

Property Owner Notification Map

2820604

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.







<u>LEGAL DESCRIPTION – LOT 12R1, BLOCK B:</u>

BEING a tract of land situated in the City of McKinney, Collin County, Texas, being all of Lot 12R1, Block B, of LOTS 12R1 AND 13R1, BLOCK B, WILSON CREEK CROSSING, an addition to the City of McKinney, Collin County, Texas according to the plat thereof, recorded under Cabinet 2020, Page 570, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows;

BEGINNING at a one-half inch iron rod with cap stamped "BOHLER ENG" set (hereinafter called "capped iron rod set" at the northeast corner of said Lot 12R1, said iron rod being at the southeast corner of Lot 13R1, said Block B and said iron rod being in the west line of Lake Forest Drive(a variable width public right-of-way);

THENCE South 15 degrees 24 minutes 51 seconds West, a distance of 94.87 feet along the east line of said Lot 12R1 and along the west line of Lake Forest to a one-half inch iron rod with cap stamped "RPLS 4613" found for corner;

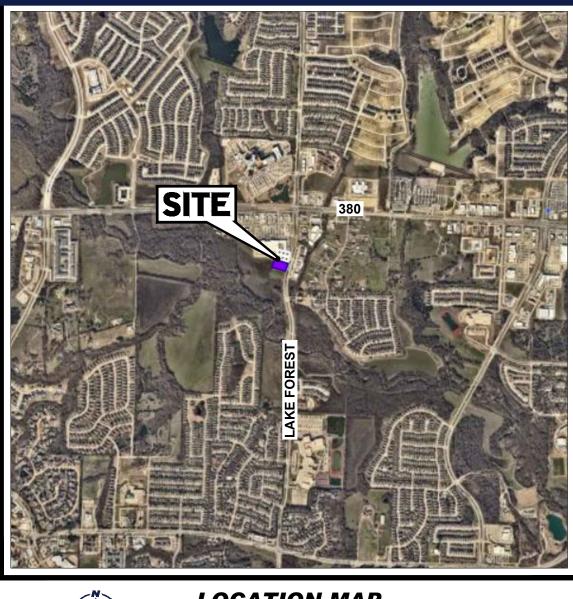
THENCE Southwesterly a distance of 51.75 feet along the east line of said Lot 12R1, along the west line of Lake Forest Drive and along a non-tangent curve to the left, having a central angle of 02 degrees 03 minutes 33 seconds, a radius of 1,440.00 feet, and whose chord bears South 14 degrees 27 minutes 42 seconds West a distance of 51.75 feet to a capped iron rod set at the southeast corner of said Lot 12R1, said iron rod being at the northeast corner of Lot 11, Block B of Wilson Creek Crossing, an addition to the City of McKinney, Collin County, Texas according to the plat thereof, recorded in Cabinet 2018, Page 764, (O.P.R.C.C.T.);

THENCE North 74 degrees 35 minutes 08 seconds West, a distance of 255.77 feet along the south line of said Lot 12R1 and along the north line of said Lot 11 to a one-half inch iron rod with cap stamped "WAI 5714" found at the southwest corner of said Lot 12R1, said iron being at the northwest corner of said Lot 11 and said iron rod being in the east line of Lot 16, Block B of Wilson Creek Crossing, an addition to the City of McKinney, Collin County, Texas according to the plat thereof, recorded in Cabinet 2018, Page 764, (O.P.R.C.C.T.);

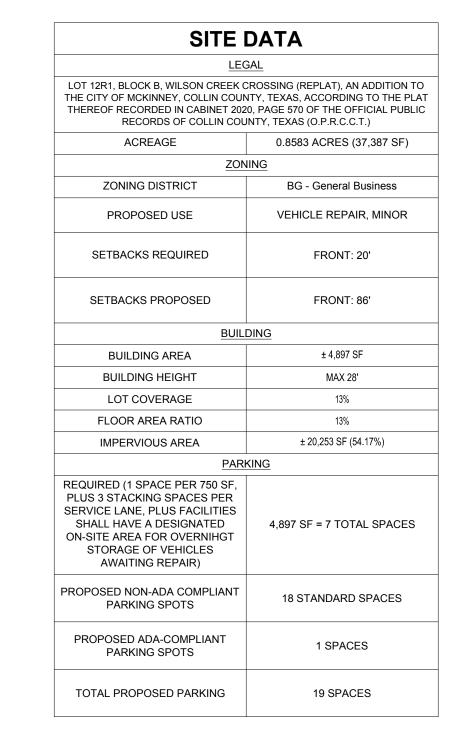
THENCE North 15 degrees 24 minutes 52 seconds East, a distance of 146.61 feet along the west line of said Lot 12R1 and along the east line said Lot 16 to a point for corner at the northwest corner of said Lot 12R1, said point being at the southwest corner of said Lot 13R1, from which a one-half inch iron rod with broken cap stamped "WAI 5714" bears South 21 degrees 50 minutes 21 seconds West, a distance of 0.63 feet;

THENCE South 74 degrees 35 minutes 08 seconds East a distance of 254.91 feet along the north line of said Lot 12R1 and along the south line of said Lot 13R1 to the **POINT OF BEGINNING** containing 37,387 square feet and 0.8583 acres of land.

