

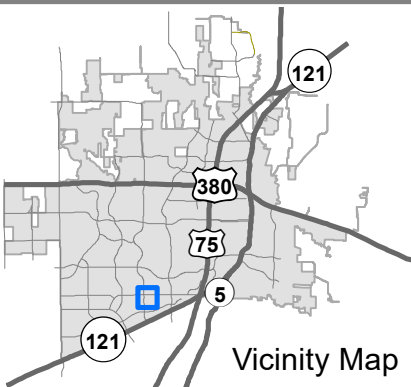
Property Owner Notification Map

ZONE2024-0055

0 230 460 Feet



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.



Vicinity Map

EXHIBIT B

LEGAL DESCRIPTION

Being a 21.87 acre tract of land out of the E. Harris Survey, Abstract No. 400, situated in the City of McKinney, Collin County, Texas, being a portion of a tract of land conveyed to Blackmon Ranch, Ltd. by deed of record in Volume 4071, Page 698 of the Deed 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 right-of-way line of Lake Forest Drive (variable width right-of-way), being the northwest corner of Lake Forest Phase II, a subdivision of record in Document Number 2023010000076 of the Plat Records of Collin County, Texas, for the southwest corner hereof;

THENCE, along the east right-of-way line of Lake Forest Drive, the following five (5) courses and distances:

1. N00°44'46"W, a distance of 66.61 feet to a 1/2 inch iron rod with yellow plastic cap stamped "VOTEX RPLS 4813" found;
2. Along a non-tangent curve to the right, having a radius of 1,440.00 feet, a chord bearing of N00°53'06"E, a chord length of 75.82 feet, a delta angle of 03°01'02", an arc length of 75.83 feet to a 1/2 inch iron rod with yellow plastic cap stamped "VOTEX RPLS 4813" found;
3. N02°23'36"E, a distance of 272.03 feet to a 1/2 inch iron rod with yellow plastic cap stamped "VOTEX RPLS 4813" found;
4. Along a tangent curve to the left, having a radius of 1,560.00 feet, a chord bearing of N00°13'28"E, a chord length of 118.10 feet, a delta angle of 04°20'19", an arc length of 118.13 feet to a 1/2 inch iron rod with yellow plastic cap stamped "VOTEX RPLS 4813" found;
5. N01°56'42"W, a distance of 247.97 feet to an "X" cut found on a fence post at the southwest end of a right-of-way return curve at the intersection of the east right-of-way line of Lake Forest Drive and the south right-of-way line of McKinney Ranch Parkway (variable width right-of-way), for the westernmost northwest corner hereof;

THENCE, along said right-of-way return curve, a tangent curve to the right having a radius of 66.00 feet, a chord bearing of N43°47'53"E, a chord length of 94.54 feet, a delta angle of 91°29'10", an arc length of 105.38 feet to a point within a power pole at the northeast end of said right-of-way return curve, for the northernmost northwest corner hereof;

THENCE, along the south right-of-way line of McKinney Ranch Parkway, the following eight (8) courses and distances:

1. N89°32'28"E, a distance of 223.55 feet to a 1/2 inch iron rod found;

EXHIBIT B

2. Along a tangent curve to the left, having a radius of 1,150.50 feet, a chord bearing of N86°55'17"E, a chord length of 105.17 feet, a delta angle of 05°14'22", an arc length of 105.21 feet to a 1/2 inch iron rod found;
3. N84°18'07"E, a distance of 78.26 feet to a 1/2 inch iron rod found;
4. N87°01'03"E, a distance of 73.19 feet to a 1/2 inch iron rod found;
5. Along a tangent curve to the right, having a radius of 1,084.25 feet, a chord bearing of N88°16'53"E, a chord length of 47.83 feet, a delta angle of 02°31'40", an arc length of 47.83 feet to a 1/2 inch iron rod with yellow plastic cap stamped "HALFF" found;
6. N89°32'43"E, a distance of 200.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "HALFF" found;
7. Along a tangent curve to the right, having a radius of 1,084.75 feet, a chord bearing of S89°33'11"E, a chord length of 34.14 feet, a delta angle of 01°48'12", an arc length of 34.14 feet to a 1/2 inch iron rod found;
8. S88°39'05"E, a distance of 129.05 feet to a point at the northwest corner of Windsor Park Addition, a subdivision of record in Document Number 20130910010002720 of said Plat Records, for the northeast corner hereof, from which a 1/2 inch iron rod with yellow plastic cap stamped "VOTEX RPLS 4813" found bears S06°18'W, a distance of 0.4 feet;

