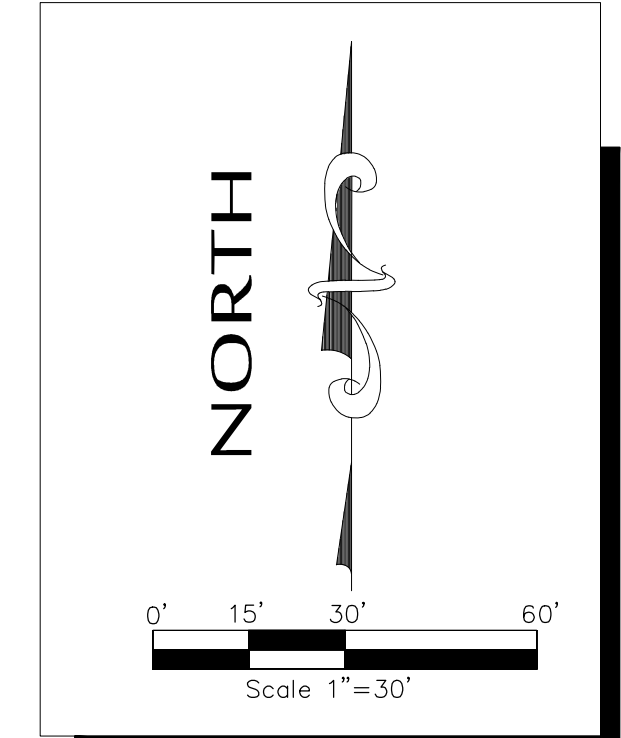
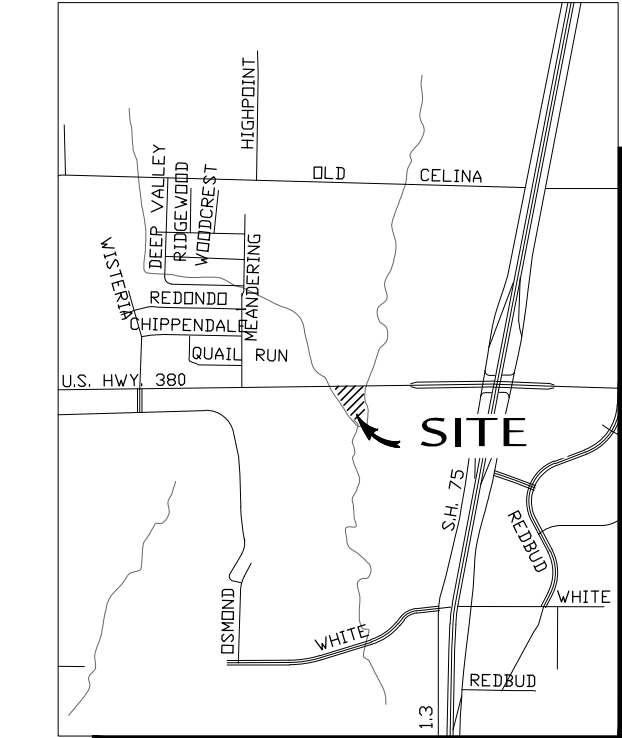


SITE MAP(NTS.)



DESCRIPTION OF PROPERTY

DESCRIPTION of a 1.499 acre tract of land situated in the Jacob Dunbaugh Survey, Abst. No. 257 and Samuel McFall Survey, Abst. No. 641, Collin County, Texas; said tract being part of City of McKinney Lot 1E of the Jawdabs Subdivision, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet F, Slide 164, M.R.C.C.T.

BEGINNING at a "+" cut found on top of the concrete Headwall at the North West corner of the Property.

THENCE, South 19 degrees, 28 minutes, 25 seconds East, a distance of 67.00 feet to a 1/2 inch iron rod with plastic cap found.

THENCE, South 68 degrees, 38 minutes, 56 seconds East, a distance of 18.22 feet to a 1/2 inch iron rod with plastic cap found for corner.

THENCE, South 41 degrees, 46 minutes, 01 seconds East, a distance of 52.74 feet to a 1/2 inch iron rod with plastic cap found for corner;

THENCE, South 36 degrees, 14 minutes, 33 seconds East, a distance of 107.64 feet to a 1/2 inch iron rod with plastic cap found for corner;

THENCE, South 67 degrees, 01 minutes, 27 seconds East, a distance of 80.87 feet to a 1/2 inch iron rod with plastic cap found for corner;

THENCE, South 06 degrees, 37 minutes, 09 seconds West, a distance of 28.88 feet to a 1/2 inch iron rod with plastic cap found for corner;

THENCE, South 61 degrees, 34 minutes, 33 seconds East, a distance of 84.56 feet to a 1/2 inch iron rod with plastic cap found for corner;

THENCE, North 00 degrees, 19 minutes, 34 seconds East, a distance of 75.00 feet to a 1/2 inch iron rod with plastic cap found for corner;

THENCE, North 67 degrees, 44 minutes, 19 seconds East, a distance of 58.00 feet to a 1/2 inch iron rod with plastic cap found for corner;

THENCE, North 06 degrees, 39 minutes, 45 seconds West, a distance of 55 feet to a 1/2 inch iron rod with plastic cap found for corner;

