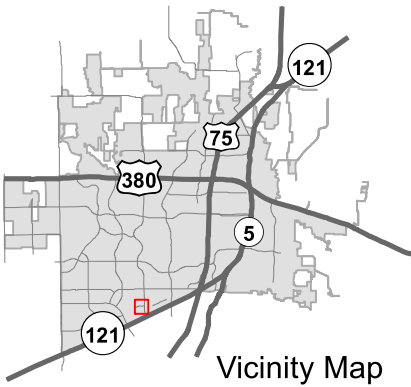
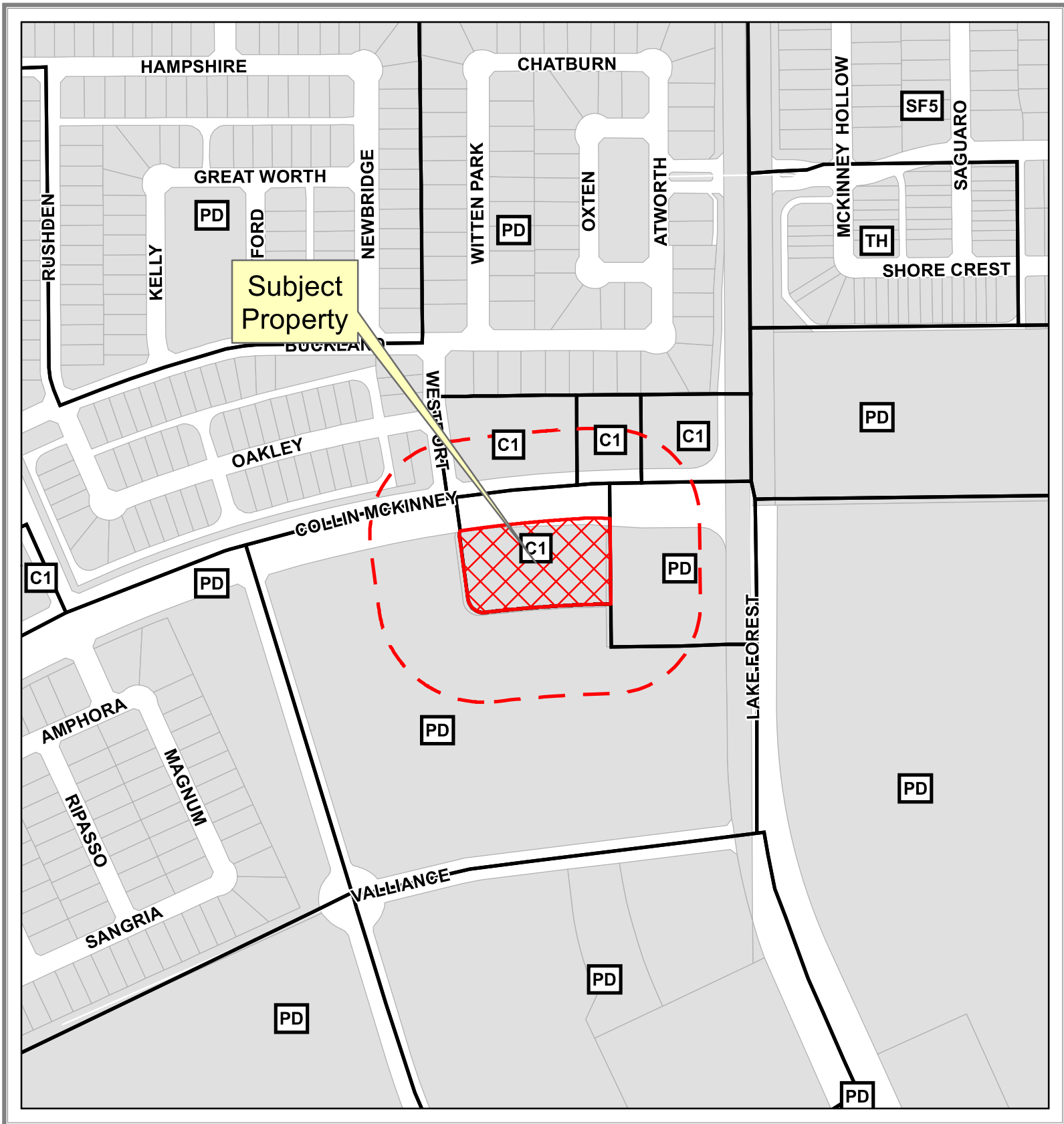


