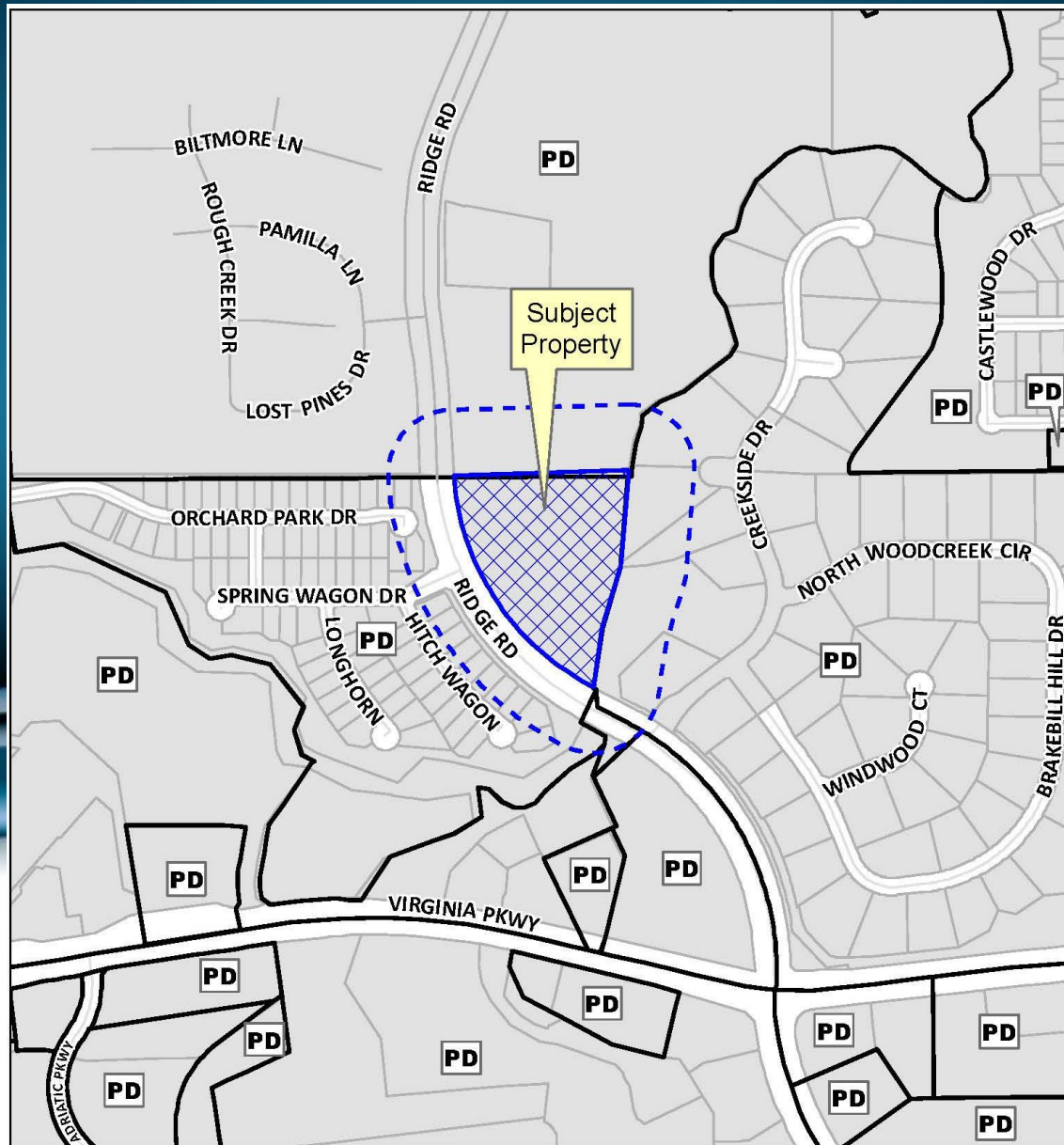


Case No. 10-146Z

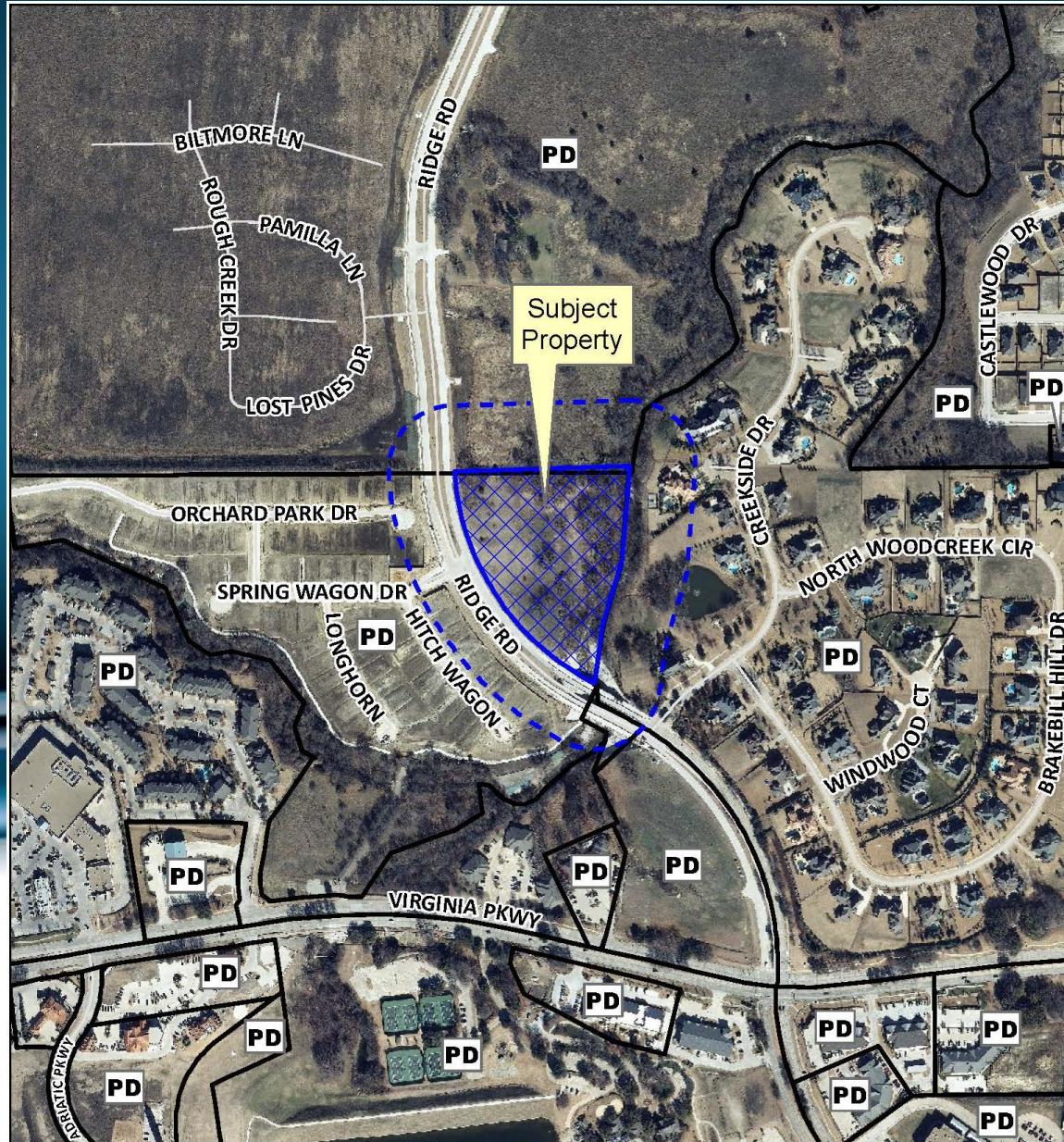
Located on the East Side of Ridge Road and Approximately 1,000 Feet North of Virginia Parkway