THENCE, North 63 degrees, 34 minutes, 06 seconds East, a distance of 47.00 feet to a 1/2 inch iron rod with plastic cap found;

THENCE, North 33 degrees, 42 minutes, 02 seconds West, a distance of 68.00 feet to a 1/2 inch iron rod with plastic cap found for corner;

THENCE, North 65 degrees, 57 minutes, 55 seconds West, a distance of 71.70 feet to a 1/2 inch iron rod with plastic cap found for corner;

THENCE, North 05 degrees, 53 minutes, 13 seconds West, a distance of 28.00 feet to a 1/2 inch iron rod with plastic cap found for corner;

THENCE, North 74 degrees, 52 minutes, 42 seconds West, a distance of 54.76 feet to a 1/2 inch iron rod with plastic cap found for corner;

THENCE, North 43 degrees, 52 minutes, 23 seconds West, a distance of 64.40 feet to a 1/2 inch iron rod with plastic cap found for corner;

THENCE, North 88 degrees, 35 minutes, 15 seconds East, a distance of 120.43 feet to a 1/2 inch iron rod with plastic cap found for corner;

THENCE, North 88 degrees, 53 minutes, 13 seconds West, a distance of 78.17 feet to THE POINT OF BEGINNING.

CONTAINING: 65,310 square feet or 1.4993 acres of land, more or less.

NOTES :

1. THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

NOTES:

The underground utilities shown have been located from field survey information and existing drawings. The Surveyor/Engineer makes no guarantees that the underground utilities shown are in the exact location indicated, although the Surveyor/Engineer does certify that they are located as accurately as possible from information available. The Surveyor has not physically located the underground utilities.

GC to confirm the location of all underground utilities and notify to the Engineer if found different than the construction plans; prior to any construction.

BENCHMARKS

- City of McKinney Monument 17 NAVD88 Elev.=607.85
- TBM #1- Square cut in storm inlet on the South curb line of University Drive (U.S. Highway 380) approximately 275'± West of Community Drive. Elev.=663.91
- TBM #2- Square cut in storm inlet West of Community Drive, South of a concrete approach, approx. 312'± South of University Drive (U.S. Highway 380). Elev.=657.01

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRS	IRON ROD SET w/CAP STAMPED "WAI"
CIRF	IRON ROD FOUND w/CAP
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
PP	POWER POLE
GW	GUY WIRE
MH	MANHOLE
WV	WATER VALVE
TP	TELEPHONE PEDESTAL
WM	WATER METER
FH	FIRE HYDRANT
ICV	IRRIGATION CONTROL VALVE
CO	CLEANOUT
AC	AIR CONDITIONER
SB	SIGNAL BOX
SP	SIGNAL POLE
SN	SIGN
SS	SANITARY SEWER
SW	STORM SEWER
TPAD	TRANSFORMER PAD
GM	GAS METER
GMK	GAS MARKER

ABBREVIATION LEGEND

TSN	TRAFFIC SIGN
UGC	UNDERGROUND CABLE MARKER
EB	ELECTRIC BOX
EM	ELECTRIC METER
CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT
GI	GRATE INLET
IN	INLET
HC	HANDICAPPED
MP	METAL POST
MB	MAIL BOX
BILLB	BILLBOARD
GL	GROUND LIGHT
LP	LIGHT POLE
GR	GAS RISER
PM	PAINT MARK
PF	PIN FLAG
WP	WOOD POST
MP	METAL POST
MES	MESQUITE
HAK	HACKBERRY
CED	CEDAR
CHB	CHINABERRY
BOD	BOIS DE ARC
WIL	WILLOW
TMK	TELEPHONE MARKER

dloc DESIGN DEVELOPMENT CONSULTANTS, INC.

CIVIL, MUNICIPAL & LAND DEVELOPMENT CONSULTANT

FIRM REGISTRATION # 09970

1001 W. EULESS BLVD., (HWY-10), SUITE # 211, EULESS, TX, 76040

PHONE: 214-986-9320 FAX: 1-866-531-8663

No.	DATE	REVISION
8	02/14/17	CITY SUBMITTAL
7	02/07/17	CITY SUBMITTAL
6	01/24/17	CITY SUBMITTAL
5	10/27/16	CITY SUBMITTAL
4	10/12/16	CITY SUBMITTAL
3	9/21/16	CITY SUBMITTAL
2	7/26/16	CITY SUBMITTAL
1	5/31/16	CITY SUBMITTAL

ZONING EXHIBIT

AUTO REPAIR SHOP

LOT-1E, JAWDABS SUBDIVISION, CAB.F, SLIDE 164, M.R.C.C.T.

CITY OF MCKINNEY, DALLAS COUNTY, TEXAS.

DATE: 02/14/17

STAMPED: *Shahy*

THESE CONSTRUCTION PLANS WERE PREPARED BY S.I.ABED, A REGISTERED PROFESSIONAL ENGINEER NO. 97531. THE SEAL APPEARING ON THESE PLANS IS THE SEAL OF S.I.ABED, REGISTERED PROFESSIONAL ENGINEER NO. 97531.

DATE: 07/26/16

SCALE: 1"=30'

DRAWN: A.I.

CHECKED BY: S.I.ABED

PROJECT #: 016030

SHEET NO: 01

RECEIVED

By Planning Department at 10:34 am, Feb 15, 2017