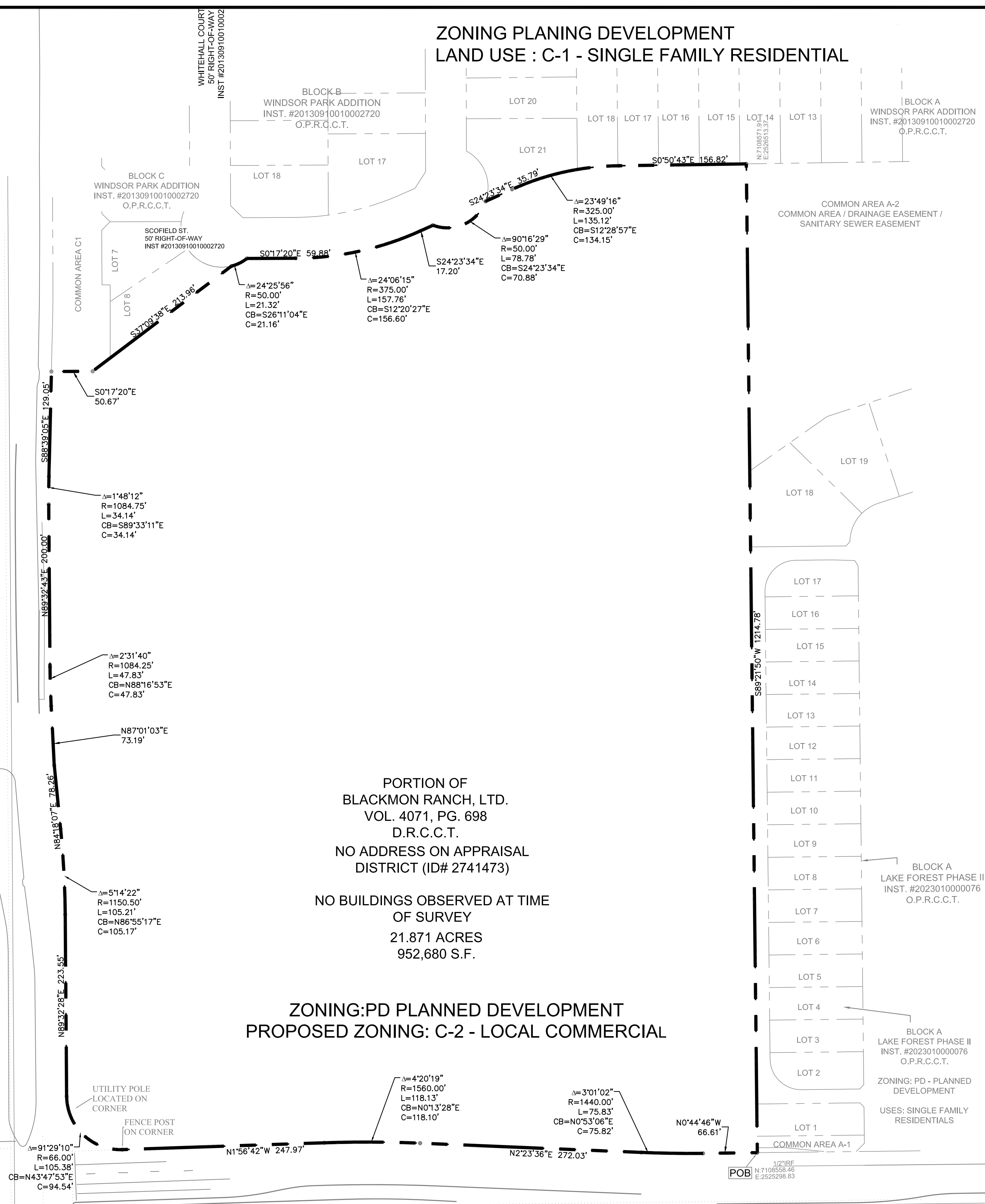


PLOTTED BY: ISAAC ADEYEMI
 PLOT DATE: 7/19/2024 1:23 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2024-009 MODUS ARCHITECTURE SHOPS AT LAKE FOREST MCKINNEY\CADD\SHEETS\EXHIBIT A.DWG
 LAST SAVED: 6/18/2024 1:21 PM

ZONING PLANING DEVELOPMENT
 LAND USE : C-1 - NEIGHBORHOOD COMMERCIAL

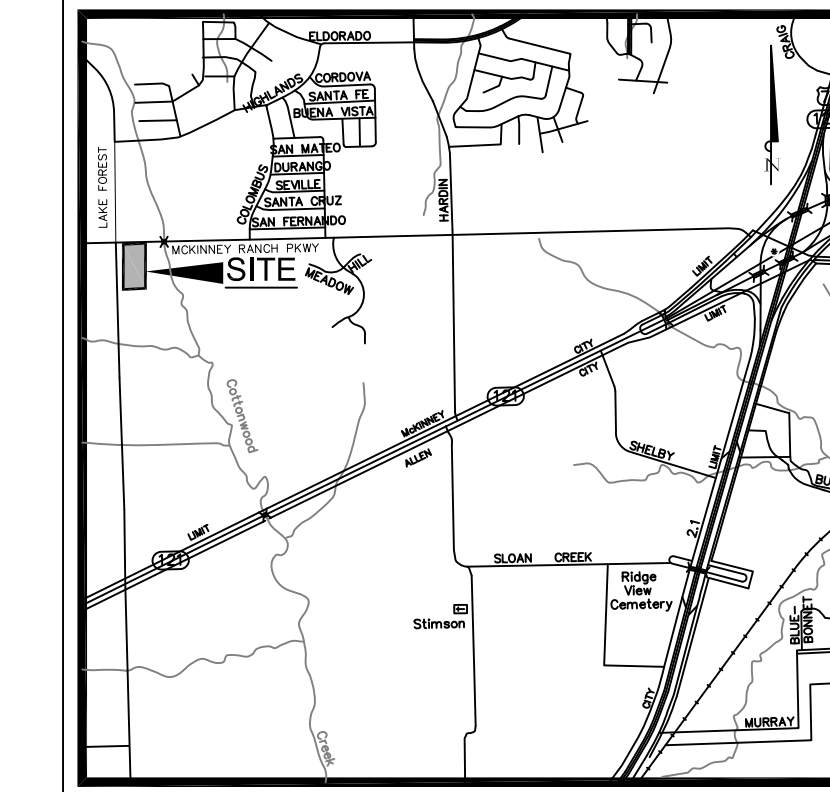
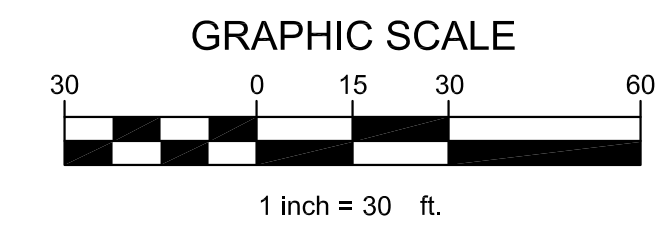
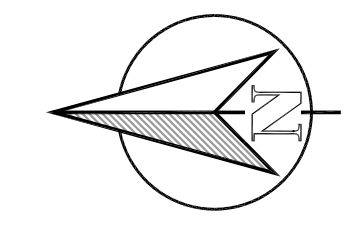
MCKINNEY RANCH PARKWAY
 VARIABLE WIDTH RIGHT-OF-WAY
 VOL. 5521, PG. 4215 / CAB. J. PG. 839

ZONING PLANING DEVELOPMENT
 LAND USE : C-1 - SINGLE FAMILY RESIDENTIAL



ZONING: PLANNED DEVELOPMENT
 LAND USE: SF-12 - NEIGHBORHOOD COMMERCIAL

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



- 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 / MYRICA CERIFERA 60" O.C. FOR WASTE ENCLOSURE SCREENING.
 4. HVAC REQUIRES SCREENING FROM R.O.W AND RESIDENTIAL VIEW.

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 AND PLANNING
 CONSULTANTS
 Engineer: CLAY CRISTY
 P.E. No. 109802 Date 5/18/2024

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

No.	DATE	REVISION	BY

EXHIBIT A

EXHIBIT A	
ZONING DESCRIPTION: PD - PLANNED DEVELOPMENT PROPOSED ZONING: C-3 - REGIONAL 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 1 & 2, ABS A0400 ISOM HARRIS SURVEY, TRACT 13, 21 ACRES	
CITY: MCKINNEY	STATE: TX.
COUNTY: COLLIN	SURVEY: ISOM HARRIS
ABSTRACT NO. 400	
SHEET EXH-A	
File No. 2024-009	

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