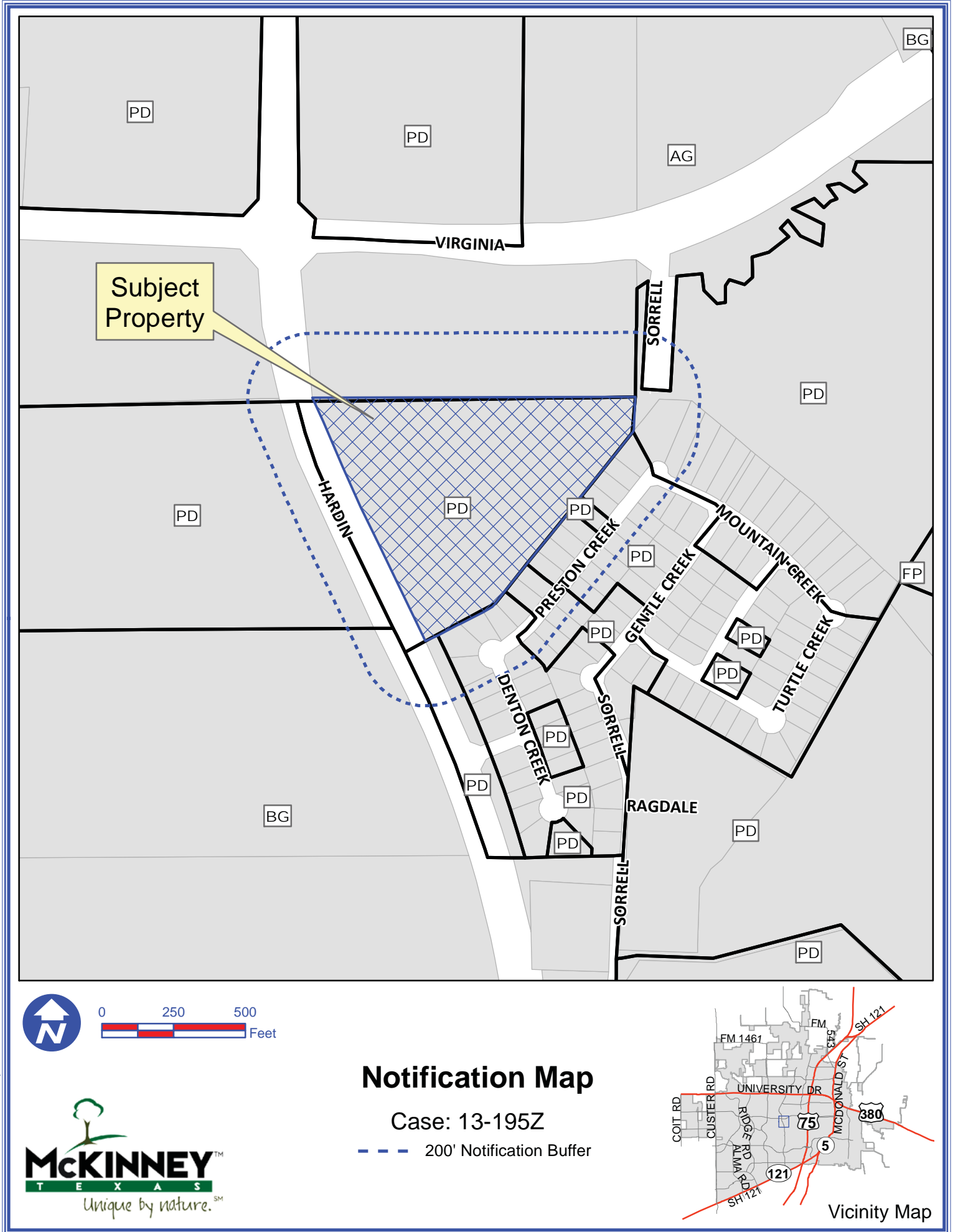


Exhibit A



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

THESE DRAWINGS ARE THE PROPERTY OF PDP CONSULTING GROUP. THE USE OF THIS DRAWING WITHOUT THE PERMISSION OF PDP IS PROHIBITED.

