



CAREFREE
COVERED RV STORAGE

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July 11, 2022

City of McKinney
Planning Department
221 North Tennessee Street
McKinney, TX 75069

RE: PRELIMINARY FINAL PLAT LETTER OF INTENT

To Whom It May Concern:

Carefree Covered RV Storage as developer is submitting our application to complete a Preliminary Final Plat approval on the following parcels located in the unincorporated Collin County and the McKinney ETJ.

- Lot 1:** Property ID 2849310 – 6084 N McDonald Street, Melissa, TX 75454 (3.560 Acres)
- Lot 2:** Property ID 1965139 – 6202 N McDonald Street, Melissa, TX 75454 (7.093 Acres)
- Lot 3:** Property ID 535709 – 6218 N McDonald Street, Melissa, TX 75454 (0.500 Acres)
- Lot 4:** Property ID 2019666 – 6274 N McDonald Street, Melissa, TX 75454 (2.626 Acres)

All lots are included in the ABS A0706 SM Pulliam Survey with frontage along North McDonald Road. The legal description of each lot is attached to this letter for exact location details.

The proposed plat is for a non-residential development currently in the pre-development stages. The 4 existing lots will be combined and plated as a single lot for the purpose of ETJ approval to develop through Collin County.

Per the City of McKinney's requirement, the property developer will connect to the 8" McKinney sewer line and 12" McKinney water line that runs to the South of the property on County Road 278. These utilities will be brought through the property and a 25' easement will be dedicated to the City of McKinney during the development process with Collin County.

Both the sewer and water services will be brought far enough North on the property so that it may serve the adjacent properties in future developments as well. Approval of number of fire hydrants, placement, and emergency access will be approved through the Collin County Fire Marshall.

At this time, the developer has not identified any storm or drainage easements that are necessary for the project. Surface drainage will flow with the existing grade of the property to a retention basin that will be built at the Southwest boundary of the property.

Contact information of applicant:

Main Point of Contact – Barry Raber
Email – Barry@carefreecoveredrvstorage.com
Phone Number – 503-278-3434

Sincerely,
CAREFREE COVERED RV STORAGE CHANDLER, LLC

A handwritten signature in black ink, appearing to read 'Barry Raber', with a long horizontal flourish extending to the right.

Barry Raber

Attachments:

Lot 1 Legal Description
Lot 2 Legal Description
Lot 3 Legal Description
Lot 4 Legal Description

Lot 1

BEING a 3.92 acre tract of land out of the Simpson M. Pulliam Survey, Abstract Number 706, situated in Collin County, Texas, being all of a called 3.916 acre tract of land conveyed to Sharon Mackenzie by deed of record in Document Number 20211130002430280 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod found in the North right-of-way line of County Road 278 (right-of-way varies), being in the West line of a called 1.006 acre tract of land conveyed to Connie D. Cotten by deed of record in Document Number 20030716001355530 of said Official Public Records, and being the Southeast corner of said 3.916 acre tract;

THENCE, N87°58'43"W, along the North right-of-way line of County Road 278, being the common South line of said 3.916 acre tract, a distance of 239.18 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of a called Tract 5 – 0.250 acre tract of land conveyed to North Collin Special Utility District by deed of record in Document Number 20151231001631140 of said Official Public Records, and being the most Southerly Southwest corner of said 3.916 acre tract;

THENCE, along the East and North lines of said 0.250 acre tract, being the common West and South lines of said 3.916 acre tract, the following two (2) courses and distances:

1. N01°18'27"E, a distance of 136.36 feet to a 1/2 inch iron rod found;
2. N88°37'30"W, a distance of 79.76 feet to a 1/2 inch iron rod found in the East line of a called 1.344 acre tract of land conveyed to The Davis Family Trust by deed of record in Document Number 20011130001528160 of said Official Public Records, being the common West corner of said 0.250 acre tract and said 3.916 acre tract;

THENCE, along the East and North lines of said 1.344 acre tract, being the common West and South lines of said 3.916 acre tract, the following two (2) courses and distances:

1. N01°23'14"E, a distance of 109.97 feet to a 1/2 inch iron rod found;
2. N86°40'32"W, passing at a distance of 84.65 feet a 1/2 inch iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT-OF-WAY" found, and passing at a distance of 91.07 feet a 1/2 inch iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT-OF-WAY" found, and continuing a total distance of 124.00 feet to a 1/2 inch iron rod found in the Southeast right-of-way line of N. McDonald Street (State Highway 5 – right-of-way varies), being the common West corner of said 3.916 acre tract and said 1.344 acre tract;

THENCE, N43°06'30"E, along the Southeast right-of-way line of N. McDonald Street, being the common Northwest line of said 3.916 acre tract, a distance of 628.26 feet to a 1/2 inch iron rod found at the Northwest corner of a called 7.093 acre tract of land conveyed to J.B. Pleasant, Jr. by deed of record in Document Number 19971121000998910 of said Official Public Records, being the Northeast corner of said 3.916 acre tract;

THENCE, leaving the Southeast right-of-way line of N. McDonald Street, along the East line of said 3.916 acre tract, being in part, the common West line of said 7.093 acre tract, and in part, the common West line of said 1.006 acre tract, the following two (2) courses and distances:

1. S00°39'30"E, passing at a distance of 37.05 feet a 1/2 inch iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT-OF-WAY" found, and continuing a total distance of 582.54 feet to a 1/2 inch iron rod found;
2. S00°18'38"E, a distance of 139.97 feet to the **POINT OF BEGINNING**, and containing an area of 3.92 acres (170,597 square feet) of land, more or less.