# EXHIBIT A



## Notification Map

18-0003SUP



0 160 320 Feet  
1 in = 323 ft

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 LOT 1, BLOCK A SHOPS AT LAKE FOREST MCKINNEY, COLLIN COUNTY, TEXAS**

Being a lot in the Oliver Hedgecove Survey, Abstract 392, said lot being all of Lot 1, Block A, Heights at Lake Forest Addition, an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Document No. 20130912010002770, Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at an "x" cut at the northwest corner of said Lot 1, said point being in the south right-of-way line of Collin McKinney Parkway, a 120' right-of-way, said point also being a point for corner in Lot 2 of said Heights of Lake Forest Addition;

THENCE along a curve to the right following the common line of said Lot 1 and said Collin McKinney Parkway through a central angle of  $05^{\circ}01'49''$ , having a radius of 3440.00 feet, and a chord bearing and distance of North  $84^{\circ}08'54''$  East, 301.92 feet and an arc length of 302.02 feet to  $\frac{1}{2}$ " iron rod set and having a cap stamped "A.S.C.", said point being the start of a curve to the right;

THENCE along said curve to the right following the said common line of said Lot 1 and said south right-of-way line of Collin McKinney Parkway through a central angle of  $07^{\circ}26'03''$  having a radius of 586.00 feet, and a chord bearing and distance of South  $89^{\circ}37'10''$  East, 75.98 feet and an arc length of 76.03 feet to  $\frac{1}{2}$ " iron rod set and having a cap stamped "A.S.C.", said point being the northwest corner of a called 2.616 acre tract of land described in deed to Racetrac Petroleum, Inc. recorded in Document Number 20070420000533670 of the Official Public Records of Collin County, Texas;

THENCE leaving said common line of said Lot 1 and said south right-of-way of Collin McKinney Parkway, following the common line of said Lot 1 and said Racetrac Petroleum tract, South  $0^{\circ}36'18''$  East, a distance of 214.62 feet to an "X" found, said point being a point for corner in said Lot 2 of said Heights of Lake Forest Addition, and said point being the start of a non-tangent curve to the left;

THENCE leaving said common line of said Lot 1 and said Racetrac Petroleum tract and following the common line of said Lot 1 and said Lot 2, through said non-tangent curve to the left through a central angle of  $05^{\circ}36'34''$  having a radius of 3225.49 feet, and a chord bearing and distance of South  $86^{\circ}08'28''$  West, 315.66 feet and an arc length of 315.79 feet to an "X" found, said point being the start of a curve to the right;

