

COLLIN MCKINNEY PARKWAY
(120' RIGHT-OF-WAY)

Lot 1, Block A
HEIGHTS AT LAKE FOREST
ADDITION
Instrument No. 20130912010002770
O.P.R.C.C.T.
1.809 Acres

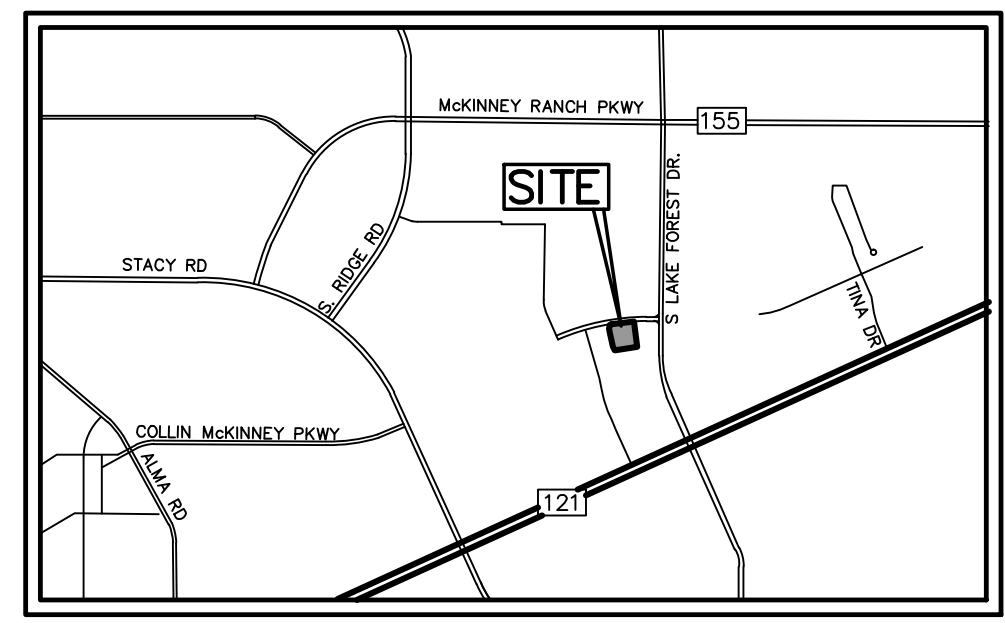
PROPOSED ZONING C1

Lot 2, Block A
Heights at Lake Forest
Addition
Volume 2013, Pages
426-427
P.R.C.C.T.

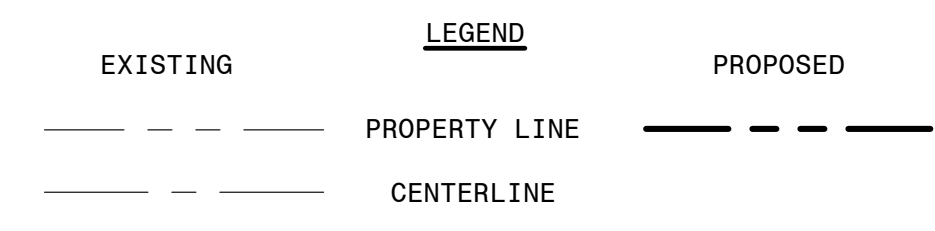
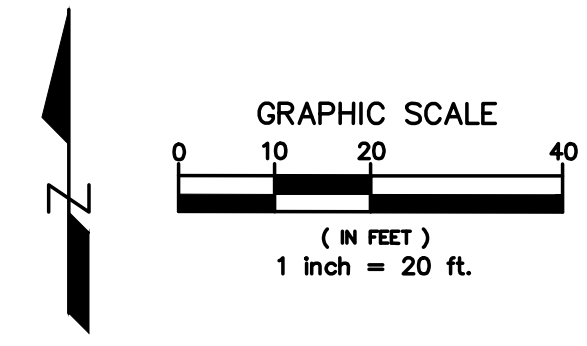
Lot 2, Block A
Heights at Lake Forest
Addition
Volume 2013, Pages
426-427
P.R.C.C.T.

DEVELOPER/OWNER
LAKE FOREST TRADE CENTER, LLC
SRINIVAS CHALUVADI
13359 GRAYHAWK BLVD
FRISCO, TEXAS 75033
626-372-9395 TELE

ENGINEER
VASQUEZ ENGINEERING, LLC
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX



LOCATION MAP
NOT TO SCALE



NOTES:

- BOUNDARY BASED ON SURVEY PREPARED BY ARTHUR SURVEYING COMPANY, INC., DATED 09/08/2016.