Lot 2

BEING a 7.09 acre tract of land out of the Simpson M. Pulliam Survey, Abstract Number 706, situated in Collin County, Texas, being all of a called 7.093 acre tract of land conveyed to J.B. Pleasant, Jr. by deed of record in Document Number 19971121000998910 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod found in the East line of a called 3.916 acre tract of land conveyed to Sharon Mackenzie by deed of record in Document Number 20211130002430280 of said Official Public Records, being the Northwest corner of a called 1.006 acre tract of land conveyed to Connie D. Cotten by deed of record in Document Number 20030716001355530 of said Official Public Records, and being the Southwest corner of said 7.093 acre tract, from which a 1/2 inch iron rod found in the North right-of-way line of County Road 278 (right-of-way varies), being the Southeast corner of said 3.916 acre tract, bears $S00^{\circ}18'38''E$, a distance of 139.97 feet;

THENCE, $N00^{\circ}39'30''W$, along the East line of said 3.916 acre tract, being the common West line of said 7.093 acre tract, passing at a distance of 545.49 feet a 1/2 inch iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT-OF-WAY" found, and continuing a total distance of 582.54 feet to a 1/2 inch iron rod found in the Southeast right-of-way line of N. McDonald Street (State Highway 5 – right-of-way varies), being the Northeast corner of said 3.916 acre tract, and being the Northwest corner of said 7.093 acre tract;

THENCE, $N43^{\circ}17'01''E$, along the Southeast right-of-way line of N. McDonald Street, being the common Northwest line of said 7.093 acre tract, a distance of 200.18 feet to a 3/8 inch iron rod found at the Northeast corner of said 7.093 acre tract, being the Northwest corner of a called 0.500 acre tract of land conveyed to J.B. Pleasant, Jr. by deed of record in Document Number 19810109000008170 of said Official Public Records;

THENCE, $S44^{\circ}32'52''E$, along the Northeast line of said 7.093 acre tract, being in part, the common Southwest line of said 0.500 acre tract, and in part, the common Southwest line of a called 2.626 acre tract of land conveyed to Johnnie B. Pleasant, Jr. by deed of record in Document Number 19941020000947810 of said Official Public Records, passing at a distance of 25.16 feet a 1/2 inch iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT-OF-WAY" found, and passing at a distance of 189.00 feet a 1/2 inch iron rod with orange plastic cap stamped "PJB SURVEYING" found at the common Southwest corner of said 0.500 acre tract and said 2.626 acre tract, and continuing a total distance of 594.25 feet to a point in the West line of a called Tract II – 4.28 acre tract of land conveyed to HD Vacation Homes, LLC by deed of record in Document Number 20191203001531850 of said Official Public Records, being the common East corner of said 2.626 acre tract and said 7.093 acre tract, from which a 1/2 inch iron rod found bears $S44^{\circ}32'52''E$, a distance of 0.54 feet,

and from which a 2 inch iron pipe found at the Northeast corner of said 2.626 acre tract bears N00°50'58"W, a distance of 467.23 feet;

THENCE, S00°50'58"E, along the West line of said 4.28 acre tract, being the common East line of said 7.093 acre tract, a distance of 322.75 feet to a 1/2 inch iron rod found at the Northeast corner of a called 1.031 acre tract of land conveyed to George C. Kohler and Brandee H. Kohler by deed of record in Document Number 19990802000964250 of said Official Public Records, being the Southeast corner of said 7.093 acre tract;

THENCE, N88°08'03"W, along the South line of said 7.093 acre tract, being in part, the common North line of said 1.031 acre tract, and in part, the common North line of said 1.006 acre tract, passing at a distance of 276.05 feet a 1/2 inch iron rod found at the common North corner of said 1.031 acre tract and said 1.006 acre tract, and continuing a total distance of 552.50 feet to the **POINT OF BEGINNING**, and containing an area of 7.09 acres (308,953 square feet) of land, more or less.

