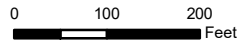


# Property Owner Notification Map

SUP2024-0013



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.



## EXHIBIT B

### **LEGAL DESCRIPTION**

Being a 0.964 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:

**FROM** a point found located with a northing of 7109398.3791 and an easting of 2525562.8804 to the **Point of Beginning**:

**THENCE** along said property boundary the following courses;

1. N89°22'24"E. a distance of 34.92 feet;
2. Along a tangent curve to the left, having a radius of 1202.58 feet, a chord bearing of N86°40'07"E, a chord length of 100.74 feet, a delta angle of 04°48'04", an arc length of 100.77 feet;
3. S00°01'32"E a distance of 314.14 feet;
4. S89°58'28"W a distance of 135.48 feet;

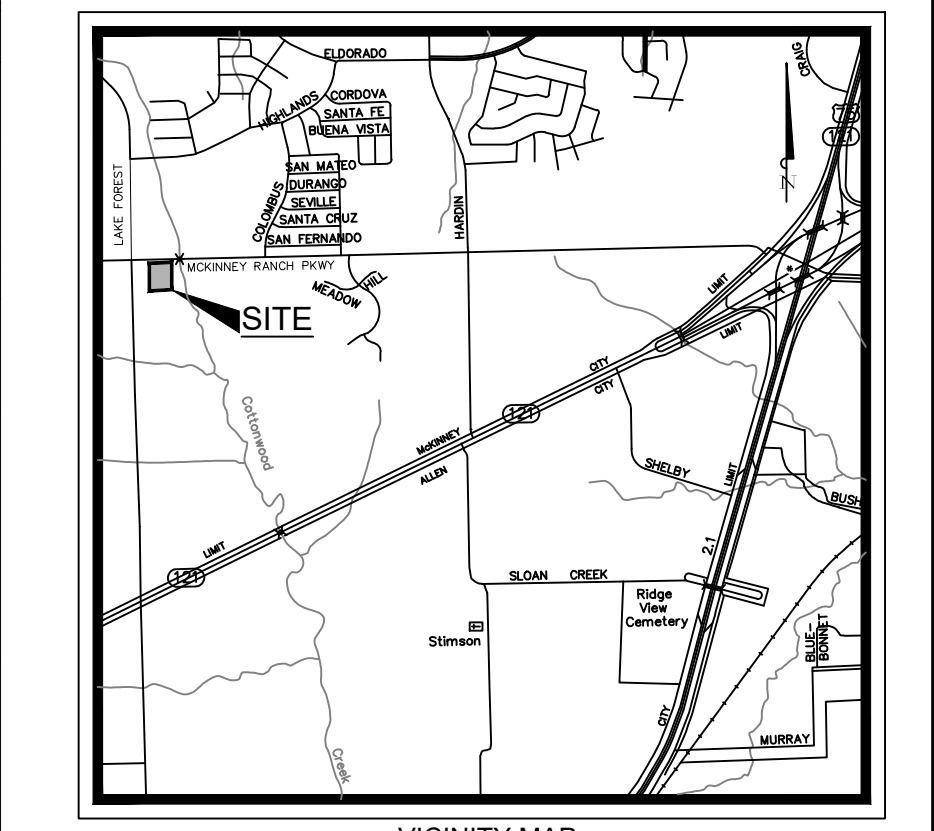
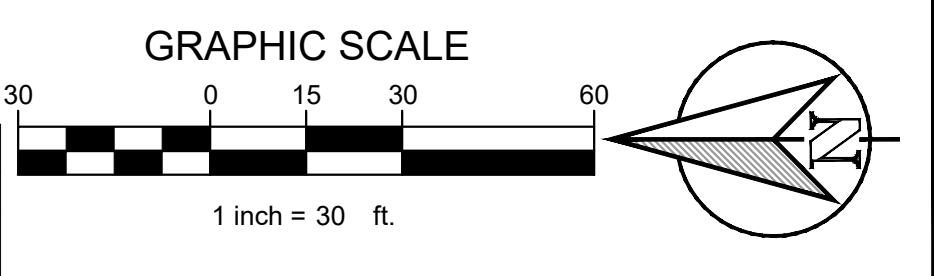
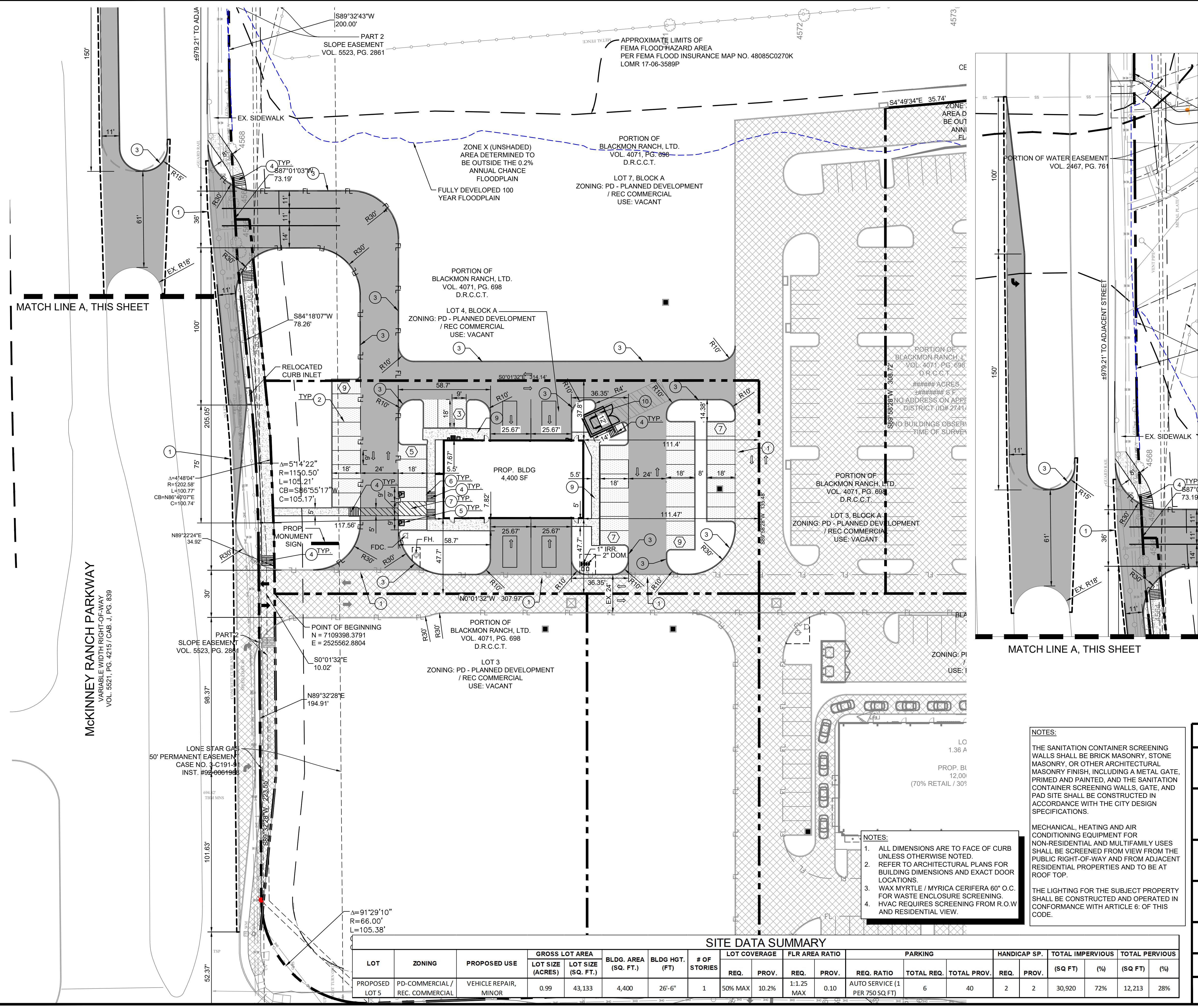
**THENCE**, N00°01'32"W, along the south line of said boundary, a distance of 307.97 feet to the **POINT OF BEGINNING**, and containing an area of 0694 acres (41,989.38 square feet) of land.

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.