THENCE, leaving the south right-of-way line of McKinney Ranch Parkway, along the west line of said Windsor Park Addition, the following ten (10) courses and distances:

1. S00°17'20"E, a distance of 50.67 feet to a 1/2 inch iron rod with yellow plastic cap stamped "VOTEX RPLS 4813" found;
2. S37°09'38"E, a distance of 213.96 feet to a 1/2 inch iron rod found;
3. Along a non-tangent curve to the left, having a radius of 50.00 feet, a chord bearing of S26°11'04"E, a chord length of 21.16 feet, a delta angle of 24°25'56", an arc length of 21.32 feet to a 1/2 inch iron rod found;
4. S00°17'20"E, a distance of 59.88 feet to a 1/2 inch iron rod with yellow plastic cap stamped "VOTEX RPLS 4813" found;
5. Along a tangent curve to the left, having a radius of 375.00 feet, a chord bearing of S12°20'27"E, a chord length of 156.60 feet, a delta angle of 24°06'15", an arc length of 157.76 feet to a 1/2 inch iron rod with yellow plastic cap stamped "VOTEX RPLS 4813" found;
6. S24°23'34"E, a distance of 17.20 feet to a 1/2 inch iron rod with yellow plastic cap stamped "VOTEX RPLS 4813" found;
7. Along a non-tangent curve to the left, having a radius of 50.00 feet, a chord bearing of S24°23'34"E, a chord length of 70.88 feet, a delta angle of 90°16'29", an arc length of 78.78 feet to a 5/8 inch iron rod with yellow plastic cap stamped "RPLS 5430" found;
8. S24°23'34"E, a distance of 35.79 feet to a 5/8 inch iron rod found;
9. Along a tangent curve to the right, having a radius of 325.00 feet, a chord bearing of S12°28'57"E, a chord length of 134.15 feet, a delta angle of

EXHIBIT B

23°49'16", an arc length of 135.12 feet to a 1/2 inch iron rod with yellow plastic cap stamped "VOTEX RPLS 4813" found;