Lot 3

BEING a 0.50 acre tract of land out of the Simpson M. Pulliam Survey, Abstract Number 706, situated in Collin County, Texas, being all of a called 0.500 acre tract of land conveyed to J.B. Pleasant, Jr. by deed of record in Document Number 19810109000008170 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 3/8 inch iron rod found in the Southeast right-of-way line of N. McDonald Street (State Highway 5 – right-of-way varies), being the North corner of a called 7.093 acre tract of land conveyed to J.B. Pleasant, Jr. by deed of record in Document Number 19971121000998910 of said Official Public Records, and being the West corner of said 0.500 acre tract;

THENCE, N43°23'36"E, along the Southeast right-of-way line of N. McDonald Street, being the common Northwest line of said 0.500 acre tract, a distance of 116.17 feet to a 1 inch iron rod found at the North corner of said 0.500 acre tract, being the most Northerly West corner of a called 2.626 acre tract of land conveyed to Johnnie B. Pleasant, Jr. by deed of record in Document Number 19941020000947810 of said Official Public Records;

THENCE, along the Southwest and Northwest lines of said 2.626 acre tract, being the common Northeast and Southeast lines of said 0.500 acre tract, the following two (2) courses and distances:

1. S44°22'02"E, passing at a distance of 24.65 feet a 1/2 inch iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT-OF-WAY" found, and continuing a total distance of 188.36 feet to a metal fence post found;
2. S43°04'08"W, a distance of 115.60 feet to a 1/2 inch iron rod with orange plastic cap stamped "PJB SURVEYING" found in the Northeast line of said 7.093 acre tract, being the common Southwest corner of said 0.500 acre tract and said 2.656 acre tract;

THENCE, N44°32'52"W, along the Northeast line of said 7.093 acre tract, being the common Southwest line of said 0.500 acre tract, passing at a distance of 163.84 feet a 1/2 inch iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT-OF-WAY" found, and continuing a total distance of 189.00 feet to the **POINT OF BEGINNING**, and containing an area of 0.50 acres (21,847 square feet) of land, more or less.

Lot 4

BEING a 2.63 acre tract of land out of the Simpson M. Pulliam Survey, Abstract Number 706, situated in Collin County, Texas, being all of a called 2.626 acre tract of land conveyed to Johnnie B. Pleasant, Jr. by deed of record in Document Number 19941020000947810 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1 inch iron rod found in the Southeast right-of-way line of N. McDonald Street (State Highway 5 – right-of-way varies), being the North corner of a called 0.500 acre tract of land conveyed to J.B. Pleasant, Jr. by deed of record in Document Number 1981010900008170 of said Official Public Records, and being the most Northerly West corner of said 2.626 acre tract;

THENCE, N43°26'34"E, along the Southeast right-of-way line of N. McDonald Street, being the common Northwest line of said 2.626 acre tract, a distance of 184.40 feet to a 1/2 inch iron rod found at the West corner of a called 0.49 acre tract of land conveyed to Gemful Holdings LLC by deed of record in Document Number 20210414000750110 of said Official Public Records, being the North corner of said 2.626 acre tract;

THENCE, S49°20'38"E, along the Northeast line of said 2.626 acre tract, being the common Southwest line of said 0.49 acre tract, passing at a distance of 23.68 feet a 1/2 inch iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT-OF-WAY" found, and continuing a total distance of 268.03 feet to a 2 inch iron pipe found in the West line of a called Tract 2 – 8.551 acre tract of land conveyed to Steve Furlong and Judy Furlong by deed of record in Document Number 20060113000062290 of said Official Public Records, being the Northeast corner of said 2.626 acre tract;

THENCE, S00°50'58"E, along the East line of said 2.626 acre tract, being in part, the common West line of said 8.551 acre tract, and in part, the common West line of a called Tract II – 4.28 acre tract of land conveyed to HD Vacation Homes, LLC by deed of record in Document Number 20191203001531850 of said Official Public Records, passing at a distance of 346.79 feet a 1/2 inch iron rod with orange plastic cap stamped "RPLS 5392" found at the common West corner of said 8.551 acre tract and said 4.28 acre tract, and continuing a total distance of 467.23 feet to a point for the common East corner of said 2.626 acre tract and a called 7.093 acre tract of land conveyed to J.B. Pleasant, Jr. by deed of record in Document Number 19971121000998910 of said Official Public Records, from which a 1/2 inch iron rod found bears S44°32'52"E, a distance of 0.54 feet, and from which a 1/2 inch iron rod found at the Southeast corner of said 7.093 acre tract bears S00°50'58"E, a distance of 443.19 feet;

THENCE, N44°32'52"W, along the Northeast line of said 7.093 acre tract, being the common Southwest line of said 2.626 acre tract, a distance of 405.25 feet to a 1/2 inch

iron rod with orange plastic cap stamped "PJB SURVEYING" found at the common Southwest corner of said 0.500 acre tract and said 2.626 acre tract;

THENCE, along the Northwest and Southwest lines of said 2.626 acre tract, being the common Southeast and Northeast lines of said 0.500 acre tract, the following two (2) courses and distances:

1. N43°04'08"E, a distance of 115.60 feet to a metal fence post found;
2. N44°22'02"W, passing at a distance of 163.71 feet a 1/2 inch iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT-OF-WAY" found, and continuing a total distance of 188.36 feet to the **POINT OF BEGINNING**, and containing an area of 2.63 acres (114,304 square feet) of land, more or less.