PDP CONSULTING GROUP
1771 International Pkwy, Suite 127
Richardson, Texas 75081
OFF: 972-972-8488
FAX: 972-699-3507

REV	DATE
1	
2	
3	
4	
5	

JOB NO. 71015
DRAWN BY: PDP/CDS
DATE: 10/18/2006
SCALE: 1"=100'
SURVEY

PROPERTY DESCRIPTION
Being a tract of land situated in the James Herndon Survey, Abstract No. 391, and being a portion of a 42,807-acre tract of land conveyed to Billy W. Turrentine as recorded by County Clerk File No. 99-0142528, to which survey a plat of said survey was filed as recorded by County Clerk File No. 99-0142528, to which survey a plat of said survey was filed as recorded by County Clerk File No. 99-0142528, and being more particularly described as follows:

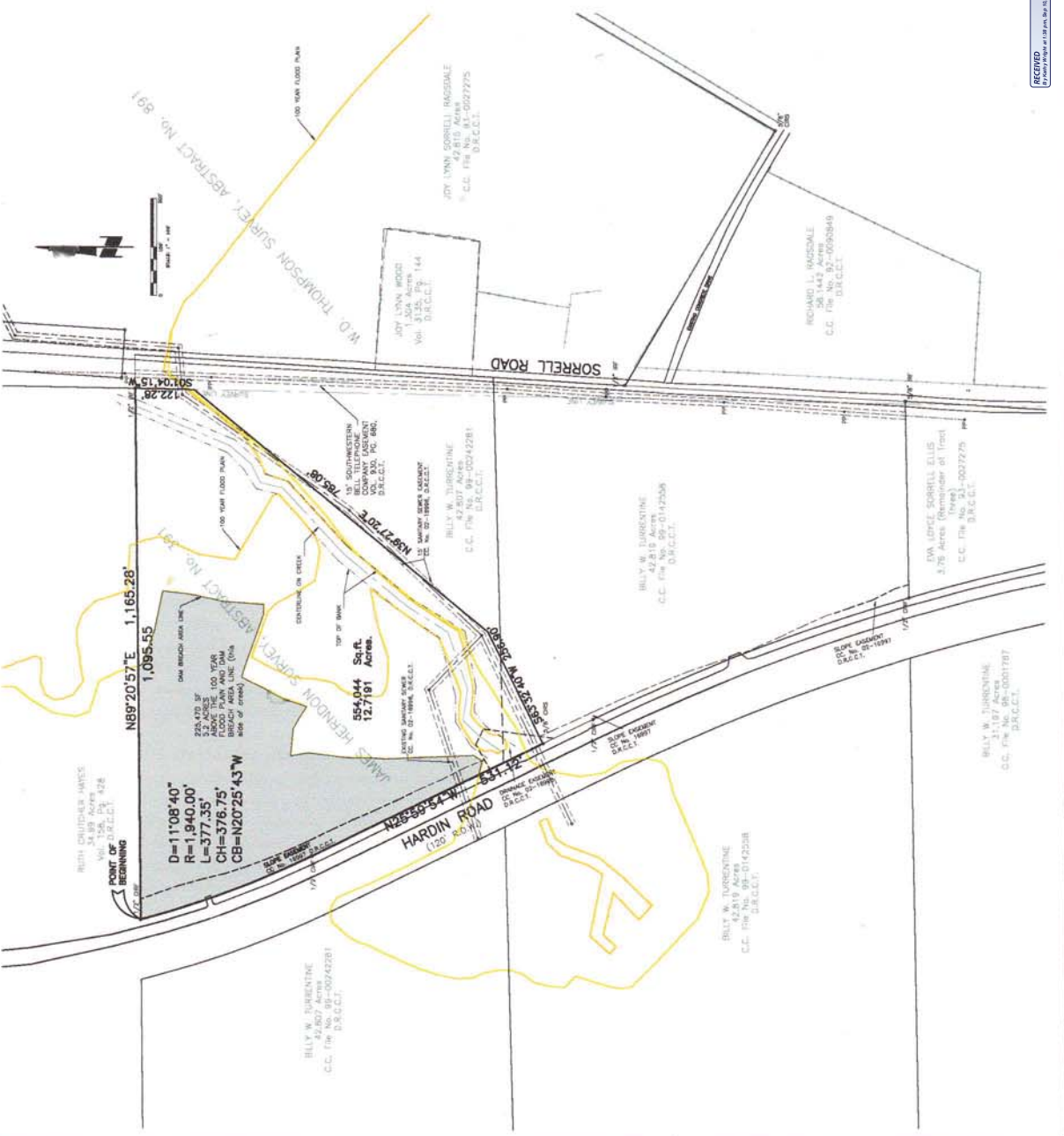
Beginning at a 1/2 inch iron rod found on the north line of said 42,807-acre tract and the east right-of-way line of Hardin Road (120' right-of-way);
Thence, along said north line, North 89 degrees 20 minutes 57 seconds West a distance of 1,940.00 feet to a yellow plastic cap assigned to the east line of said James Herndon Survey;
Thence, along said survey line, South 01 degrees 04 minutes 15 seconds West a distance of 12,258 feet to a point for corner;
Thence, South 39 degrees 27 minutes 20 seconds West a distance of 786.58 feet to a point for corner;
Thence, South 63 degrees 32 minutes 40 seconds West a distance of 531.12 feet to a 1/2 inch iron rod found on the east right-of-way line of the aforementioned Hardin Road;
Thence, along said east right-of-way line, North 25 degrees 59 minutes 52 seconds West a distance of 531.12 feet, to a 1/2 inch iron rod found for the point of curvature of a curve to the right having a radius of 1,940.00 feet, and a chord of 378.75 feet which bears North 20 degrees 25 minutes 43 seconds West;
Thence, continuing along said east right-of-way line and said curve to the right, for an arc length of 377.35 feet, to the point of beginning and containing 554,044 square feet or 12.7191 acres of land.