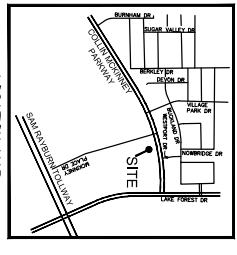
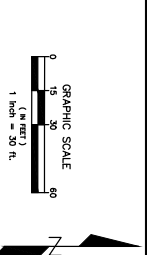
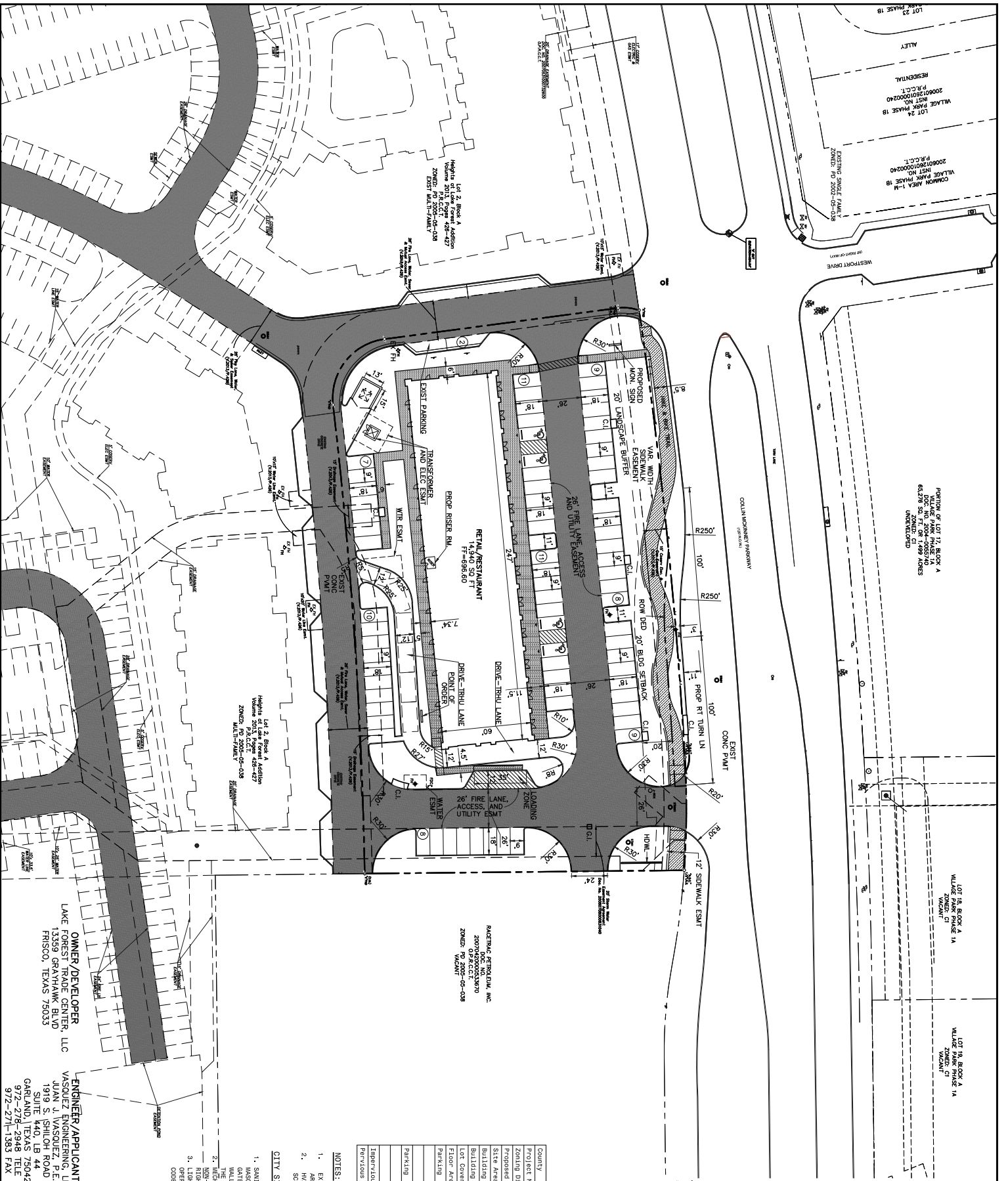
THENCE following the said common line of said Lot 1 and said Lot 2, through said curve to the right through a central angle of  $89^{\circ}05'15''$  having a radius of 40.00 feet, and a chord bearing and distance of North  $52^{\circ}07'11''$  West, 56.12 feet and an arc length of 62.19 feet to an "X" found;

## EXHIBIT B

THENCE following the said common line of said Lot 1 and said Lot 2, North  $07^{\circ}34'33''$  West, a distance of 158.37 feet to an "X" found, said point being the start of a curve to the right;

THENCE following the said common line of said Lot 1 and said Lot 2, through said curve to the right through a central angle of  $27^{\circ}24'40''$  having a radius of 30.00 feet, and a chord bearing and distance of North  $06^{\circ}07'47''$  East, 14.22 feet and an arc length of 14.35 feet to the POINT OF BEGINNING and containing 78,801 square feet or 1.809 acres of land more or less.

