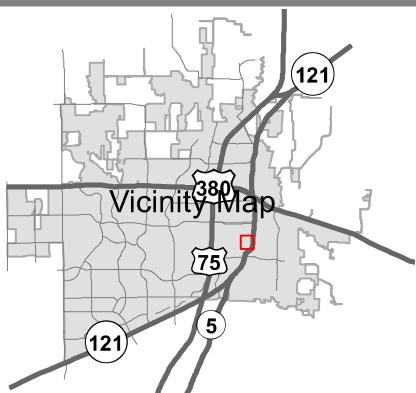
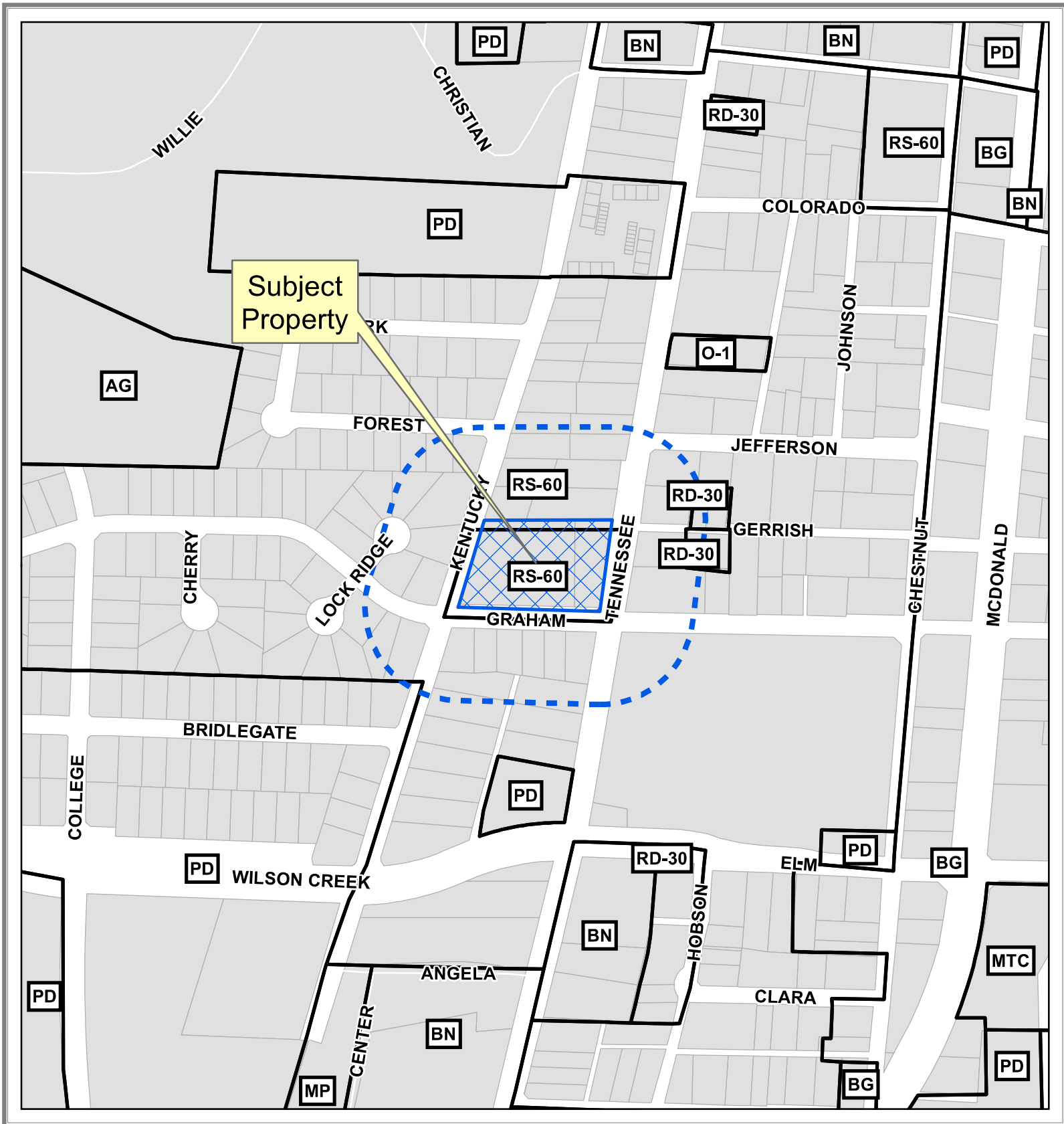


