cave tract, same being the northwesterly corner of said Huang tract and also being in the easterly line of a tract of land described by deed to Anthony E. Vita, et al, as recorded in Volume 845, Page 559, of the Deed Records of Collin County, Texas;

THENCE along the common line between said Cave and Vita, et al tracts, the following courses and distances;

North 00°53'03" West, a distance of 242.08 feet to a 1/2" iron rod set with cap for an angle point;

North 00°44'20" West, a distance of 73.85 feet to a 1/2" iron rod set with cap;

North 01°08'20" West, a distance of 322.08 feet to a 1/2" iron rod set with cap for an angle point;

North 01°42'20" West, a distance of 246.76 feet to a 3/8" iron rod found for the northwesterly corner of said Cave tract, same being the northeasterly corner of said Vita, et al tract and being in the southerly right-of-way line of Bloomdale Road (a variable width right-of-way);

THENCE along the southerly right-of-way line of said Bloomdale Road, same being generally along a barbed wire fence, the following courses and distances;

South 89°47'12" East, a distance of 140.19 feet to a 1/2" iron rod set with cap for an angle point;

South 89°35'43" East, a distance of 884.00 feet to a 1/2" iron rod set with cap for an angle point;

THENCE North 89°30'56" East, continuing along the common line between said Cave tract and PECAN RIDGE ESTATES PHASE ONE, a distance of 894.63 feet to a 1/2" iron rod with cap found for the northeasterly corner of said Cave tract, same being the southeasterly corner of said PECAN RIDGE ESTATES PHASE ONE, said corner also being in the southwesterly monumented line of F.M. Highway No. 543, and also being the beginning of a tangent curve to the left having a radius of 1000.40 feet, a central angle of 36°35'09", a chord which bears South 63°51'53" East, and a chord distance of 628.00 feet;

THENCE along said tangent curve to the left, same being the southwesterly monumented line of said F.M. Highway No. 543 an arc length of 638.80 feet to a 1/2" iron rod set with cap;

THENCE continuing along the southwesterly monumented line of said F.M. Highway No. 543, the following course and distances:

South 82°09'27" East, passing a wooden highway monument found at a distance of 36.75 feet and continuing in all a total distance of 37.50 feet to a 1/2" iron rod set with cap;

South 61°55'32" East, a distance of 58.54 feet to a 1/2" iron set with cap for corner, said corner being the intersection of the southwesterly monumented line of said F.M. Highway No. 543 and the westerly monumented line of said State Highway No. 5;

THENCE along the westerly monumented line of said State Highway No. 5, the following courses and distances:

South 08°00'10" West, a distance of 269.19 feet to a 1/2" iron rod set with cap at the beginning of a tangent curve to the left having a radius of 2914.90 feet, a central angle of 04°00'00", a chord which bears South 06°00'10" West, and a chord distance of 203.46 feet;

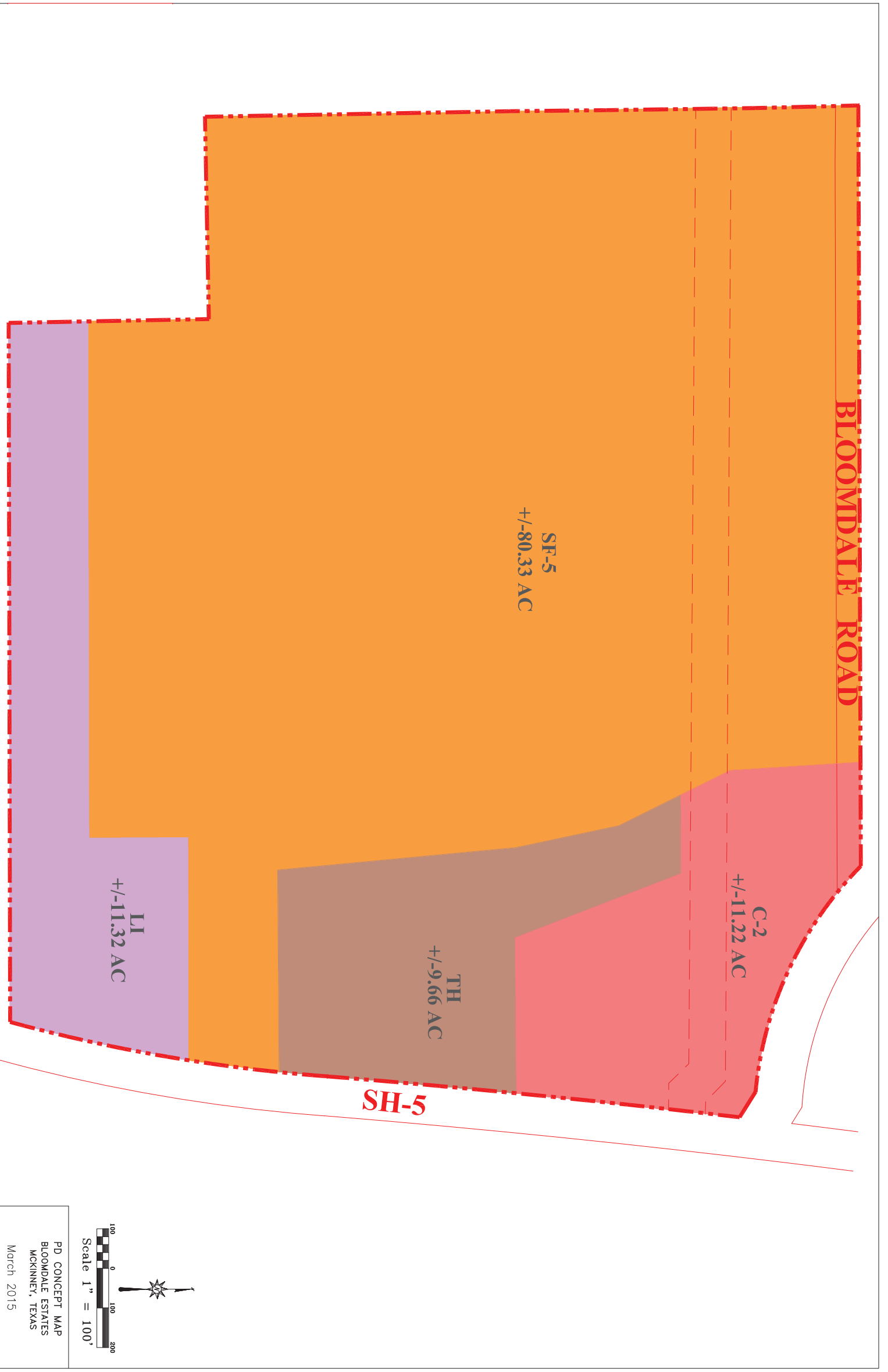
THENCE along said tangent curve to the left, same being the westerly monumented line of said State Highway No. 5, an arc length of 203.50 feet to a 1/2" iron rod set with cap;

THENCE South 04°00'10" West, continuing along the westerly monumented line of said State Highway No. 5, a distance of 73.52 feet to the POINT OF BEGINNING and containing 47.608 acres of land, more or less.

Received by Planning Monday, March 16, 2015

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EXHIBIT C



PD CONCEPT MAP  
BLOOMSDALE ESTATES  
MCKINNEY, TEXAS  
March 2015

## SINGLE FAMILY RESIDENTIAL ARCHITECTURAL AND SITE STANDARDS

1. Single Family 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.
- 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.