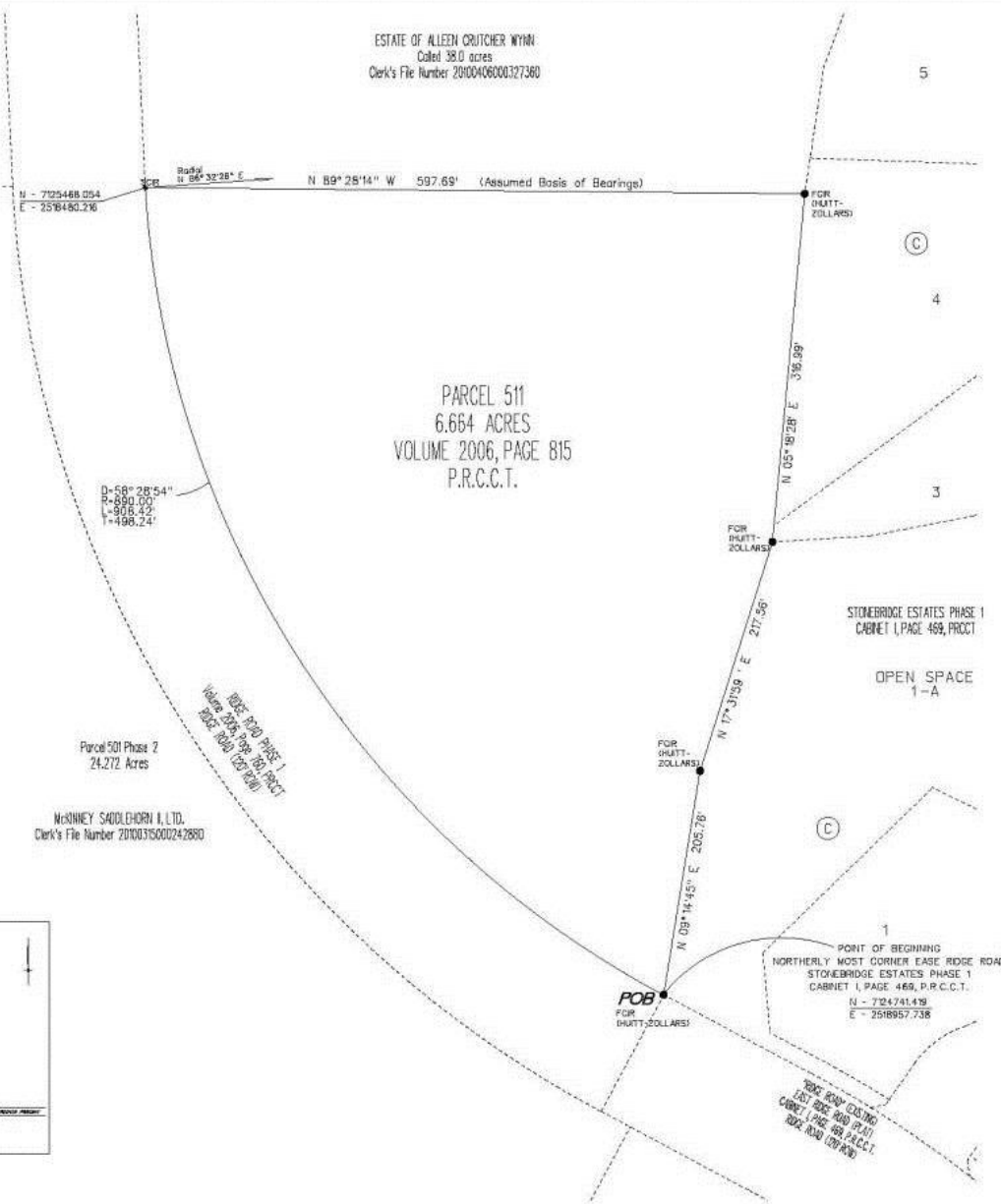
Location Map



Aerial Exhibit



Proposed Zoning Exhibit



DESCRIPTION

WHEREAS, JOHN MATHEWS is the owner of PARCEL 375, according to the plat thereof and thereon as recorded in Volume 2006, Page 89 of the Plat Records of Collin County, Texas, which plat and survey are hereinafter described as the NEVINS TRACT of and in fee simple;

