

LEGEND

1	Controlling Monument
2	Iron Rod Found
3	Iron Rod Set
4	"x" Cut in Concrete
5	Wood Fence
6	Covered Area
7	Concrete
8	Asphalt
9	Utility Pole
10	Overhead Wires
11	Light Standard
12	Water Valve
13	Sanitary Sewer Cleanout
14	Sanitary Sewer Manhole
15	Storm Drain Manhole
16	Fire Hydrant
17	Water Meter
18	Gas Meter
19	Gas Valve

Paving Legend

NEW 5", 3000 P.S.I. CONCRETE P.W.M.T WITH #3 STEEL REINFORCING @ 18" O.C.E.W. ON 6" COMPACTED SUB-GRADE	
NEW 4" CONCRETE SIDEWALK PAVEMENT WITH #3 STEEL REINFORCING @ 18" O.C.E.W. ON 6" COMPACTED SUB-GRADE	
NEW 8'-HIGH OVERLAPPING, BOARD-ON-BOARD WOOD FENCE	

Letter of Intent

Property Description: (0.443 Acres)

Being all of that tract of land situated in the Benjamin F. Strapp, Abstract No. 88, in the City of McKinney, Collin County, Texas, and being all of that called 0.44 acre tract of land described by deed to Ron Beecher, as recorded under Instrument No. 20130402000442470, of the Official Public Records, Collin County, Texas. The southeast corner of said tract being approximately 703.31 feet west of the centerline of College Street as measured along the north right-of-way line of University Drive (Hwy. 380) and the southwest corner of said tract being approximately 399.58 feet east of the centerline of West Way Drive as measured along the north right-of-way line of University Drive (Hwy. 380).

Property Notes:

- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0465 G, Map Revised January 19, 1996, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 500-year flood plain."
- All easements shown herein are per the herein described plat, unless otherwise noted.
- The surveyor has relied on the subject deed shown hereon, with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.

Proposed Use:

The existing 2,647 s.f. building is to be converted to an office building and serve as the offices for North Texas Surveying, LLC. The conversion and construction of new parking lot will be done in one phase and owned/operated by N. Texas Survey, LLC.

Existing Zoning:

The current parcel is zoned "BG" - General Business District.

Owner/Developer:

Michael Arthur, President
North Texas Surveying, LLC
1515 S. McDonald Street, Suite 110
McKinney, Texas 75069-7135

Michael B. Arthur, RPLS _____ Date _____

Development Information

Applicant:

Michael B. Arthur, RPLS
President
North Texas Surveying, LLC
1515 S. McDonald Street, Suite 110
McKinney, Texas 75069-7135

Development Location:

1010 W. University Street (U.S. Highway 380) being a part of the Benjamin F. Strapp Survey, Abstract No. 88, City of McKinney, Collin County, Texas

Lot Area:

0.443 Acre, 19,297.08 s.f.
Existing Building Area - 2,647 s.f.
Post-Development Building Area - 2,647 s.f.
Floor Area Ratio - 13.72% of total lot area
Proposed Parking Area - 4,967 s.f.
Proposed Concrete Walkway Area - 74 s.f.
Existing Concrete Walkway Area to remain - 534 s.f.
Total Post-Development Concrete Area - 5,575 s.f.
Total Post-Development Impervious Area - 8,222 s.f.
Impervious Area Ratio - 42.61% of total lot area

Parking:

Required Parking Spaces - 7 Total, 1 Handicap
Provided Parking Spaces - 11 Total, 1 Handicap
Typical Parking Space Dimensions:
Regular - 9' wide X 18' deep
Handicap - 8' wide X 18' deep with 8' X 18' aisle

Adjacent Land Uses:

- West - Ron's Automotive
1102 W. University Dr.
Phone: (972) 562-0505
Zoned "BG"
- East - Fred Loya Insurance
1006 W. University Dr.
Phone: (972) 542-3450
Zoned "BG"
- North - Residential Lots 7, 8, 9 & 10
Black & Smith Addition
Vol. 2, Page 43
M.R.C.C.T.
Zoned "RS-60"

Hazardous Chemical Storage:

Existing - None on-site
Post-Development - None on-site

Fire Lanes:

None Required

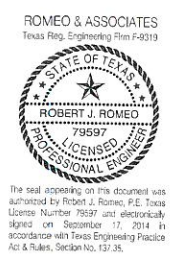
Benchmark Note:

T.B.M. #1 - TOP OF 3/4" I.R.F.(C.M.) AT THE SOUTHEAST PROPERTY CORNER WITH THE R.O.W. OF W. UNIVERSITY DR. (HWY 380).
COORDINATES: NORTHING = 5127.67,
EASTING = 4665.79,
ELEVATION = 626.90.

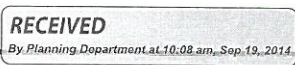
T.B.M. #2 - TOP OF 3/4" I.R.F.(C.M.) AT THE SOUTHWEST PROPERTY CORNER WITH THE R.O.W. OF W. UNIVERSITY DR. (HWY 380).
COORDINATES: NORTHING = 5162.48,
EASTING = 4483.71,
ELEVATION = 629.75.

Sanitation Note:

Site solid waste will continue to be dealt with in the same manner as is currently collected, through the utilization of several City of McKinney standard trash receptacles.
Sewage waste will not require any different sewer lines than is currently serving the existing building.
The sewage and solid waste will not be more than the site contributed as a residence.



Digitally signed by Robert J. Romeo, P.E.
DN: cn=Robert J. Romeo, P.E., o=Romeo & Associates, ou, email=rromeo@romeoengr.com, c=US
Date: 2014.09.17 14:37:29 -0500



ISSUED FOR REVIEW, NOT FOR CONSTRUCTION

Scale: N/A
Project No.: 14-102-1
Issue Date: 17 SEPTEMBER 2014
Issue: 3RD PLANNING SUBMITTAL ISSUE

Date: _____ Revision No.: _____
Revision: _____

North Texas Surveying, LLC
New Office Facility
1010 W. University Dr.
McKinney, Texas 75069

North Texas Surveying, L.L.C.
Registered Professional Land Surveyors
1515 South McDonald St., Suite 110,
McKinney, TX 75069
Ph: (469) 633-2222
www.northtexassurveying.com
Firm Registration No. 10074290

Romeo & Associates
Professional Engineering Firm F-4319
802 Lakeland Blvd., Suite 200
McKinney, TX 75069

2.00 SITE PLAN