SURVEYOR'S CERTIFICATION
I, Paul D. Pitts, Jr., do hereby certify that this survey was made on the ground and correctly shows the boundary lines with dimensions of the land surveyed. I have personally observed the locations of all monuments and other notable improvements and other landmarks shown on this survey, and correctly show the location of all alleys, streets, easements, and other matters in regard to which there has been no claim of interest, subject to any and all claims that may hereafter be asserted, and the absence of encroachments, partywalls, or conflicts on subject property.

Paul D. Pitts, Jr.
Surveyor
Land Surveyor No. 4595

REVISED 24 OCTOBER 2006 ADDED HATCH AREA

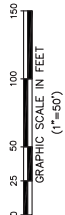
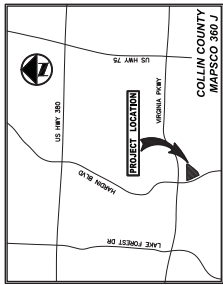
BOUNDARY SURVEY OF 12.7191 ACRES JAMES HERNDON SURVEY, ABSTRACT NO. 391, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



RECEIVED
BY: PDP/CDS (10/18/2006)

Exhibit C

CONCEPT PLAN EXHIBIT, SORRELLWOOD TERRACE



COMMON AREA CALCULATIONS BASED ON FLOODPLAIN AREAS SHOWN ON FULLY DEVELOPED 100-YR FLOODPLAIN AS SHOWN ON EXH. 1-100-YR FLOODPLAIN WORK MAP, JOB #B163 PROVIDED BY BOYD HYDROLOGY, PLLC

COMMON AREAS - AREA TABLE	
COMMON AREA 1	0.350 ACRES 15,236 SF
COMMON AREA 2	0.139 ACRES 6,069 SF
COMMON AREA 3	0.095 ACRES 4,148 SF
COMMON AREA 4	0.025 ACRES 1,080 SF
COMMON AREA 5	0.025 ACRES 1,080 SF
COMMON AREA 6	0.114 ACRES 4,957 SF
COMMON AREA 7	0.064 ACRES 2,813 SF
COMMON AREA 8	0.012 ACRES 513 SF
COMMON AREA 9	6.246 ACRES 272,083 SF
COMMON AREA 10	0.025 ACRES 1,080 SF
COMMON AREA 11	0.062 ACRES 2,697 SF
COMMON AREA 12	0.025 ACRES 1,080 SF
COMMON AREA 13	0.070 ACRES 3,036 SF
COMMON AREA 14	0.115 ACRES 5,014 SF
COMMON AREA 15	0.027 ACRES 1,194 SF
COMMON AREA 16	0.025 ACRES 1,080 SF
COMMON AREA 17	0.025 ACRES 1,080 SF
COMMON AREA 18	0.025 ACRES 1,080 SF
COMMON AREA 19	0.033 ACRES 1,431 SF
COMMON AREA 20	0.112 ACRES 4,886 SF
COMMON AREA 21	0.033 ACRES 1,436 SF
COMBINED AREAS	7.770 ACRES 329,448 SF
AREAS IN FLOODPLAIN	3.638 ACRES 159,459 SF
AREAS NET OF FLOODPLAIN	4.132 ACRES 179,989 SF