EXHIBIT A



Property Owner Notification Map

18-0072Z



0 150 300 Feet

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

MEETS & BOUNDS

SITUATED in the Ed Bradley Survey, Abstract No. 85, and the Mary Standifer Survey, Abstract No. 811, in the City of McKinney, Collin County, Texas, and being a resurvey of a called 1.46 acre tract of land that was conveyed to Victor Lee Kirkwood et ux by Allen E. Kidwall et ux, in Deed recorded in Volume 1615, page 298 of the Deed Records of Collin County, Texas, being more particularly described by metes and bounds, to-wit;

BEGINNING at an iron pin found at the Southeast corner of said tract;

THENCE South 89 degrees 46 minutes West, with the North line of Graham Street, 339.17 feet to an iron pin;

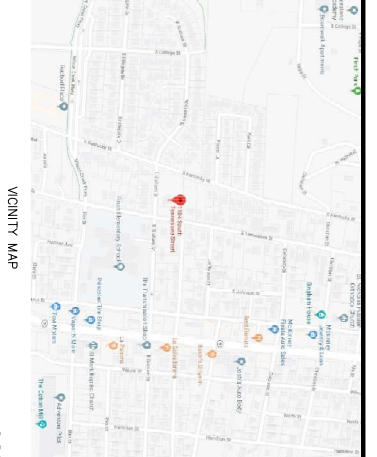
THENCE North 15 degrees 07 minutes East with an old row of trees; 199.9 feet to an iron pin found;

THENCE North 89 degrees 33 minutes East with the North line of said tract, 313.57 feet to an iron rod found in the West line of Tennessee Street;

THENCE South 7 degrees 47 minutes West with said West line, 195.87 feet to the **PLACE OF BEGINNING** and containing 1.448 acres of land, more or less.

EXHIBIT C


JR ROSE DEVELOPMENT. The designs represented by these plans are copyrighted and subject to copyright infringement protection as an "Architectural Work" under 17 U.S.C. Sect. 102 known as the Architectural Works Protection Act of 1990. Unauthorized use of these plans (including form and arrangement of spaces), data, and other aspects of the design will subject the infringer to damages and/or judicial action as provided by Federal Law.



01 ZONING EXHIBIT
SCALE 1"=20'-0"

ZONING EXHIBIT
 OF
 1.446 Acres
 62,977 SQUARE FEET
 OF
 62,977 sq. ft. / 1.446 ac.
 Being all of tract described in a deed to
 FREDERICK N. MUELLER and DIANNE S. MUELLER, recorded in
 Deed Records, Collin County, Texas
 Volume 3285, Page 201
 ED BRADLEY SURVEY, ABSTRACT NO. 85, COLLIN COUNTY &
 MARY STANDIFER SURVEY, ABSTRACT NO. 811, COLLIN COUNTY
 CITY of MCKINNEY, COLLIN COUNTY, TEXAS

SHEET
ZB



JR ROSE
ARCHITECTURE
(214) 454-7895 Tel. (972) 420-0324 Fax



DOWELL SQUARE
MCKINNEY TEXAS

Drawn By: Jason R. Rose	Preparation Date:
Revisions:	
Notes:	

EXHIBIT D

Development Regulations

Use and development of the subject property shall be in conformance with Section 146-106 ("SF 5" – Single Family Residential District) of the Zoning Ordinance, and as amended, except as follows:

- The minimum mean lot size shall be 7,000 square feet.
- The minimum median lot size shall be 5,200 square feet.
- The maximum density shall be 7 dwelling units per acre.
- All building constructed on the subject property shall generally develop in accordance with the styles shown in the Architectural Styles Exhibit.

EXHIBIT E

Pattern Book (Proposed Architectural Styles)



Colonial Style Architectural Example



Colonial Style Architectural Example



EXHIBIT E

Colonial Style Architectural Example



Modern Craftsman Style Architectural Example



Modern Craftsman Style Architectural Example

EXHIBIT E



Craftsman Style Example



Craftsman Style Example

EXHIBIT E



Colonial Revival Twist Style Architectural Example



Craftsman Revival Twist Style Architectural Example