LEGAL DESCRIPTION

Being a lot in the Oliver Hedgecove Survey, Abstract 392, said lot being all of Lot 1, Block A, Heights at Lake Forest Addition, an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Document No. 20130912010002770, Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at an "X" cut at the northwest corner of said Lot 1, said point being in the south right-of-way line of Collin McKinney Parkway, a 120' right-of-way, said point also being a point for corner in Lot 2 of said Heights of Lake Forest Addition;

THENCE along a curve to the right following the common line of said Lot 1 and said Collin McKinney Parkway through a central angle of 05D01'49", having a radius of 3440.00 feet, and a chord bearing and distance of North 84D08'54" East, 301.92 feet and an arc length of 302.02 feet to 1/2" iron rod set and having a cap stamped "A.S.C.", said point being the start of a curve to the right;

THENCE along said curve to the right following the said common line of said Lot 1 and said south right-of-way line of Collin McKinney Parkway through a central angle of 07D26'03" having a radius of 586.00 feet, and a chord bearing and distance of South 89D37'10" East, 75.98 feet and an arc length of 76.03 feet to 1/2" iron rod set and having a cap stamped "A.S.C.", said point being the northwest corner of a called 2.616 acre tract of land described in deed to Racetrac Petroleum, Inc. recorded in Document Number 20070420000533670 of the Official Public Records of Collin County, Texas;

THENCE leaving said common line of said Lot 1 and said south right-of-way of Collin McKinney Parkway, following the common line of said Lot 1 and said Racetrac Petroleum tract, South 0D36'18" East, a distance of 214.62 feet to an "X" found, said point being a point for corner in said Lot 2 of said Heights of Lake Forest Addition, and said point being the start of a non-tangent curve to the left;

THENCE leaving said common line of said Lot 1 and said Racetrac Petroleum tract and following the common line of said Lot 1 and said Lot 2, through said non-tangent curve to the left through a central angle of 05D36'34" having a radius of 3225.49 feet, and a chord bearing and distance of South 86D08'28" West, 315.66 feet and an arc length of 315.79 feet to an "X" found, said point being the start of a curve to the right;

THENCE following the said common line of said Lot 1 and said Lot 2, through said curve to the right through a central angle of 89D05'15" having a radius of 40.00 feet, and a chord bearing and distance of North 52D07'11" West, 56.12 feet and an arc length of 62.19 feet to an "X" found;

THENCE following the said common line of said Lot 1 and said Lot 2, North 07D34'33" West, a distance of 158.37 feet to an "X" found, said point being the start of a curve to the right;

THENCE following the said common line of said Lot 1 and said Lot 2, through said curve to the right through a central angle of 27D24'40" having a radius of 30.00 feet, and a chord bearing and distance of North 06D07'47" East, 14.22 feet and an arc length of 14.35 feet to the POINT OF BEGINNING and containing 78.801 square feet or 1.809 acres of land more or less.

ZONING EXHIBIT
LOT 1, BLOCK A
HEIGHTS AT LAKE FOREST ADDITION
1.809 ACRES
CITY OF MCKINNEY
COLLIN COUNTY
FEBRUARY 13, 2017

VASQUEZ ENGINEERING L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-276-2948
TX Registration # F-12266

THIS DOCUMENT IS FOR
INTERVIEW AND IS
NOT TO BE USED FOR
CONSTRUCTION PERMITTING
OR BIDDING PURPOSES
JULY 2017
DATE: 02/13/2017
TEAS NO 86862
VASQUEZ ENGINEERING L.L.C.
TX REG F-12266

DEVELOPER/OWNER
LAKE FOREST TRADE CENTER, LLC
SRINIVAS CHALUVADI
13359 GRAYHAWK BLVD
FRISCO, TEXAS 75033

ZONING EXHIBIT
MCKINNEY, COLLIN COUNTY, TEXAS

Scale: 1" = 20'
Designed by: J.J.V.
Drawn by: J.J.V.
Checked by: J.J.V.
603-02\img\EA ZONING EXHIBIT.dwg
02/13/2017

SHEET
EXA

RECEIVED
By Planning Department at 9:58 am, Feb 22, 2017