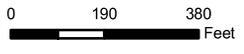


Property Owner Notification Map

21-0041Z



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.



LOT 1, BLOCK A
BLUESTEM ADDITION

All that tract or parcel of land, lying and being in the Henry Slack Survey, Abstract Number 840, in the City of McKinney, Collin County, Texas, and being Lot 1, Block A of Bluestem Addition, as recorded in Instrument Number 20180607010002650, Collin County records and being more particularly described by the following metes and bounds:

Beginning at a point located on the north corner of the above referenced Lot 1 and being located on the southerly right of way line of South Bluestem Drive, a 60 foot wide public right-of-way) as shown on said instrument; thence running with the boundary of herein described Lot 1, South 63°55'24" East 425.04 feet to a point; thence North 89°22'35" East 40.68 feet to a point; thence South 24°39'26" East 72.78 feet to a point; thence South 26°04'36" West 894.37 feet to a point located on the north right-of-way line of Hidden Haven Drive, a 60 foot wide public right – of-way) as shown on said instrument; thence running with said right-of-way line, 622.85 feet along an arc of a non-tangent curve to the right and having a radius of 1392.77 feet and a chord bearing and distance of North 37°28'26" West 617.67 feet to a point; thence North 24°39'45" West 178.80 feet to a point; thence North 19°09'01" East 21.65 feet to a point located on the aforesaid southerly right-of-way line of South Bluestem Drive; thence running with said right-of-way line, 550.33 feet along a non-tangent curve to the left, having a radius of 905.00 feet and a chord bearing and distance of North 45°04'02" East 541.89 feet to the point of beginning.

Bearings based on Instrument 20180607010002650.

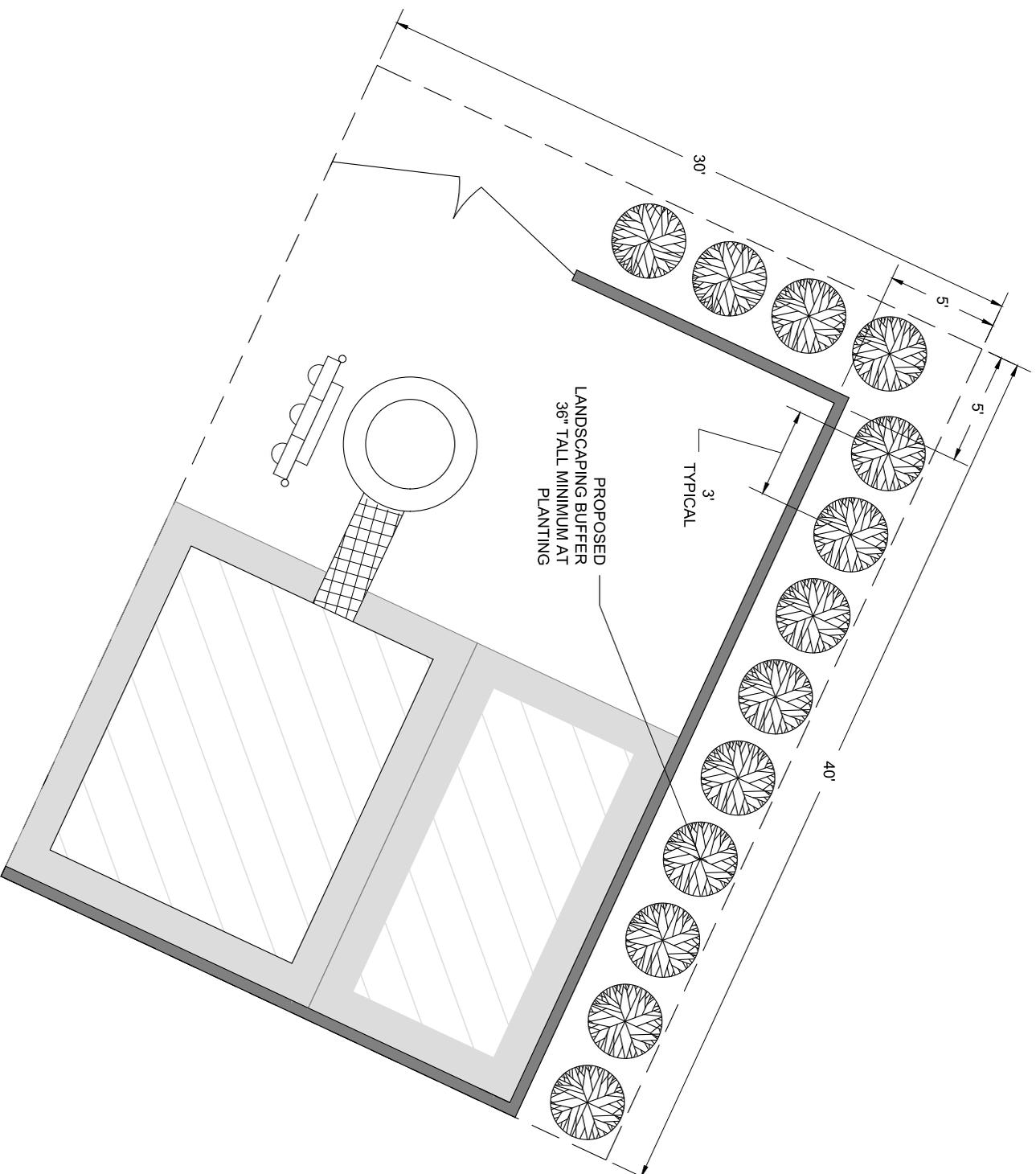
Said tract contains 10.773 acres more or less.