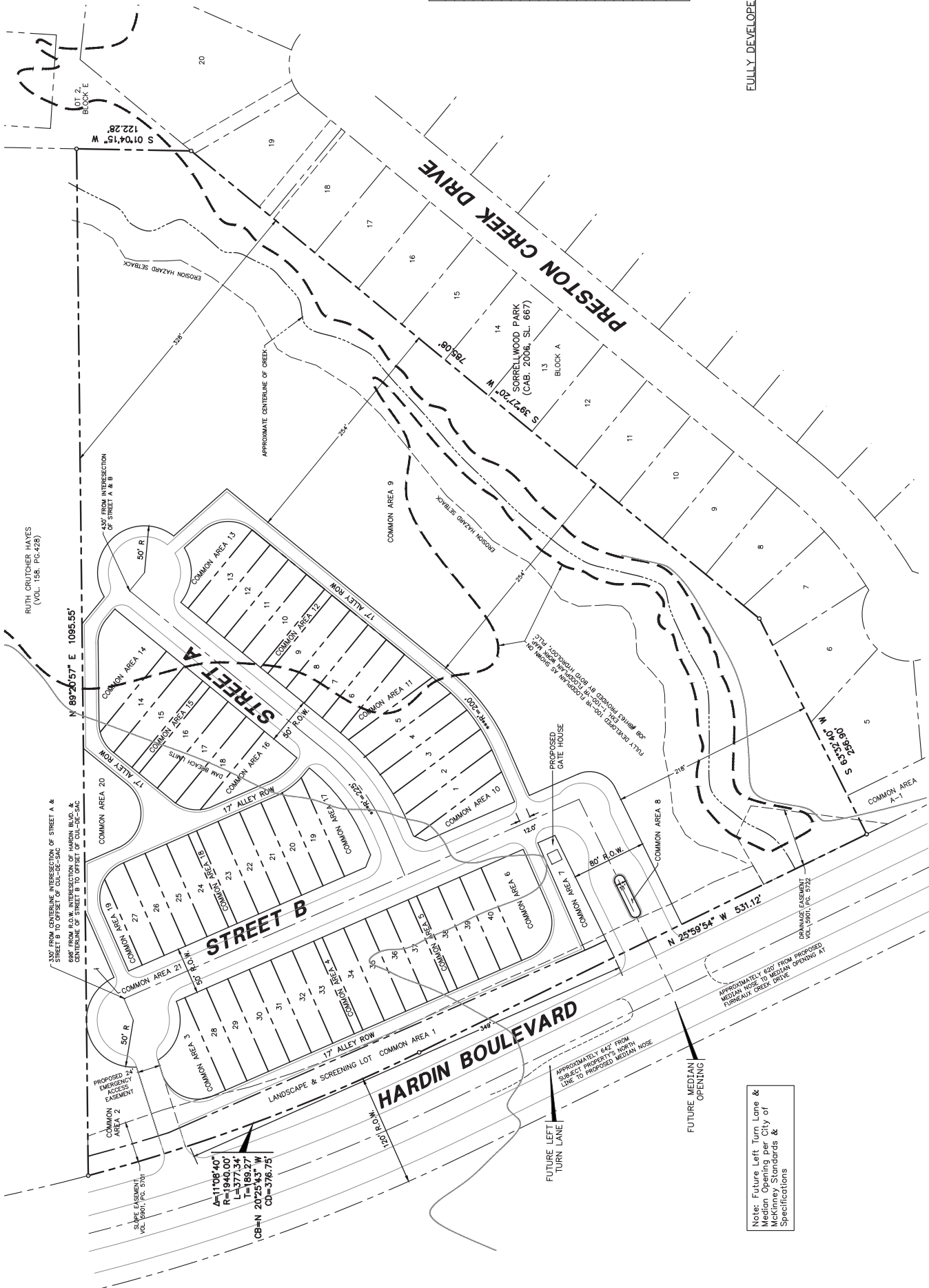
GROSS ACRES 554,048 SF \ 12.719 AC.
 FULLY DEVELOPED 100-YR-FLOODPLAIN 175,524 SF \ 4.029 AC.
 NET 378,524 SF \ 8.690 AC.
 4.60 UNITS PER ACRE

