

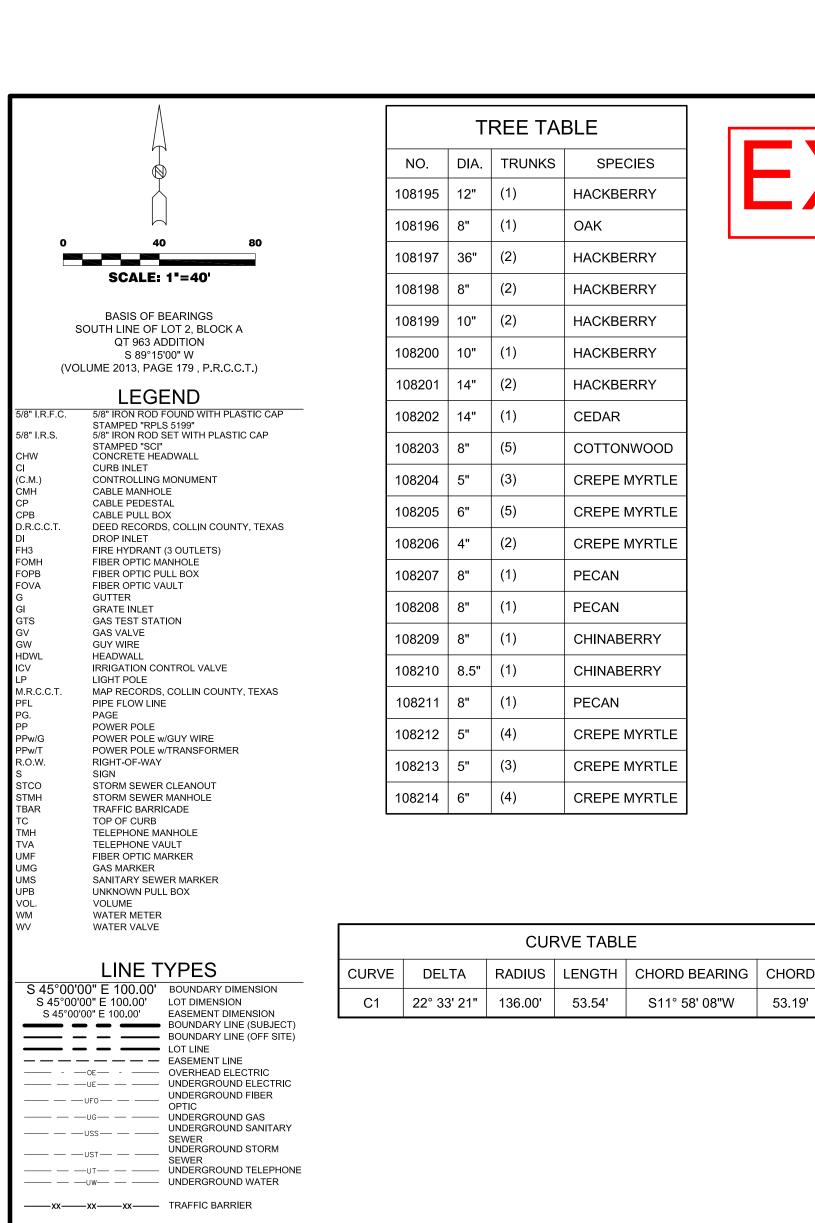
## **Property Owner Notification Map**

sup2025-0014

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.







#### TOP OF INLET=640.4 FL 36" RCP OUT TO NORTH=636.04 st — — — ust — — — ust — — — us OWNER: QT SOUTH LLC → I → 15' DRAINAGE EASEMEN LOT 1, BLOCK A QT 963 ADDITION (VOLUME 2013, PAGE 179 (VOLUME 2013, PAGE 179, P.R.C.C.T.) P.R.C.C.T.) PART OF LOT 2, BLOCK A QT 963 ADDITION (VOLUME 2013, PAGE 179, P.R.C.C.T.) 5' VEHICULAR USE BUFFER ----**121.798 SQUARE FEET** (PER ZONING REGULATIONS) 2.7961 ACRES OWNER: QT SOUTH LLC REMAINDER OF LOT 2. VACANT LAND BLOCK A NO BUILDINGS QT 963 ADDITION VOLUME 2013, PAGE 179 P.R.C.C.T.)

### **BENCHMARKS**

BM-1 City of McKinney GPS monument No. 41, aluminum disk in concrete headwall located near the intersection of State Highway 5 and CR 274, on the west side of Highway 5, south of CR 274, and north of the entrance to Oak Hollow Golf course.

### Elevation=592.415'

BM-2 City of McKinney GPS monument No. 40, aluminum disk in concrete curb located near the intersection of U.S. Highway 380 and Redbud Boulevard, north of U.S. Highway 380, west side of Redbud Boulevard, in parking island in shopping center parking lot.

### Elevation=656.576'

TBM-1: Square cut w/ "X" on the northwest corner of a curb inlet on the north side of Wilmeth Road and ±122 feet west of the west curb line of Redbud Boulevard.

### Elevation=635.96'

TBM-2: Square cut w/ "X" in concrete on the west side of a drop inlet. The benchmark is located ±383 feet northwest of the center of the intersection of Wilmeth Road and Redbud Boulevard.

### Elevation=640.43

# **UTILITY STATEMENT**

The underground utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

### FLOOD STATEMENT

occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

### **ZONING INFORMATION**

OWNER: ABIGAIL G KAMPMANN TRACT 22, 19.651 ACRES

(REMAINDER OF 22.880 ACRES

MARY C. ARMSTRONG)

(C.C.F. NO. 20080905001077920, P.R.C.C.T.)

DETENTION POND EASEMENT

(VOLUME 2013, PAGE 179, P.R.C.C.T.) CONCRETE

15' SANITARY SEWER EASEMEN

\_ \_uss\_ \_ \_uss\_ \_ \_uss\_ \_ \_

TOP OF INLET=64

- 15' WATER LINE EASEMENT

L 30" RCP IN FROM WEST=631.14

TOP OF INLET=637.92

FL 24" RCP IN FROM WEST=631,97

(VOLUME 2013, PAGE 179 , P.R.C.C.T.)

— -642— *-*

The current zoning classification, setback requirements, height and floor space area restrictions, and paving requirements are listed according to the unified Development Code, adopted November 15, 2022.

FL 24" RCP IN FROM SOUTH=633.93

1. Landscape Buffer Requirements

Property is zoned "C - Planned Center District".

GRASS

30" RCP IN FROM NORTH=632.79

L 30" RCP OUT TO SOUTH=632.74

FL 30" RCP IN FROM NORTH=632.12

TOP OF INLET=638.59

a Street Buffer Required Buffer Width: 20 ft (In accordance with the ROW width being 60-199 ft) Adjacency Buffer:

10 feet in width parallel to side and rear property lines that are adjacent to a singlefamily district or a residential use, except multi-family and mobile home.

Vehicular Use Buffer: Minimum 5 feet wide landscape area where parking or drive aisles abut a property line, except when a mutual access easement (shared drive aisle) is located on a property line.

Note: Specific requirements including (but not restricted to) Building Size, Density, and Parking are unable to be ascertained and listed hereon as the land is vacant at the time of the survey.

### NOTICE

N=7,135,300.768

E=2,540,764.9305

TOP OF INLET=634.75

FL 30" RCP IN FROM WEST=629.7

FL 24" RCP IN FROM WEST=630.53

FL 24" RCP IN FROM NORTHWEST=630.90

FL 52" RCP OUT TO SOUTHEAST=628.80

Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city ordinances and state law. No building permit shall be issued nor permanent public utility service provided until a record plat is filed for record.

FL 10" PVC IN FROM NORTH=633.69

FL 10" PVC IN FROM NORTH=632

15' WASTE WATER EASEMENT ---

(VOLUME 5345, PAGE 4488, D.R.C.C.T.)

(C.C.F. NO. 2003-0017960, D.R.C.C.T.)

(VOLUME 2013, PAGE 179, P.R.C.C.T.)

- 20' LANDSCAPE/STREET BUFFER

CONCRETE

FL 24" RCP IN FROM WEST=632.11

FL 24" RCP OUT TO EAST=632.11

FL 21" RCP IN FROM SOUTH=632.23

(C.C.F. NO. 92-0017509, D.R.C.C.T.)

(VOLUME 634, PAGE 20, D.R.C.C.T.)

15' DRAINAGE EASEMENT -

CONCRETE

# Suite 350 Contact: Owen Bartlett (214) 261-9929

TOP OF MANHOLE=634.40 FL 10" PVC IN FROM NORTH=625.16 FL 10" PVC OUT TO SOUTH=619.61

TOP OF INLET=631.97

TOP OF MANHOLE=633.79

NOTE: THE FIELD CREW WAS UNABLE TO OBTAIN THE FLOW LINES AT TIME

L 18" RCP OUT TO SOUTHWEST=627

T.J. McDONALD SURVEY, ABSTRACT NO. 576 CITY OF McKINNEY, COLLIN COUNTY, TEXAS DATE



903 N. Bowser Road, Suite 240 Richardson, Texas 75081 (972) 424-7002 Voice (972) 633-1702 Fax WWW.SurveyConsultantsInc.Com

PREPARED FOR: 18333 Preston Road Dallas, TX 75252

SHEET 1 OF 1

### **THENCE**, along the east line of said Lot 2 and the west right-of-way line of Redbud Boulevard as follows: South 00 degrees 36 minutes 35 seconds West, a distance of 187.35 feet to a 5/8" iron rod with red plastic South 04 degrees 34 minutes 27 seconds West, a distance of 150.32 feet to a 5/8" iron rod with red plastic stamped "SCI" set; South 00 degrees 41 minutes 27 seconds West, a distance of 113.17 feet to a 5/8" iron rod with red plastic stamped "SCI" set, the beginning of a curve to the right; Along said curve to the right through a central angle of 22 degrees 33 minutes 21 seconds,, a radius of 136.00 feet, an arc length of 53.54 feet, a chord bearing of South 11 degrees 58 minutes 08 seconds West and a chord distance of 53.19 feet to the **POINT OF BEGINNING** and containing 121,798 square feet or 2.7961 acres of land more or less. To 6S Development LLC and First American Title Insurance Company: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11(a), 11(b), 12, 13, 16, 17, 18, and 19 of Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. (Table A Item 16) Surveyor has no knowledge of proposed changes in street right of way lines. No evidence of recent street or sidewalk construction or repairs, along Wilmeth Road and Redbud Boulevard, was observed during the process of conducting the fieldwork. (Table A Item 17) Except as shown hereon, no offsite easements or servitudes benefitting the surveyed property were disclosed in the Record Documents. (Table A Item 18) Surveyor has a Professional Liability Insurance policy in the amount of \$2,000,000. Certificate of insurance shall be provided upon request. (Table A Item 19) The fieldwork was completed on 08/22/2025 Date of Plat or Map: 10/15/2025

**PRELIMINARY** 

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND IS NOT TO BE RELIED UPON AS

Douglas S. Loomis

# A FINAL SURVEY DOCUMENT

LEGAL DESCRIPTION

BEING a tract of land located in the City of McKinney, Collin County, Texas, part of the T. J. McDonald Survey,

Abstract No. 576, being part of that 14.0507 acre tract of land described in deed to QuikTrip Corporation as

recorded under County Clerk's File No. 20120217000186990, Official Public Records, Collin County, Texas,

being part of Lot 2, Block A, QT 963 Addition, an addition to the City of McKinney according to the Conveyance

Plat thereof as recorded in Volume 2013, Page 179, Map Records, Collin County, Texas, and being more

BEGINNING at the southeast corner of said Lot 2, being the intersection of the north right-of-way of Wilmeth Road) variable width R.O.W.) and the west right-of-way of Redbud Boulevard (variable width R.O.W.) as

THENCE, along the south line of said Lot 2 and the north right-of-way line of Wilmeth Road, South 89 degrees 15

THENCE, departing the north right-of-way line of Wilmeth Road, over and across said Lot 2, North 00 degrees 45

westerly north line of said Lot 2, being in the easterly south line of Lot 1R, Block A, QT 963 Addition, an addition

to the City of McKinney according to the Final Plat thereof as recorded in Volume 2013, Page 310, Map Records,

North 89 degrees 15 minutes 01 seconds East, a distance of 223.96 feet to a 5/8" iron rod with red plastic

North 00 degrees 42 minutes 54 seconds West, a distance of 205.73 feet to to a 5/8" iron rod with red

plastic stamped "RPLS" found for the northeast corner of said Lot 1R and most northerly northwest corner of said

THENCE, along the north line of said Lot 2 and the south line of said 19.651 acre tract, North 89 degrees 36

minutes 00 seconds East, a distance of 121.26 feet to a 5/8" iron rod with red plastic stamped "SCI" set for the

northeast corner of said Lot 2, being in the west right-of-way line of Redbud Boulevard (variable width R.O.W.) as

**SURVEYOR'S CERTIFICATION** 

Lot 2, being in the south line of a called 19.651 acre tract described in deed to Abigail G. Kampmann, et al as

recorded as Instrument No. 20150813001014240, Official Public Records, Collin County, Texas;

minutes 00 seconds West, a distance of 297.00 feet to a 5/8" iron rod with red plastic stamped "SCI" set in the

minutes 00 seconds West, a distance of 312.38 feet to a 5/8" iron rod with red plastic cap stamped "SCI" set;

particularly described by metes and bounds as follows:

**THENCE**, along the common line of said Lot 1R and Lot 2 as follows:

dedicated by said QT 963 Conveyance Plat;

dedicated by said QT 963 Conveyance Plat;

Collin County, Texas;

### Registered Professional Land Surveyor No. 5199

#### NOTES CORRESPONDING TO SCHEDULE B ITEMS The following matters are referenced to that certain Commitment for Title Insurance Issued by First American Title Insurance Company, GF No. 254171-TX, bearing an Effective Date of July 28, 2025 and an Issued Date of August 07, 2025:

- Property is subject to restrictive covenants as recorded in Volume 2013, Page 179, Map and/or Plat Records of Collin County, Texas; County Clerk's File No. 20161118001567340 of the Official Public Records of Collin County, Texas.
- Drainage, Sanitary Sewer, and Detention Pond easement(s) as set out on plat/map in Volume 2013, Page 179 of the Map and/or Plat Records of Collin County, Texas, do affect the subject property and
- 15' Water Line Easement to the City of McKinney, as recorded under County Clerk's File No. 92-0017509, Official Public Records, Collin County, Texas, does affect the subject property and is
- 15' Waste Water Easement to the City of McKinney, as recorded in Volume 5345, Page 4488, Official ublic Records, Collin County, Texas, does affect the subject property and is shown hereon.
- Reciprocal Easement Agreement by and between QUIKTRIP CORPORATION, an Oklahoma corporation and PLATINUM W MANJI McKINNEY LLC, a Texas limited liability company as recorded under County Clerk's File No. 20161118001567350, Official Public Records, Collin County, Texas, does affect the subject property, but is blanket in nature and is not shown hereon.
- Detention Pond Maintenance and Monitoring Agreement by and between The City of McKinney, Texas, a Texas municipal corporation and QUIKTRIP CORPORATION, an Oklahoma Corporation as recorded under County Clerk's File No. 20120731000933110, Official Public Records, Collin County, Texas, does affect the subject property, but is blanket in nature and is not shown hereon.
- Right of First Refusal as set out in the Special Warranty Deed as recorded under County Clerk's File No. 20161118001567340, Official Public Records, Collin County, Texas, does affect the subject property, but is blanket in nature and is not shown hereon.

### ALTA/NSPS LAND TITLE SURVEY

### PART OF LOT 2, BLOCK A **QT 963 ADDITION**

(VOLUME 2013, PAGE 179, P.R.C.C.T.)

OUT OF

REVISION DESCRIPTION

PROJECT INFORMATION Date of Survey: 08/22/2025 Joh Number: 1114992 Drawn By: MWS G.F. No.: 254171-TX

**LOCATION MAP SCALE: 1"=2000"** 

SITE

WILMETH RD.

-----

- —UE— — —UE— — —UE— **-**

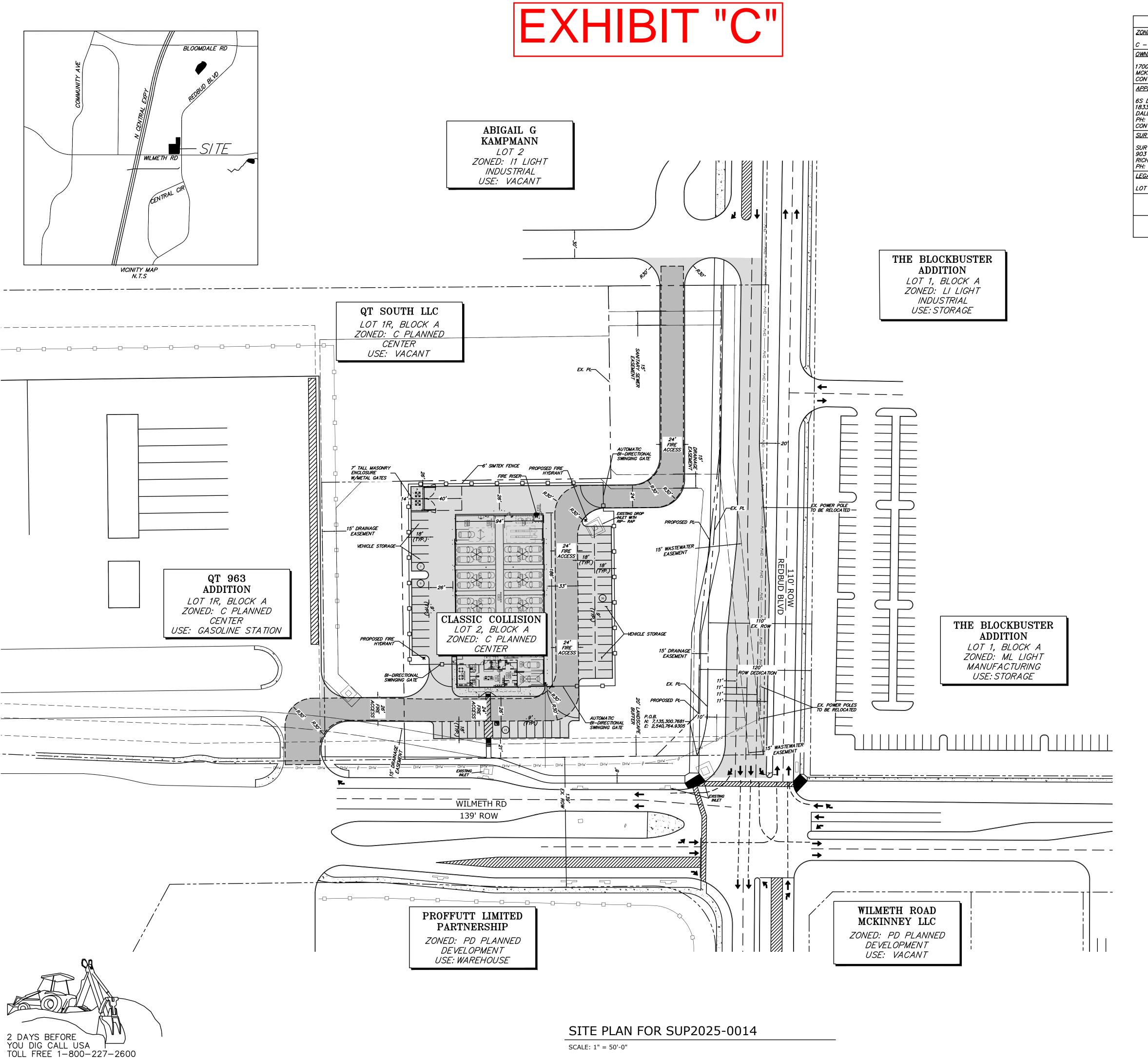
TOP OF INLET#642.31

\_\_\_\_\_UST\_\_\_\_\_UST\_\_\_\_\_UST\_\_\_\_\_UST\_\_\_\_\_UST\_\_\_\_\_UST\_\_\_\_

FL 33" RCP OUT TO NORTH=638.23

\_\_\_\_\_\_

By graphic plotting only, the property described hereon lies in Zone "X", areas determined to be outside the 100/500-year flood plain, as indicated on documents issued by the Federal Emergency Management Agency, entitled "Flood Insurance Rate Map, for Collin County Texas and Incorporated Areas, Community Panel Number 48085C0260K, Map Revised Date, June 7, 2017. This flood statement does not imply that the property and /or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will



MAJOR VEHICLE REPAIR ZONING DESCRIPTION C - PLANNED CENTER <u>OWNER</u> 1700 WILMETH RD MCKINNEY, TX 75069 CONTACT NAME: RAKESH PATEL <u>APPLICANT</u> 6S DEVELOPMENT 18333 PRESTON RD, SUITE 350 DALLAS, TX 75252 PH: 775-219-4927 CONTACT NAME: OWEN BARTLETT <u>SURVEYOR</u> SURVEY CONSULTANTS INC. 903 N. BOWSER ROAD, SUITE 240 RICHARDSON, TX 75081 PH: 972-424-7002 LEGAL DESCRIPTION LOT 2, BLOCK A, PLANNED CENTER <u>STATE</u> <u>CITY</u> TEXAS MCKINNEY <u>COUNTY</u> SURVEY ABSTRACT NO.

#### LEGEND:

COLLIN

- ASPHALT SECTION AS PER DETAIL 2, SHEET C6.2

T.J. MCDONALD

- CONCRETE SIDEWALK AS PER DETAIL 5, SHEET C6.2

**— — —** — FIRE LANE ACCESS

----- - PROPOSED CONCRETE CURB & GUTTER

— — — — - INTERSECTION PATH

- PARKING COUNT

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND OBTAINING ANY TRAFFIC CONTROL PLAN AND PERMIT AS NEEDED FOR ALL WORK.
- 2. 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.
- 3. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT FOR NON-RESIDENTIAL AND MULTI FAMILY USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- 4. THE LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6: OF THE UNIFIED DEVELOPMENT CODE.
- 5. MECHANICAL ON ROOF WITH PARAPETS.
- 6. FIRE APPARATUS ACCESS ROADS SHALL BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAIN SIX INCHES (6" IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "NO PARKING FIRE LANE" OR "FIRE LANE NO PARKING" SHALL APPEAR IN FOUR INCH (4") WHITE LETTERS AT 25 FEET INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB [2024 IFC ORDINANCE D103.6(1).

### GENERAL NOTES:

- 1. REFERENCE "GENERAL NOTES" ON SHEET C6.1
- 2. REFERENCE "ABBREVIATIONS" ON SHEET C6.1
- 3. REFERENCE "LEGEND" ON SHEET C6.1

	SITE DATA SUMMARY		
LOT	ZONING	PROPOSED USE	
PROPOSED LOT 2	C- PLANNED USE	MAJOR VEHICLE REPAIR	
GROSS L	LOT AREA	_	
LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	_	
2.80	121,812	-	
BLDG. AREA (SQ. FT.)	BLDG. HGT. (FT.)	# OF STORIES	
17,484	26	1	
LOT COVERAGE		-	
REQ.	PROV.	-	
50% MAX	14%	-	
FLR AREA RATIO		-	
REQ.	PROV.	-	
80% MAX	14%	-	
	<u>PARKING</u>		
REQ. RATIO	TOTAL REQ.	TOTAL PROV.	
1 PER 750 SQ. FT.	23	24	
STORAGE PARKING	HANDIC	DICAP SP.	
	REQ.	PROV.	
43	1	1	
TOTAL IMPERVIOUS		-	
(SQ. FT.)	(%)	-	
60,830	50%	_	
<u>TOTAL F</u>	PERVIOUS		
(SQ. FT.)	(%)	_	
60,982	50	_	

All drawings herein are the property of Tectonics Design Group and may not be reproduced or used in any capacity without the written authorization of Tectonics Design Group. DESIGNED: CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

*576* 

E.M.C./J.P.B.

SUBMITTAL 09/29/25 CITY COMMENTS 10/17/25 CITY COMMENTS 10/28/25 CITY COMMENTS

SITE PLAN