ALL THIS SAID TRACT of LAND BEING IN THE U.S. & C. SURVEY, BENTLEY TRACT 34A, IN THE CITY OF ROCKWELL, COLLIN COUNTY, TEXAS, being 100% of TRACT 34A described in Deeds Plat Book 2006, Stonebridge Phase 1, Volume 2006, Page 799 of the Plat Records of Collin County, Texas, being more particularly described by more the details as hereon;

WHEREAS, a 1/2" capped iron rebar (SETT-ZOLLARS) found for corner of the westerly most corner of East Ridge Road, according to the Plat Book of STONEBRIDGE ESTATES PHASE 1, as Map for record in Volume L, Page 469 of the Plat Records of Collin County, Texas;

THENCE in a westerly direction, along the westerly boundary of said STONEBRIDGE ESTATES PHASE 1, the following line (2) courses:

1) 168°-14'45", a distance of 205.76 feet to 1/2" capped iron rebar (SETT-ZOLLARS) found for corner;

2) 107°-37'00", a distance of 217.56 feet to 1/2" capped iron rebar (SETT-ZOLLARS) found for corner;

3) 100°-14'45", a distance of 205.76 feet;

to 1/2" capped iron rebar (SETT-ZOLLARS) found for corner, said corner being on the westerly most north line of said TRACT 34A;

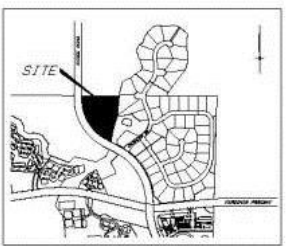
THENCE 180°-00'00" along the westerly most north line of said TRACT 34A, a distance of 587.69 feet to 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner at the northeast corner of ROAD 1000 PHASE 1, according to the Revised Plat thereof on file for record in Volume 2006, Page 799 of the Plat Records of Collin County, Texas, said point also being on the arc of a curve having a radius of 500.00 feet, a bearing angle of 58°-28'04", and from which a radius line bears 168°-32'00";

THENCE in a westerly direction, along the westerly boundary of said ROAD 1000 PHASE 1, and along the arc of said curve to the left, a distance of 506.42 feet back to the POINT OF BEGINNING, and computing 6.664 acres of land, more or less.



Legend

- PARCEL BOUNDARY
- FOUND 1/2" IRON REBAR
- SET 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.)
- FOR FOUND 1/2" CAPPED IRON REBAR (AS NOTED)
- FOR FOUND IRON REBAR (SIZE AS NOTED)
- SET NAIL IN BRASS DISK (PETSCH & ASSOC., INC.)
- D CENTRAL ANGLE OF CURVE
- R RADIUS OF CURVE
- L ARC LENGTH OF CURVE
- L.R.C.C.T. LAND RECORDS OF COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- ESWT. EASEMENT
- N - 1000000.00 STATE PLANE COORDINATES
- E - 1000000.00
- ROAD NAME CHANGE



Vicinity Map
1/8" SCALE

EXHIBIT C

ZONING EXHIBIT
PARCEL 511

PREPARED FOR
JOHN MATHEWS
880 PARK LAKE DR.
MCKINNEY, TEXAS 75070
(214) 807-8563

PETSCH & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS - LAND SURVEYORS - DEVELOPMENT CONSULTANTS

2500 GLENNER PARKWAY, SUITE 200, GAITHERSBURG, TEXAS 75041 (972) 382-9300

DATE:	DATE:	SCALE:	JOB NUMBER:	SHEET:	OF:
01/11/2011	JAN 2011	1" = 50'	100-209	1	1
DESIGNED BY:	CHKD BY:				