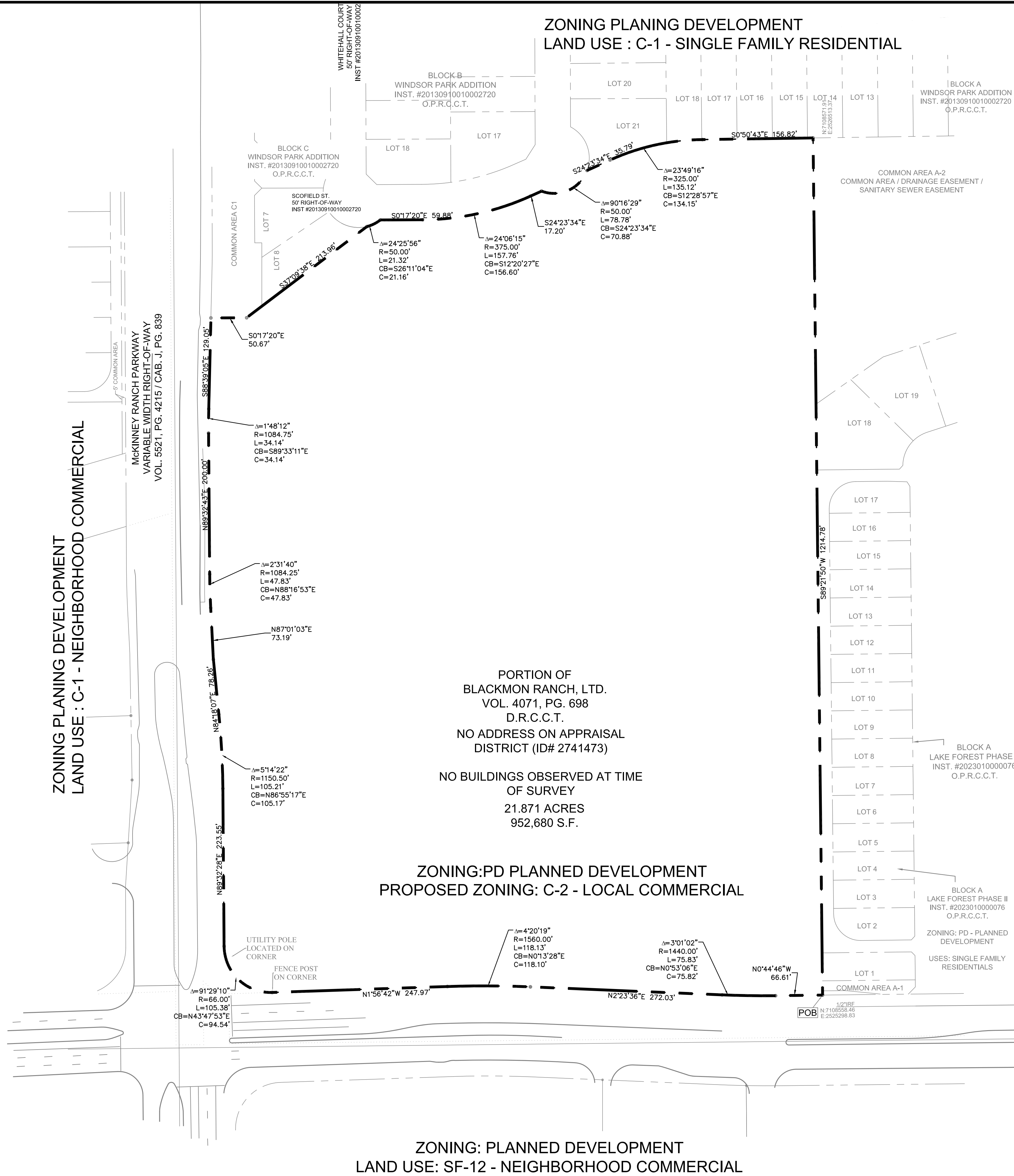
10. S00°50'43"E, a distance of 156.82 feet to a 1/2 inch iron rod with illegible yellow plastic cap found at the northeast corner of said Lake Forest Park Phase II, for the southeast corner hereof;

THENCE, S89°21'50"W, leaving the west line of said Windsor Park Addition, along the north line of said Lake Forest Park Phase II, a distance of 1,214.78 feet to the **POINT OF BEGINNING**, and containing an area of 21.87 acres (952,680 square feet) of land.

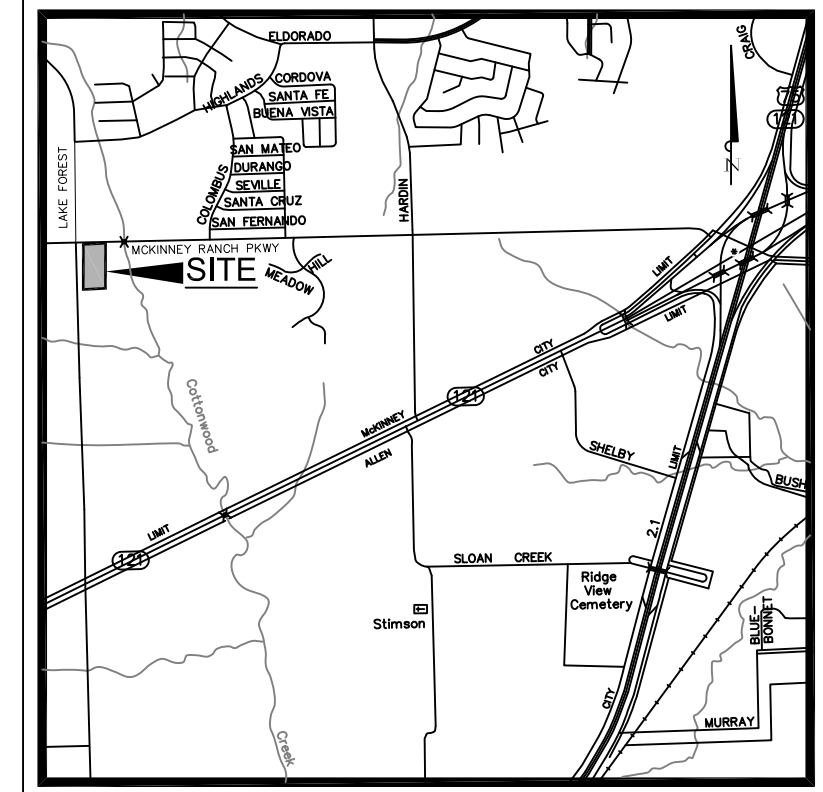
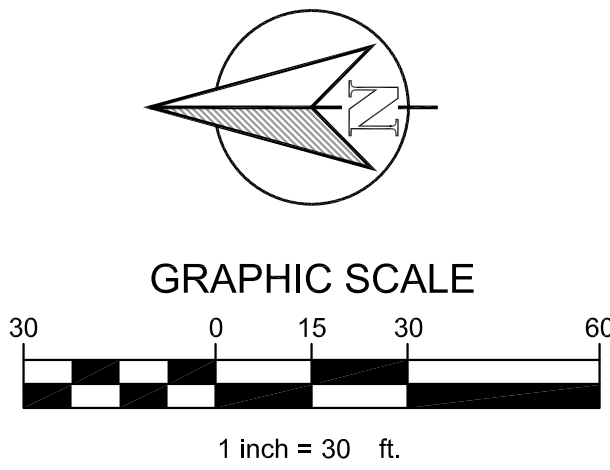
Bearings are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