40 TOWNHOME LOTS
 25'x108' (TYPICAL LOT SIZE)
 2700' SQ. FT. (MINIMUM LOT AREA)

CONCEPT PLAN EXHIBIT
SORRELLWOOD TERRACE
 LOCATED IN THE CITY OF MCKINNEY, TEXAS
 AND BEING OUT OF THE
 JAMES HERNDON SURVEY, ABSTRACT NO. 391,
 COLLIN COUNTY, TEXAS

Pacheco Koch
 CIVIL ENGINEERING ARCHITECT INTERIOR DESIGN
 1753 SKENBERRY MCKINNEY, TEXAS 75067-8714
 TX REG. ENGINEERING FIRM F-14459
 TX REG. SURVEYING FIRM LS-1039282

DRAWN BY HS CHECKED BY SCALE 1"=50' DATE 09/25/2014 JOB NUMBER



Note: Future Left Turn Lane & Median Nose to Median Opening at City of McKinney Standards & Specifications

RECEIVED
 By Planning Department at 8:28 am, Oct. 02, 2014

Exhibit D

Sorrellwood Terrace
Planned Development Regulations (Updated October 1, 2014)
McKinney, Texas

- A. General Description:** The Planned Development District (PD) for Sorrellwood Terrace will provide a residential townhome district with exceptional and innovative quality.
- B. Statement of Purpose:** The purpose of this PD is to establish a concept plan containing forty (40) residential townhome lots and specific conditions for the development of the subject property.
- C. Development Regulations:** The subject property shall develop in accordance with Section 146-108 (“TH” – Townhome District) of the Zoning Ordinance. The PD ordinance shall include:
- a. The development on the subject property shall generally conform to the character reflected by the Building Elevations – Exhibit “E”. Specifically, buildings shall utilize dormers or other types of architectural designs or elements to break up large expanses of roof planes, façade offsets and projections shall be utilized to break up long flat wall planes, windows and doors shall be appropriately placed to break up long wall planes and scaled given the wall in which they are located, and windows and doors shall be articulated through the use of keystones, soldier courses or other patterned brick work, awnings, patio covers or other similar architectural elements.
 - b. Per wall masonry requirements, exclusive of doors and windows, of 90%.
 - c. Evergreen shrubs (6’ tall at the time of planting) placed every 6’ on center along the east side of the alley located parallel to the existing residential development, Sorrellwood Park, or at builder or developer’s option, a 6’ tall board on board wood fence be installed in lieu of the evergreen shrubs.
- D. Additional Attributes of Sorrellwood Terrace:**
- a. The main entrance into the community shall feature a divided entrance containing a landscaped median separating the traffic entering the neighborhood from the traffic exiting the neighborhood. This landscaped divided open space median meets all requirements of Section 146-108 (c)(1)(e) items #1-4; and
 - b. A stone monument sign shall be constructed within the landscaped median at the entrance to the subdivision and will also include manicured plant and ground cover vegetation; and
 - c. An unmanned gatehouse shall be constructed within Common Area 7, adjacent to the main entrance; and
 - d. At least 100,000 square feet (or +/- 2.4 total acres) of open space net of 100 year fully developed flood plain shall be dedicated to and maintained by the HOA, and

Exhibit D

shall not count against any applicable park land dedication requirements as mandated by the City's subdivision regulations.

Exhibit E



Exhibit E



Exhibit E



RECEIVED

By Planning Department at 8:52 am, Sep 29, 2014