The above description is based on the approved and recorded plat of Lot 1, Block A, Bluestem Addition as recorded in Instrument Number 20180607010002650. This legal description is not based on a boundary survey.

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

The subject property shall be zoned "PD" – Planned Development District with use and development of the subject property conforming to the regulations contained within Section 146-93 (GC – Government Complex District) and Section 146-137 (Communications antennas, satellite dishes and support structures/towers) of the City of McKinney Zoning Ordinance except as follows:

1. A stealth monopole tower may be constructed on the subject property and shall be generally developed in accordance with the drawings submitted. Location in relation to the existing school complex is shown on Exhibit E.
2. The minimum setback requirement for a stealth monopole shall be 167 feet from the center of the monopole to the nearest property line. All other uses permitted within Section 146-93 shall follow the requirements of the zoning district.
3. The maximum height for the stealth monopole telecommunications tower shall be 80 feet with a 5-foot lightning rod. All other uses permitted within Section 146-93 shall follow the requirements of the zoning district.
4. The site is to include an 8-foot masonry wall around the telecommunications facility compound as shown in the compound layout on Exhibit E.
5. The site is to include a landscape buffer of Spartan Juniper to match existing landscape plantings at the school. Plantings will be at least 36" tall at planting, with layout and 3' on center spacing in accordance with Exhibit F.



- NOTES:
1. PROPOSED PLANT SPECIES:
SPARTAN JUNIPER (JUNIPERUS
CHINENSIS "SPARTAN"), TO
MATCH EXISTING LANDSCAPE OF
ADJACENT SCHOOL BUILDING
 2. FINAL PLANTING OFFSET
DISTANCES TO BE VERIFIED AND
MODIFIED AS NEEDED TO MATCH
EXISTING LANDSCAPE OF
ADJACENT SCHOOL BUILDING



HEMPHILL
1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200



STS (SPECIALTY TELECOMMUNICATIONS
CONSULTANTS, LLC)
13431 BROADWAY EXT., SUITE 120,
OKLAHOMA CITY, OK 73114

PROJECT NO.: 1640
PROJECT NAME: WESTRIDGE
911 ADDRESS: TBD
DRAWN BY: RGH
CHECKED BY: MK/SL T/JRH

ISSUED FOR:
APPROVAL

REV	DATE	DESCRIPTION
0	03/24/21	FOR APPROVAL



SAMUAL T. CURTIS, P.E.
TEXAS NO. 117377

SCALE
N.T.S.

COMPOUND
LAYOUT

SHEET NUMBER: L1-1
REVISION: 0