# EXHIBIT C

PLOTTED BY: CLAY CRISTY  
 PLOT DATE: 7/19/2024 10:15 AM  
 LOCATION: 7:\PROJECTS\PROJECTS\2024-009 MODUS ARCHITECTURE SHOPS AT LAKE FOREST MCKINNEY\CADD\SHEETS\SSA PRELIMINARY PLANS\SP-1 SUP EXHIBIT.DWG  
 LAST SAVED: 7/11/2024 6:21 PM



**LEGEND**

	STANDARD DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	DUMPSTER AREA CONCRETE PAVEMENT
	SIDEWALK CONCRETE PAVEMENT
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	FULL-DEPTH SAWCUT
	PROPOSED FIRE LANE STRIPPING

**CONSTRUCTION SCHEDULE**

1	SAW CUT FULL DEPTH EXISTING PAVEMENT
2	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
3	CURB & GUTTER, SEE DETAIL SHEET X
4	PROPOSED PEDESTRIAN RAMP, SEE DETAIL SHEET X
5	HANDICAP SYMBOL
6	HANDICAP SIGN
7	PAVEMENT STRIPING
8	CURB STOP PER DETAIL, SEE DETAIL SHEET X
9	PROPOSED SIDEWALK, SEE DETAIL SHEET X
10	PROPOSED DUMPSTER ENCLOSURE

**SITE2024-0025**

**ZONING DESCRIPTION:**  
 PD - PLANNED DEVELOPMENT / REC. COMMERCIAL

**OWNER:**  
 SHOPS AT LAKE FOREST, LLC / HUNINGTON PROPERTIES  
 7700 WINDROSE AVE. STE.# 03-128  
 PLANO, TX. 75024  
 PH: 214.689.3600 CONTACT NAME: GAGE RABA

**APPLICANT:**  
 CLAYMOORE ENGINEERING, INC.  
 1903 CENTRAL DR. STE.#406  
 BEDFORD, TX 76021  
 PH: 817.281.0572 CONTACT NAME: CLAY CRISTY

**SURVEYOR:**  
 EAGLE SURVEYING, LLC  
 210 S. ELM ST. SUITE #104  
 DENTON, TX 76201  
 PH: 940.222.3009 CONTACT NAME: TYLER RANK

**LEGAL DESCRIPTION:**  
 LOT 4, ABS A0400 ISOM HARRIS SURVEY, TRACT 13, 21 ACRES

**CITY:** MCKINNEY **STATE:** TX

**COUNTY:** COLLIN **SURVEY:** ISOM HARRIS **ABSTRACT NO.:** 400

**SITE DATA SUMMARY**

LOT	ZONING	PROPOSED USE	GROSS LOT AREA		BLDG. AREA (SQ. FT.)	BLDG. HGT. (FT)	# OF STORIES	LOT COVERAGE		FLR AREA RATIO		PARKING		HANDICAP SP.		TOTAL IMPERVIOUS		TOTAL PERVIOUS		
			LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)				REQ.	PROV.	REQ. RATIO	TOTAL REQ.	TOTAL PROV.	REQ.	PROV.	(SQ FT)	(%)	(SQ FT)	(%)		
PROPOSED LOT 5	PD-COMMERCIAL / REC. COMMERCIAL	VEHICLE REPAIR, MINOR	0.99	43,133	4,400	26'-6"	1	50% MAX	10.2%	1:1.25 MAX	0.10	AUTO SERVICE (1 PER 750 SQ.FT)	6	40	2	2	30,920	72%	12,213	28%

TEXAS REGISTRATION #14199

**CLAYMOORE ENGINEERING**  
 1903 CENTRAL DRIVE, SUITE #406  
 BEDFORD, TX 76021  
 WWW.CLAYMOOREENR.COM

**PRELIMINARY**  
 FOR REVIEW ONLY  
 Not for construction purposes.  
 CLAYMOORE ENGINEERING  
 ENGINEERING AND PLANNING CONSULTANTS  
 Engineer: CLAY CRISTY  
 P.E. No. 1598902 date 7/19/2024

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

**SPECIFIC USE PERMIT**

DESIGN:	SDC
DRAWN:	SDC
CHECKED:	CLC
DATE:	2/19/2024

SHEET **SP-1**

File No. 2024-009