# EXHIBIT C



County	COLLIN
Project Name	SHOPS AT LAKE FOREST
Zoning District	OT LOCAL COMMERCIAL DISTRICT
Proposed Use	RETAIL/RESTAURANT
Site Area:	1,726 ACRES 77,748 SQ FT
Building Area	14,940 S.F. (TOTAL)
Building Height:	22' - 1 STORY
Lot Coverage:	14,940 S.F. / 77,748 S.F. = 19.2%
Floor Area Ratio:	14,940/77,748 S.F. = 0.19:1
Parking Required:	RETAIL 1/250 SF = 9,940 SF/250 = 40 SPACES
	REST 1/150 SF = 5,000 SF/150 = 34 SPACES
	TOTAL REQ = 74 SPACES
Parking Provided:	Handicap = 4 SPACES
	Total = 78 SPACES
Temporary Area:	58,814 SF OR 58,814/77,748 = 75.6%
Previous Area:	19,994 SF OR 19,994/77,748 = 25.7%

- NOTES:**
- EXISTING TOPOGRAPHY BASED ON SURVEY PREPARED BY ANTHUR SURVEYING CO., INC. DATED 09/06/2016.
  - HVAC EQUIPMENT WILL BE ROOF MOUNTED AND SCREENED.

- CITY SITE PLAN NOTES**
- SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY OR CONCRETE SCREENING WALLS WITH 30" HIGH SLOTTED METAL SCREENING WALLS, PAINTED AND PATTERNED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS, INCLUDING EQUIPMENT IN NON-RESIDENTIAL AREAS SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
  - LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN COMPLIANCE WITH CHAPTER 98 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

OWNER/DEVELOPER  
LAKE FOREST TRADE CENTER, LLC  
13359 GRAYHAWK BLVD  
FRISCO, TEXAS 75033

ENGINEER/APPLICANT  
VASQUEZ ENGINEERING, LLC  
JUAN J. VASQUEZ, P.E.  
1919 S. SHILOH ROAD  
CARLAND, TEXAS 75042  
972-278-2948 TELE  
972-271-1383 FAX

**SPECIFIC USE PERMIT**  
SHOPS AT LAKE FOREST  
COLLIN MCKINNEY PKWY  
1,809 ACRES  
CITY OF MCKINNEY,  
COLLIN COUNTY, TEXAS  
MAY 01, 2018

Scale: 1" = 30'  
Designed by: JJV  
Drawn by: JJV  
Checked by: JJV  
603-03.dwg/SITE PLAN.dwg  
05/01/2018

**SPECIFIC USE PERMIT**  
SHOPS AT LAKE FOREST  
BLOCK A, LOT 1  
HEIGHTS AT LAKE FOREST ADDITION  
MCKINNEY, COLLIN COUNTY TEXAS

OWNER/DEVELOPER  
LAKE FOREST TRADE CENTER, LLC  
13359 GRAYHAWK BLVD  
FRISCO, TX 75033

THIS DOCUMENT IS FOR  
INTERIM REVIEW AND IS  
NOT INTENDED FOR  
CONSTRUCTION PERMITTING  
OR RECORD PURPOSES.  
JUAN J. VASQUEZ, P.E.  
TRB ID NO. 00851  
DATED 05/01/2018  
VASQUEZ ENGINEERING, LLC.  
TX REG. F-1266

**VASQUEZ ENGINEERING L.L.C.**  
1919 S. Shiloh Road  
Suite 440, LB 44  
Garland, Texas 75042  
Ph: 972-278-2948  
TX Registration # F-12266