Proposed Zoning Exhibit

STONEBRIDGE RANCH



0 400 800 1200
SCALE IN FEET

- 1 DENOTES PLANNING AREA NUMBER
- DENOTES PLANNING AREA BOUNDARY
- DENOTES INTERSECTING RESIDENTIAL CIRCULATION STREETS - DRIVEWAY ACCESS MAY BE POSSIBLE
- DENOTES INTERSECTING RESIDENTIAL CIRCULATION STREETS - **NO** DRIVEWAY ACCESS ALLOWED
- DENOTES EXISTING MEDIAN OPENING LOCATIONS
- DENOTES ACCESS POINTS FOR MAJOR PARCEL ENTRIES. ADDITIONAL MINOR ENTRIES MAY BE ADDED AT PLATTING. POSSIBLE MEDIAN LOCATIONS WILL BE DETERMINED AT TIME OF SITE PLAN REVIEW OF INDIVIDUAL TRACTS
- SF-1
 SF-2
 SF-3
 SF-3.5
SINGLE FAMILY RESIDENTIAL
- MF-1
MULTI FAMILY RESIDENTIAL MEDIUM DENSITY
- MF-2
MULTI FAMILY RESIDENTIAL HIGH DENSITY
- O-1
 O-1 S
 O-2
OFFICE
- ML-1
 ML-2
LIGHT MANUFACTURING
- R-1
 R-2
 R-3
RETAIL
- DENOTES HIKE/BIKE TRAIL
- OS
OPEN SPACE
- GC
GOLF COURSE

