



SUP2025-0005

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All that certain tract or parcel of land located in James Herndon Survey, Abstract No. 931, City of McKinney, Collin County, Texas, and being all of Lot 3, Block A, Verbie Hayes Addition as shown on the plat, recorded in Document Number 2016011501000023 (Volume 2016, Page 41) in the Plat Records of Collin County, Texas and being described in a deed from Hardin Outlot 2014, LP to Ten O four, LLC, dated August 31, 2020 and recorded in Document Number 20200901001461420 in the Official Public Records of Collin County, Texas and being more completely described as follows:

BEGINNING at an "X" scribed in concrete found for the southernmost southwest corner of the above referenced Lot 3, same being a southeast corner of Lot 4 of said Addition and being in the north right of way line of Virginia Parkway (F.M. 3038);

THENCE North 01 deg. 02 min. 05 sec. East with the southernmost west line of said Lot 3 and an east line of said Lot 4, a distance of 47.74 feet to an "X" scribed in concrete found for an ell corner of said Lots:

THENCE North 88 deg. 57 min. 55 sec. West with the westernmost south line of said Lot 3 and a north line of said Lot 4, a distance of 25.50 feet to an "X" scribed in concrete found for the westernmost southwest corner of said Lot and an interior ell corner of said Lot 4;

THENCE North 01 deg. 02 min. 05 sec. East with the northernmost west line of said Lot 3 and an east line of said Lot 4, a distance of 189.57 feet to an "X" scribed in concrete found for the northwest corner of said Lot 3 and an interior ell corner of said Lot 4;

THENCE South 88 deg. 57 min. 55 sec. East with the north line of said Lot 3 and a south line of said Lot 4, at a distance of 104.70 feet pass a 1/2 inch iron rod with cap "4873" found for the easternmost southeast corner of said Lot 4, same being the easternmost southwest corner of Lot 1 of said Addition, and continuing with the north line of said Lot 3 and a south line of said Lot 1 for a total distance of 202.93 feet a 1/2 inch iron rod with cap "4873" found for the northeast corner of said Lot 3 and a southeast corner of said Lot 1 and being in the west line of a called 9.00 acre tract described in a deed from Verbie Hayes to the City of McKinney, dated June 6, 2007 and recorded in Document Number 20070618000829960 in said Official Public Records;

THENCE South 00 deg. 30 min. 37 sec. West with the east line of said Lot 3 and the west line of said 9.00 acre tract, a distance of 230.84 feet to an "X" scribed in concrete found for the southeast corner of said Lot 3 and being in the north right of way line of said Virginia Parkway (F.M. 3038);

THENCE with the south line of said Lot 3 and with said north right of way line as follows:

• South 87 deg. 53 min. 48 sec. West a distance of 135.54 feet to an "X" scribed in concrete found for corner and,

North 87 deg. 45 min. 05 sec. West a distance of 44.22 feet to the PLACE OF

BEGINNING, containing 1.075 acres (46,844 sq. ft.) of land.

Registered Professional Land Surveyor No. 4366

XREF xSite - XREF xAerial-NAD83 - XREF xTtlb-SP - XREF xExSite - XREF xExUtil - XREF xSurvey - XREF xHatch - XREF xStrm - XREF xUtil - XREF xSurveyGIS **EXHIBIT C** PLOTTED BY DEAL, WILL 6/19/2025 9:53 AM K:\DTD\_CIVIL\068908513-MCDONALD'S - MCKINNEY WM, TX\CAD\PLANSHEETS\C-SITE.DWG 6/19/2025 9:53 AM PLOTTED BY DEAL, WILL 6/19/2025 9:53 AM LAST SAVED 6/19/2025 9:53 AM THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. 0 STOP N1°02'05"E\_189.57 DBINE • ≨ Ω 45'05"W 44.22' DRIVE YOU VIRGINIA PKWY (F BUILDING AREA: ± 1,970 SQ.FT. 10'X15' DRAINAGE DOC. No. 2016011 ., VOL. Ê E EASEMENT 4 1 15010000230 0 2016, PG. 41 (P.R.C.C.T.) EMENT 010000230 -< **o** ⋝ 3038) S87°53'48"W 135 CITY OF MCKINNEY
15' WIDE DRAINAGE ESMT.
PER INST. NO. 20120809000981140  $\vdash$ 15' SANITARY SEWER EASEMENT DOC. No. 20160115010000230 VOL. 2016, PG. 41 (P.R.C.C.T.)  $\vdash$ EX. W PROTON PRC, LTD. TO OR 25, LLC DOC. No. 2023000035254 03/29/2023 (O.P.R.C.C.T.) STACKING SPACE CALLED: 1.075 ACRES
HARDIN OUTLOT 2014, LP
TO
TO
TEN O FOUR, LLC
DOC. No. 20200901001461420
08/31/2020
(O.P.R.C.C.T.) EX. FH EX. MH 15' DRAINAGE EASEMENT DOC. No. 20160115010000230 VOL. 2016, PG. 41 EX. MH - PROP. RETAINING WALL (10' MAX HEIGHT) AND 6' MASONRY SCREENING 15' SANITARY SEWER EASEMENT DOC. No. 20160115010000230 VOL. 2016, PG. 41 (P.R.C.C.T.) RECIPROCAL FIRELANE & ACCESS
EASEMENT (TRACT 1)
DOC. No. 20131104001496880
(O.P.R.C.C.T.) 15' WATER EASEMENT - DOC. No. 2012080900081150 (O.P.R.C.C.T.) TELE TRACT 2
RECIPROCAL FIRELANE & ACCESS
— EASEMENT (TRACT 2)
DOC. No. 20131104001496880
(O.P.R.C.C.T.) CALLED: 9.00 ACRES
VERBI HAYES
TO
CITY OF McKINNEY
DOC. No. 20070618000829960
06/06/2007
(O.P.R.C.C.T.) 7.0' 10.0' ENGINEER:
Kimley-Horn and Associates, Inc.
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
Tel. No. (469) 718-8849
Contact: Callie Aaker, P.E. — PROP. SIDEWALK RELOCATION ∫— PROP. RIGHT TURN LANE ∫— EX. POWER POLE McDonald's
110 N Carpenter St.
Chicago, IL 60607
Phone: (316) 706-2253
Contact: Krista Rostosky CITY OF MCKINNEY SITE PLAN NOTES:

1. THE SANITATION CONTAINER SCREENING WALLS SHALL 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 SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS. THE DUMPSTER ENCLOSURE HEIGHT SHALL BE A MINIMUM OF 7' AND A MAXIMUM OF 8'.A" 2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL AND MULTIFAMILY USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6 OF THIS CODE AND CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

4. ALL FIRE HYDRANTS AND WATER METERS ARE CENTERED IN 10' WIDE WATER EASEMENTS. EASEMENTS EXTEND 5' BEYOND THE CENTER OF THE HYDRANT/METER.

5. CLEANOUTS SHALL BE PROVIDED FOR ALL SANITARY SEWER SERVICE LINES, AND SHALL BE LOCATED AS NEAR TO THE PROPERTY LINE AS POSSIBLE. SITE DATA SUMMARY TABLE
GENERAL SITE DATA HANDICAP PARKING REQUIRED HANDICAP PARKING PROVIDED TOTAL PARKING REQUIRED 1,970 SF - RETAIL OR RESTAURANT Ten O Four LLC 1536 Green Valley Way Celina, TX 75009-6387 OWNER: EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR
IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND
VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO
EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING
CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF
ANY DISCREPANCIES ON THE PLANS. CAUTION!! TBM#1: "X" SCRIBE ON TOP NEC OF A CURB INLET, LOCATED 35.3' NORTH OF THE SOUTHERNMOST SWC OF LOT 3, BLOCK A, VERBIE HAYES ADDITION.
ELEV.=585.13' TBM#2: X" SCRIBE ON TOP OF CURB @ PC, APPROX. 46.5' NORTHEAST OF THE SEC OF A ONE STORY BRICK BUILDING, 41.8' NORTH OF THE NORTH LINE OF LOT 3, BLOCK A, VERBIE HAYES ADDITION.
ELEV.=590.44' BENCH MARK LIST DRIVE-THROUGH
RESTAURANT:
1 SP/150 SF PD ORD. NO. 2008-09-037 DRIVE-THROUGH / RESTAURANT 46,844 VICINITY MAP of VERBIE JAMES F MCDONALD'S McKinney, MES HERNDON SURVE
ABSTRACT NO. 391

1.075 Acres
Ackinney, Collin County, Submitted: LOT SUP2025-0005 HAYES 1. ALL DIMENSIONS ARE TO FACE OF OTHERWISE NOTED. 3, BLOCK PROP EX SW THE S 06/20/2025 SITEEngineer:
Kimley-Horn and Associates
Kimley-Horn and Associates
2500 Pacific Avenue, Suite1
Dallas, Texas 75226
Contact: Callie Aaker, P.E.
Phone: (469) 718-8849 ADDITION LEGEND NOTES PROPOSED PAVEMENT CCESSIBLE PARKING SYMBO SURVEY, Know what's below.
Call before you dig. GRAPHIC 10 PLANTexas IN FEET KHA PROJECT TCK NNEY S **Kimley** » Horn 068908513 Kimley»Horn DATE **MCKINNEY** 06/20/2025 SCALE AS SHOWN © 2025 KIMLEY-HORN AND ASSOCIATES, INC. MCDONALD'S DESIGNED BY 2500 PACIFIC AVENUE, SUITE 1100 DALLAS, TEXAS 75226 WHD DRAWN BY PHONE: 469-718-8849 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM FIRM NO. F-928 CRA DATE **MCKINNEY** CHECKED BY **REVISIONS** 

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