PLOTTED BY: ISAAC ADEYEMI
 PLOT DATE: 6/18/2024 1:23 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2024-009 MODUS ARCHITECTURE SHOPS AT LAKE FOREST MCKINNEY\CADD\SHEETS\EXHIBIT A.DWG
 LAST SAVED: 6/18/2024 1:21 PM



ZONING: PLANNED DEVELOPMENT
LAND USE: SF-12 - SINGLE FAMILY RESIDENTIAL

VICINITIES
N.T.S.

- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
 3. WAX MYRTLE / MYRICIA CERIFERA 60" O.C. FOR WASTE ENCLOSURE SCREENING.
 4. HVAC REQUIRES SCREENING FROM R.O.W AND RESIDENTIAL VIEW.

TEXAS REGISTRATION #14199

CLAYMOORE

ENGINEERING

PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

900 CENTRAL DRIVE, SUITE #408
GLENNPORT, TX 76021

P R E L I M I N A R Y

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS

Engineer CLAY CRISTY

P.E. No. 109800 Date 6/18/2024

LAKE FOREST RETAIL
SEC LAKE FOREST & MCKINNEY PKWY.
MCKINNEY, TX.

No.	DATE	REVISION	BY	

EXHIBIT A

<p align="center"><u>ZONING DESCRIPTION:</u></p>		
<p>PD - PLANNED DEVELOPMENT PROPOSED ZONING: C-3 - REGIONAL COMMERCIAL</p>		
<p align="center"><u>OWNER:</u></p>		
SHOPS AT LAKE FOREST, LLC / HUNINGTON PROPERTIES 7700 WINDROSE AVE. STE.# 03-128 PLANO, TX. 75024 PH: 214.689.3600		
		CONTACT NAME: GAGE RABA
<p align="center"><u>APPLICANT:</u></p>		
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DR. STE.#406 BEDFORD, TX 76021 PH: 817.281.0572		
		CONTACT NAME: CLAY CRISTY
<p align="center"><u>SURVEYOR:</u></p>		
EAGLE SURVEYING, LLC 210 S. ELM ST. SUITE #104 DENTON, TX 76201 PH: 940.222.3009		
		CONTACT NAME: TYLER RANK
<p align="center"><u>LEGAL DESCRIPTION:</u></p>		
LOT 1 & 2, ABS A0400 ISOM HARRIS SURVEY, TRACT 13, 21 ACRES		
<p align="center"><u>CITY:</u></p>		<p align="center"><u>STATE:</u></p>
MCKINNEY		TX.
<p align="center"><u>COUNTY</u></p>	<p align="center"><u>SURVEY:</u></p>	<p align="center"><u>ABSTRACT NO.</u></p>
COLLIN	ISOM HARRIS	400

DESIGN:	SDC
DRAWN:	SDC
CHECKED:	CLC
DATE:	2/19/2024
SHEET	
EXH-A	
File No. 2024-009	