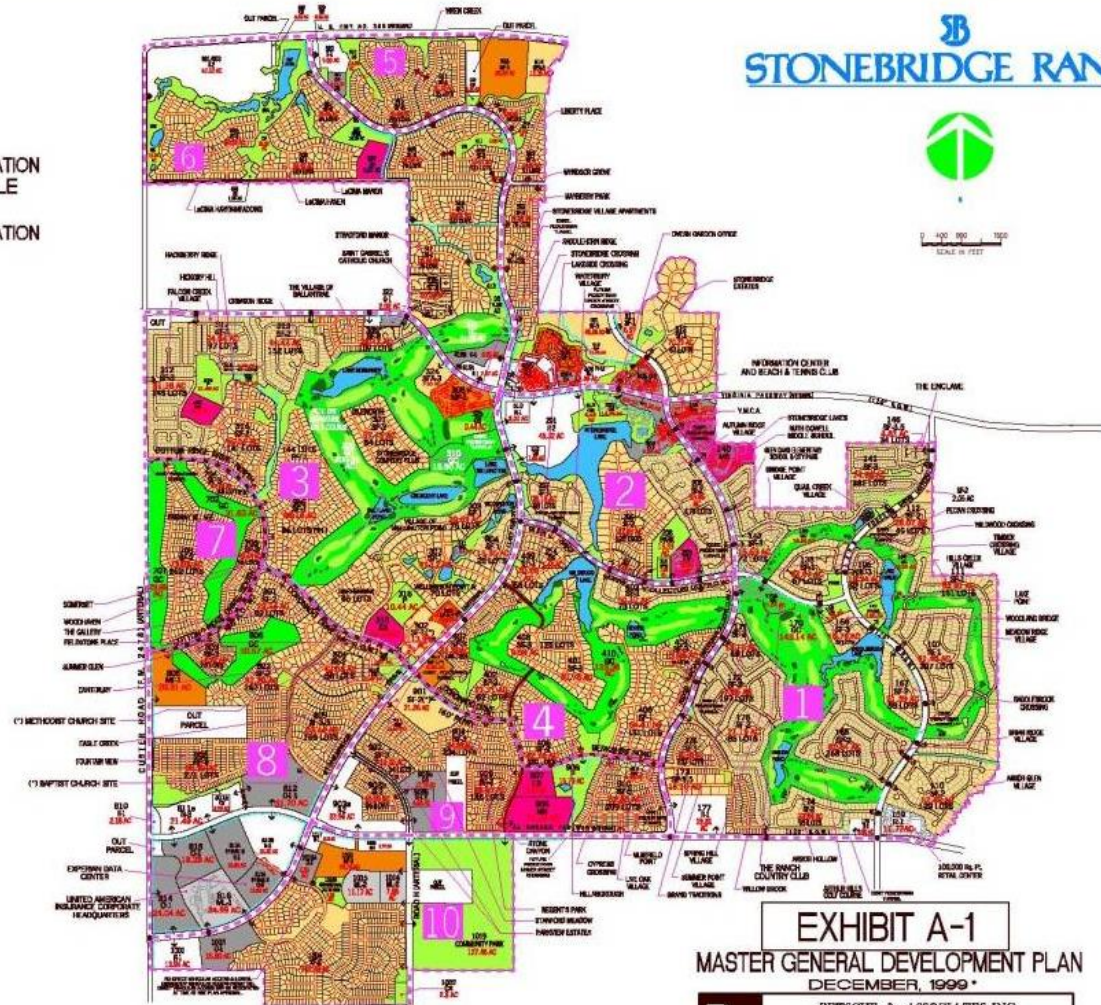


EXHIBIT A-1

EXHIBIT A-1
MASTER GENERAL DEVELOPMENT PLAN
DECEMBER, 1999 *

PETSCHÉ & ASSOCIATES, INC.
Professional Engineers - Land Surveyors - Development Consultants
2381 Metrocentre Boulevard, Suite 6, West Palm Beach, Florida 33417 (407) 640-3800
2600 Oldwoods Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9626

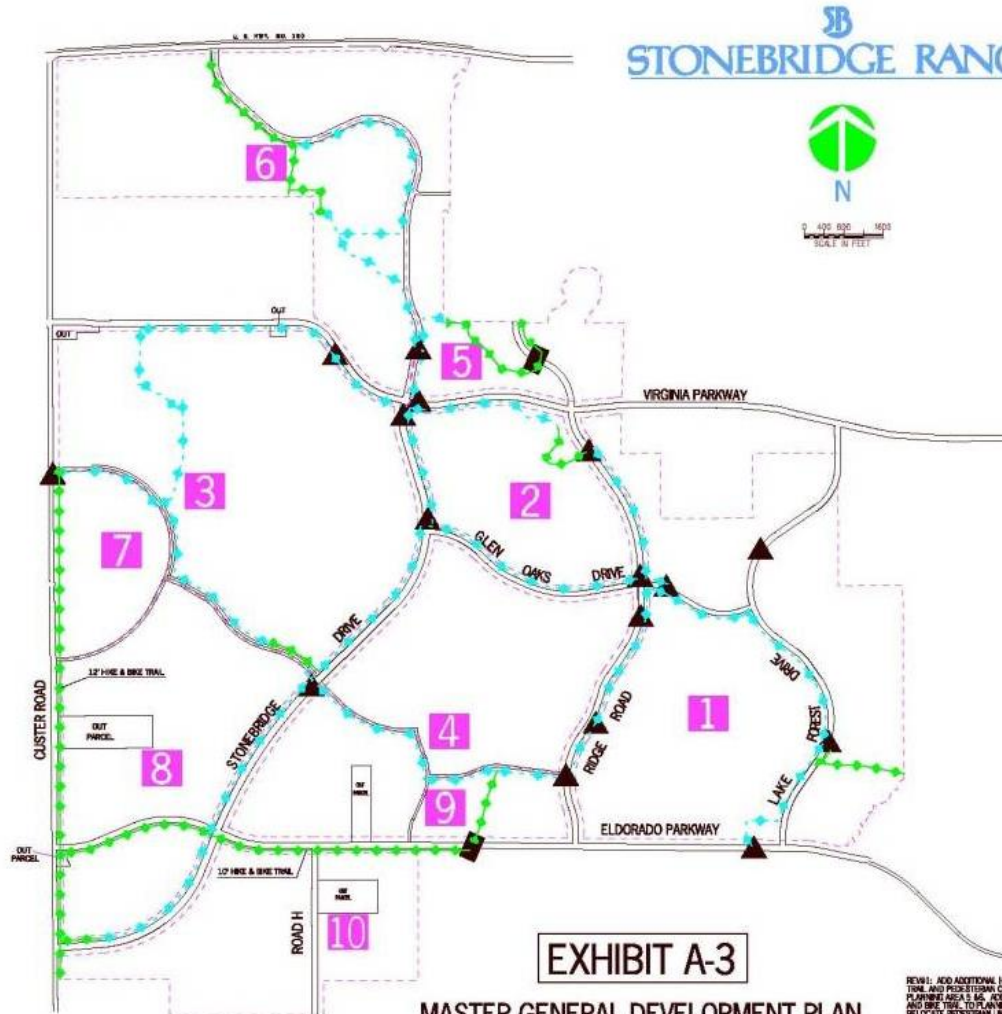
This map is an artist's rendering and is subject to change at the sole discretion of Stonebridge Ranch. The location and operation of those areas already developed and those areas to be developed are approximate and may not accurately reflect future developments. Stonebridge Ranch, L.P. and its affiliates make no representation or warranties as to when or if the development herein will occur.

- * Revision No. 1: Revised Planning Areas 5 & 6 to reflect application submitted on 7/25/99
- * Revision No. 2: Revised Planning Areas 3 & 8 to reflect City Council amendments on 11-7-2000
- * Revision No. 3: Added additional lot numbers
- * Revision No. 4: Added additional lot numbers and Subdivision Name
- * Revision No. 5: Revised Planning Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

EXHIBIT D

Proposed Zoning Exhibit

- 1 DENOTES PLANNING AREA NUMBER
- DENOTES PLANNING AREA BOUNDARY
- DENOTES ROADWAY
- - - DENOTES EXISTING HIKE & BIKE TRAIL
- - - DENOTES PROPOSED HIKE & BIKE TRAIL
- ▲ DENOTES EXISTING HIKE & BIKE TUNNEL
- DENOTES PROPOSED HIKE & BIKE TUNNEL
- DENOTES PROPOSED & EXISTING UNDERSTREET CROSSING USING DRAINAGE STRUCTURE



**MASTER GENERAL DEVELOPMENT PLAN
HIKE AND BIKE TRAIL LOCATION EXHIBIT**

DECEMBER, 1999

EXHIBIT E

PETSCHKE & ASSOCIATES, INC.
Professional Engineers - Land Surveyors - Development Consultants

2201 Microcentris Boulevard, Suite 6, West Palm Beach, Florida 33407 (561) 640-8500
6500 W. Virginia Pkwy., Suite 214, McKinney, Texas 75070 (972) 562-9606

REVISION: ADD ADDITIONAL HIKE AND BIKE TRAIL AND PROPOSED TUNNEL CROSSING TO PLANNING AREA 5 (S.E. ADD JUNCTION HIKE AND BIKE TRAIL TO PLANNING AREA 7 & 8. RELOCATE PROPOSED TUNNEL UNDERSTREET CROSSING IN PAB.

REVISION: REVISE TO REFLECT CURRENT MASTER PLAN IN PAB AND FUTURE CROSSING IN PAB.

REVISION: REMOVE HIKE AND BIKE TRAIL IN PAB AROUND LAKE. REVISE TO REFLECT CURRENT CONDITIONS. REMOVE UNDERSTREET CROSSINGS IN PAB. RELOCATE TUNNEL FROM ALONG CREEK IN PAB TO ALONG CLUSTER AND STONEBRIDGE DR. 5/9/03.

REVISION: ADD HIKE AND BIKE TRAIL ON THE SOUTH SIDE OF EL DORADO FROM CUSTER RD TO THE MIDDLE SCHOOL. ADD HIKE AND BIKE TRAIL CONNECTION IN PAB FROM ST CUSTER TO LAGUNA DR. 5/28/03.

REVISION: REVISE HIKE & BIKE LOCATION ALONG ROZE RD ADJACENT TO PARCEL 511. 1/11.

EXHIBIT A-3

STAFF RECOMMENDATION:

Staff Recommends Approval of the Proposed Rezoning Request with the Special Ordinance Provisions Listed in the Staff Report.