SITE NOTES: EXHIBIT C 1. ALL CURB RADII ARE 3' UNLESS NOTED OTHERWISE. 2. ALL DIMENSIONS ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. 3. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, TRASH ENCLOSURES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS. ARCHITECTURAL, STRUCTURAL, MECHANICAL/ELECTRICAL/PLUMBING, LANDSCAPE AND LIGHTING PLANS ARE TO BE PROVIDED BY OTHERS. 4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID. 5. THIS PLAN WAS PREPARED AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY BOHLER ENGINEERING DATED 06/12/2024. 6. THIS PLAN WAS PREPARED WITH A GEOTECHNICAL ANALYSIS, ENTITLED "EXPRESS OIL CHANGE AND TIRE ENGINEERS GEOTECHNICAL ENGINEERING REPORT", PREPARED BY TERRACON, DATED 06/18/2024. 7. THIS PLAN WAS PREPARED WITH CONSTRUCTION DRAWINGS FOR KROGER, PREPARED BY WINKELMANN & ASSOCIATES, INC., DATED 11/30/2018. 8. THIS PLAN WAS PREPARED WITH ADJACENT ENGINEERING PLANS, ENTITLED "PAVING, GRADING, AND DRAINING IMPROVEMENTS LAKE FOREST DRIVE", PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC., DATED 11/16/2001. 9. THE PROPERTY AREA IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAP, NUMBER 48085C0260K, DATED 06/07/2017. 10. PROPOSED FIRE LANES SHALL BE CONSTRUCTED TO LOCAL, STATE, AND IFC REQUIREMENTS. 11. LANDSCAPE PLAN DETAILS REQUIRED SITE SCREENING, REFERENCE LANDSCAPE PLAN FOR LIVING SCREENING LOCATIONS. 12. OVERNIGHT PARKING WILL BE PROVIDED INSIDE THE BUILDING AS WELL AS 1 SPACE PER BAY OF SURFACE OVERNIGHT PARKING. 13. SANITATION CONTAINER SCREENING WALLS WILL 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 WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS. 14. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES. 15. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES. —APPROX. LOCATION OF EX FIRE HYDRANT CONTRACTOR TO VERIFY IN FIELD 10' X 16'~ -*N15°24′51″E 146.73′* WATER EASEMENT 13R1, BLOCK B O.P.R.C.C.T. WILSON CREEK CROSSING REPLAT CAB. 2020, PG. 570 O.P.R.C.C.T. FIRE LANE & MUTUAL ACCESS EASMENT CAB. 2020, PG. 570 0.P.R.C.C.T. 1-STORY BRICK 12' PEDESTRIAN EASEMENT CAB. 2020, PG. 570 0.P.R.C.C.T. PROP VARIABLE WIDTH FIRE -LANE AND MUTUAL-ACCESS CONCRETE EASEMENT BY PLAT PAVEMENT 15' SANITARY SEWER EASEMENT — PROP. TRASH ENCLOSURE -(REF ARCH PLANS) - PROP BOLLARD (TYP.OF 3) 5' EROSION HAZARD SETBACK EASEMENT— - PROP 9' SIDEWALK CAB. 2018, PG. 764, O.P.R.C.C.T. EASEMENT BY PLAT −\$1*5*°2**4**'51"W 94.87' - PROP VARIABLE WIDTH ROW - PROP. ADA "VAN" PARKING SIGN PROP. DIRECTIONAL PAVEMENT MARKING (TYP.) PROP. OVERNIGHT -PARKING SPACES (8) PROP. "STOP" BAR AND SIGN (TYP.) - PROP FIRE PROP. DIRECTIONAL HYDRANT PAVEMENT MARKING (TYP.) PROP. SCREENING FENCE AND PLANTINGS FOR VERNIGHT PARKING PROP 12' FIRE LANE -AND MUTUAL-ACCESS EASEMENT BY PLAT 20' LANDSCAPE BUFFER R=1440.00' ∆=002°03′33″ -L=51.75' CHB=S14°27'42"W LOT 11, BLOCK B CHD=51.75' WILSON CREEK CROSSING CAB. 2018, PG. 764 0.P.R.C.C.T. _15' SANITARY SEWER EASEMENT CONCRETE INST. NO. 20111115001237500 PAVEMENT











SPECIFIC USE PERMIT BRAKES PLUS LAKE FOREST DRIVE BLOCK B LOT 12R1 CABINET 2020, PG. 570 O.P.R.C.C.T.

UCD/NA (LAKE FOREST), LP 7001 PRESTON ROAD SUITE 410 1880 SOUTHPARK DRIVE DALLAS, TX 75205 PHONE: (214)-533-5225

EXPRESS OIL CHANGE & TIRE ENGINEERS BIRMINGHAM, AL 35244 PHONE: (205)-943-5770 CONTACT: ROBERT DORAZIL CONTACT: JON DAVIS

BOHLER 2600 NETWORK BLVD SUITE 310 FRISCO, TX 75034 PHONE: (469) 458-7300 CONTACT: MATHIAS HAUBERT



REV DATE COMMENT

REVISIONS

Call before you dig **ALWAYS CALL 811** It's fast. It's free. It's the law.

FOR CONCEPT **PURPOSES ONLY**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY EVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTIC DOCUMENT UNLESS INDICATED OTHERWISE. PROJECT No.: DRAWN BY: **CHECKED BY:**

P-PRLM-SITE

PROJECT:

DATE: CAD I.D.:

POWER POLE RELOCATION **EXHIBIT**

BRAKES PLUS

PROPOSED DEVELOPMENT

LAKE FOREST DR MCKINNEY, TX 75071 **COLLIN COUNTY** BLOCK B, LOT 12R1

BOHLER

2600 NETWORK BOULEVARD, SUITE 31 **FRISCO, TX 75034** Phone: (469) 458-7300 TX@BohlerEng.com TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY **BOHLER**/ FOR REVIEW PURPOSES ONLY LICENSE NUMBER: 138306

SHEET TITLE:

SUP EXHIBIT

SHEET NUMBER: