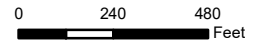


# Property Owner Notification Map

SUP2022-0016



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.



**PROPERTY DESCRIPTION**

STATE OF TEXAS §  
 COUNTY OF COLLIN §

BEING a tract of land situated in the ELIAS ALEXANDER SURVEY, ABSTRACT NO. 18, in the City of McKinney, Collin County, Texas, and being a portion of Lot 2R1, Block A, Collin McKinney Commercial Addition, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 20181121010005360 (Page 2018, Page 890), Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a MAG nail with a metal shiner stamped "W.A.I. R.P.L.S. 5714" set for the Northeasterly corner of said Lot 2R1, and the Northwesterly corner of Lot 6, Block A, Collin McKinney Commercial Addition, an addition to the City of McKinney, Collin County, Texas, recorded in Volume 2017, Page 828, O.P.R.C.C.T., said MAG nail being situated in the Southerly right-of-way line of Collin McKinney Parkway, a 120-foot right-of-way;

THENCE South 14 deg 06 min 28 sec East, departing said Southerly right-of-way line and along the Easterly line of said Lot 2R1 and the Westerly line of said Lot 6, a distance of 126.79 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 22 deg 09 min 30 sec East, continuing along said common line, a distance of 163.84 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the Southeast corner of said Lot 2R1 and the Southwest corner of said Lot 6 and being situated in the North line of Lot 1, Block AA, Southern Hills at Craig Ranch, Phase 1, and addition to the City of McKinney, Collin County, Texas, recorded in Volume 2016, Page 247 (O.P.R.C.C.T.);

THENCE South 88 deg 54 min 07 sec West, departing the Westerly line of said Lot 6 and the Easterly line of said Lot 2R1 and along the South line of said Lot 2R1 and the North line of said Lot 1, a distance of 280.28 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 01 deg 05 min 53 sec West, departing said common line and over and across said Lot 2R1, a distance of 275.00 feet to a MAG nail with a metal shiner stamped "W.A.I. R.P.L.S. 5714" set for corner, said MAG nail being situated in the Southerly right-of-way line of said Collin McKinney Parkway and the North line of said Lot 2R1;

THENCE North 88 deg 54 min 07 sec East, along said common line, a distance of 241.75 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a curve to the left, having a radius of 911.50 feet, a central angle of 03 deg 12 min 53 sec, a chord bearing of North 87 deg 17 min 41 sec East and a chord length of 51.13 feet;

THENCE along said common line and said curve to the left, an arc distance of 51.14 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2.093 acres or 91,188 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 12th day of July, 2020, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the City of McKinney GPS Monument #53 and Monument #54.



**Winkelmann & Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7200  
 GALLIA, TEXAS 75230 (972) 490-7299 FAX

Texas Engineer's Registration No. 88  
 Texas Surveyors No. 10095600 Expires 12-31-20  
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Scale: N/A

Date: 07.14.20

Dwg. File: 64205.CC-PH-4

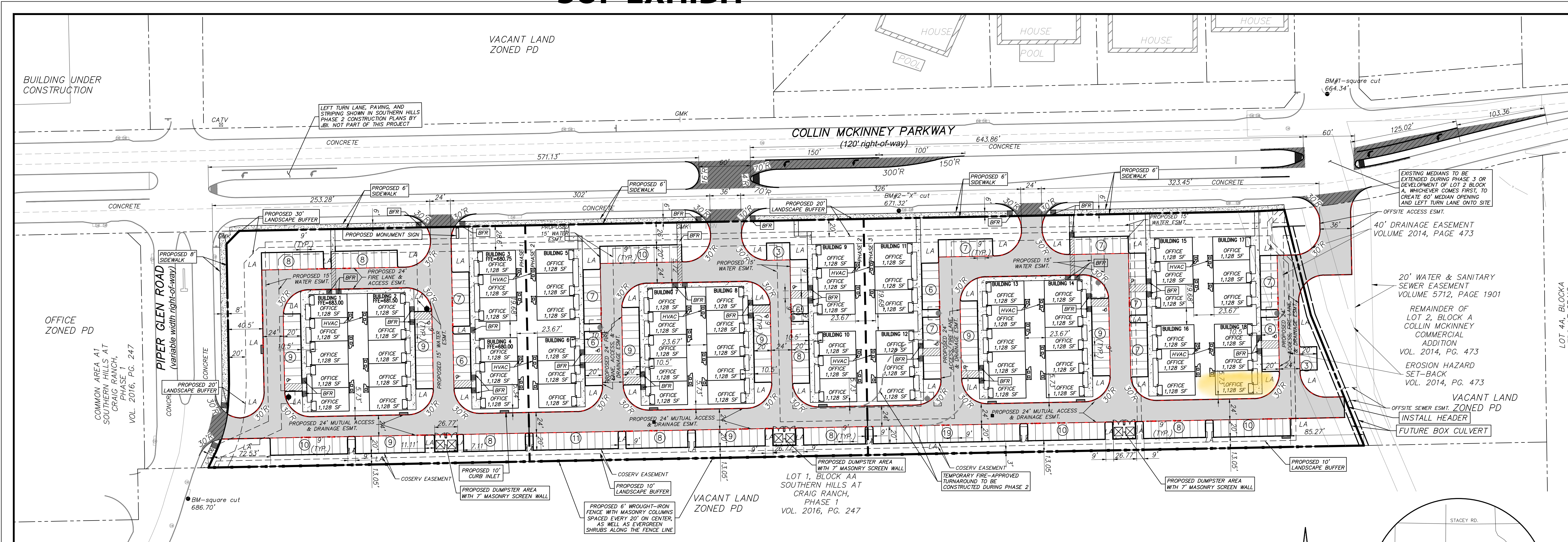
Project No.: 64205.CC

**CONDOMINIUM PLAT, PHASE 4**  
**2.093 ACRES (91,188 SQ. FT.)**  
 COLLIN MCKINNEY  
 COMMERCIAL ADDITION  
 CITY OF MCKINNEY, COLLIN COUNTY,  
 TEXAS

**SHEET**  
**3**  
**OF**  
**3**

G:\1642105\CC\survey\boundary\64205.CC-PH-4.dwg

# SUP EXHIBIT



### SITE PLAN NOTES

SANITATION CONTAINER SCREENING WALLS WILL 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 WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.

MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES. SCREENING WILL CONSIST OF 4' WROUGHT IRON FENCE WITH MASONRY COLUMNS & EVERGREEN SHRUBS.

LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED & OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

THERE ARE NO EXISTING BUILDINGS LOCATED ON SITE.

HVAC SCREEN WALLS (WROUGHT IRON FENCE WITH MASONRY COLUMNS AND EVERGREEN SHRUBS) ARE 4'-6.5'

TOTAL SQUARE FOOTAGE UNDER ROOF

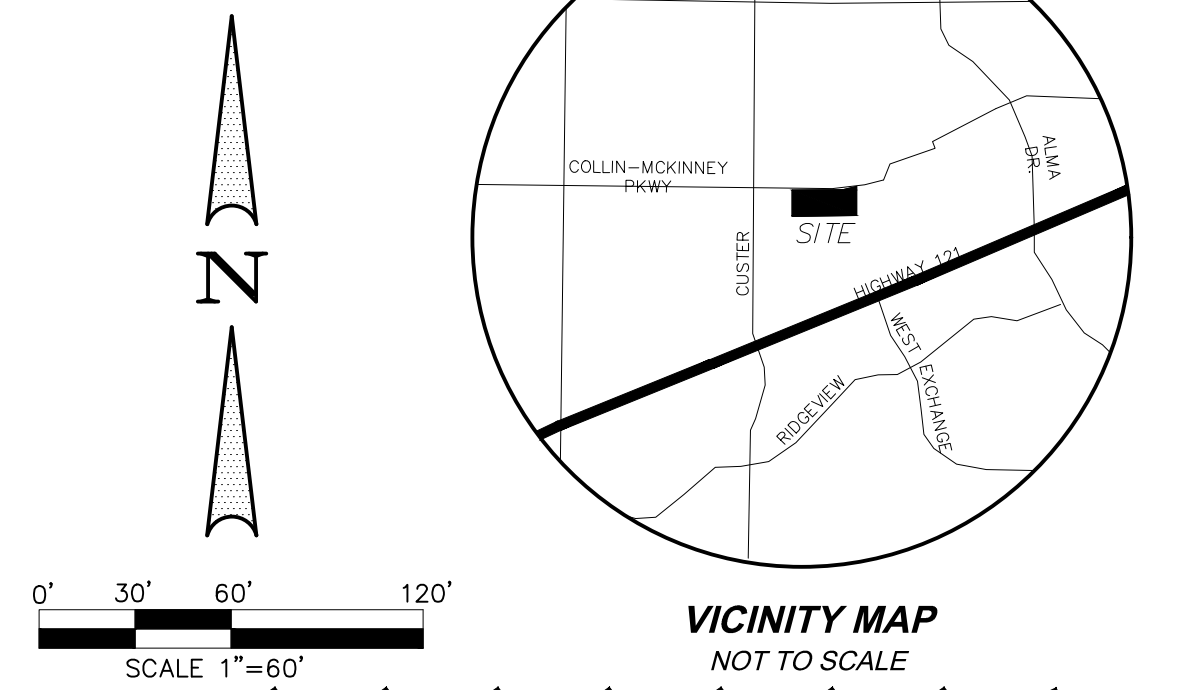
5-UNIT BUILDING = 5,640 S.F.  
3-UNIT BUILDING = 3,384 S.F.



ABBREVIATION LEGEND		ABBREVIATION LEGEND	
AC	AIR CONDITIONER	LP	LIGHT POLE
BILLB	BILLBOARD	MAG	MAG NAIL SET WITH SHINER
BoI	BOLLARD	MB	MAIL BOX
CO#	COUNTY CLERK'S FILE NO.	MH	MANHOLE
CIF	IRON ROD FOUND WITH CAP	MP	METAL POST
CIRS	IRON ROD SET W/CAP STAMPED "WAI"	PF	PIN FLAG
CM	CONTROLLING MONUMENT	PKF	PK NAIL FOUND
CO	CLEANOUT	PKS	PK NAIL SET
EB	ELECTRIC BOX	PP	POWER POLE
EM	ELECTRIC METER	SB	SIGNAL BOX
FH	FIRE HYDRANT	SN	SIGN
FOMK	FIBER OPTIC MARKER	SP	SIGNAL POLE
GI	GRATE INLET	SS	SANITARY SEWER
GL	GROUND LIGHT	SW	STORM WATER
GM	GAS METER	TMK	TELEPHONE MARKER
GMK	GAS MARKER	TP	TELEPHONE PEDESTAL
GR	GAS RISER	TPAD	TRANSFORMER PAD
GV	GAS VALVE	TSN	TRAFFIC SIGN
GW	GUY WIRE	UCG	UNDERGROUND CABLE MARKER
HI	BUILDING HEIGHT	WM	WATER METER
HC	HANDICAPPED	WP	WOOD POST
ICV	IRRIGATION CONTROL VALVE	WV	WATER VALVE
IN	INLET	XCF	"X" CUT IN CONCRETE FOUND
IRF	IRON ROD FOUND	XCS	"X" CUT IN CONCRETE SET

Current Zoning	Suburban Office
Proposed Use	Office Development
Lot Area	8.038 AC. (350,139 S.F.)
Impervious Area	240,254 S.F. (68.6%)
Building Area	74,448 S.F.
Professional:	37,224 S.F.
Medical:	37,224 S.F.
Building Heights	24' (1 Story)
Lot Coverage	21.3%
Floor Area Ratio	74,448 S.F. / 350,139 S.F. = 0.213
Parking Required	
Professional (1 per 400 S.F.):	94 Spaces
Medical (1 per 300 S.F.):	125 Spaces
Total Required:	219 Spaces
Parking Provided	290 Spaces
Handicap Parking Required	7 Spaces
Handicap Parking Provided	12 Spaces

Phase 1 (Building 1-4)		
Building Area	Professional:	18,048 S.F.
	Medical:	9,024 S.F.
Parking Required		
Professional (1 per 400 S.F.):		23 Spaces
Medical (1 per 300 S.F.):		31 Spaces
Total Required:		54 Spaces
Parking Provided		74 Spaces (3 HC Accessible)
Phase 2 (Building 5-10)		
Building Area	Professional:	24,816 S.F.
	Medical:	12,408 S.F.
Parking Required		
Professional (1 per 400 S.F.):		32 Spaces
Medical (1 per 300 S.F.):		42 Spaces
Total Required:		74 Spaces
Parking Provided		94 Spaces (4 HC Accessible)
Phase 3 (Building 11-18)		
Building Area	Professional:	31,584 S.F.
	Medical:	15,792 S.F.
Parking Required		
Professional (1 per 400 S.F.):		40 Spaces
Medical (1 per 300 S.F.):		53 Spaces
Total Required:		93 Spaces
Parking Provided		122 Spaces (5 HC Accessible)



①	NUMBER OF PARKING SPACES
♿	ACCESSIBLE PARKING SPACE
▬	FIRELANE
▨	PAVING IN R.O.W.
LA	LANDSCAPE AREA
- - -	PROPOSED LOT LINE
- - -	PHASE LINE
◆	PROPOSED FIRE HYDRANT
□	PROPOSED HVAC UNITS

**\*\*\*NOTICES TO CONTRACTOR\*\*\***

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

**SITE PLAN**  
SOUTHERN HILLS OFFICE PARK II  
LOT 2R1, BLOCK A  
8.038 ACRES ~ 350,139 S.F.

OUT OF THE ELIAS ALEXANDER SURVEY, ABSTRACT NO. 18  
CITY OF MCKINNEY,  
COLLIN COUNTY, TEXAS

OWNER: VCM PARTNERS LP  
6850 TPC DR  
SUITE 104  
MCKINNEY, TEXAS 75070

DEVELOPER: WILLIAM PEAVY III  
1301 N. AKARD STREET  
DALLAS, TEXAS 75201  
214-871-2640

ENGINEER/SURVEYOR: WINKELMANN & ASSOC., INC.  
6750 HILLOREST PLAZA DR.  
SUITE 325  
DALLAS, TEXAS 75230  
PH: 972.490.7090

**C-03.00**

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS SURVEYORS  
6750 HILLOREST PLAZA DRIVE, SUITE 325 (972) 490-7090  
FAX: (972) 490-7090  
Texas Engineer Registration No. 89  
Texas Surveyor Registration No. 100866-00  
C-03.00(1) © 2018, Winkelman & Associates, Inc.

07/25/2018

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY D. CHASE HELM P.E. # 126713

SOUTHERN HILLS OFFICE PARK II  
MCKINNEY, TEXAS

SITE PLAN

WATER LINE REVISION (#1)	CH
CITY COMMENTS	CH
CITY COMMENTS	CH
REVISION	APPROV
No.	DATE
3.	06/15/2018
2.	01/10/2018
1.	09/26/2017

LOT 4A, BLOCK A  
REC. AT CRAIG

LAST SAVED BY: CHEM JULY 25, 2018