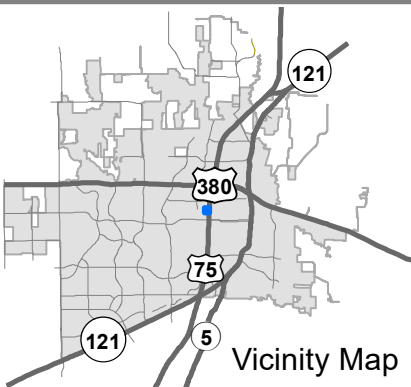
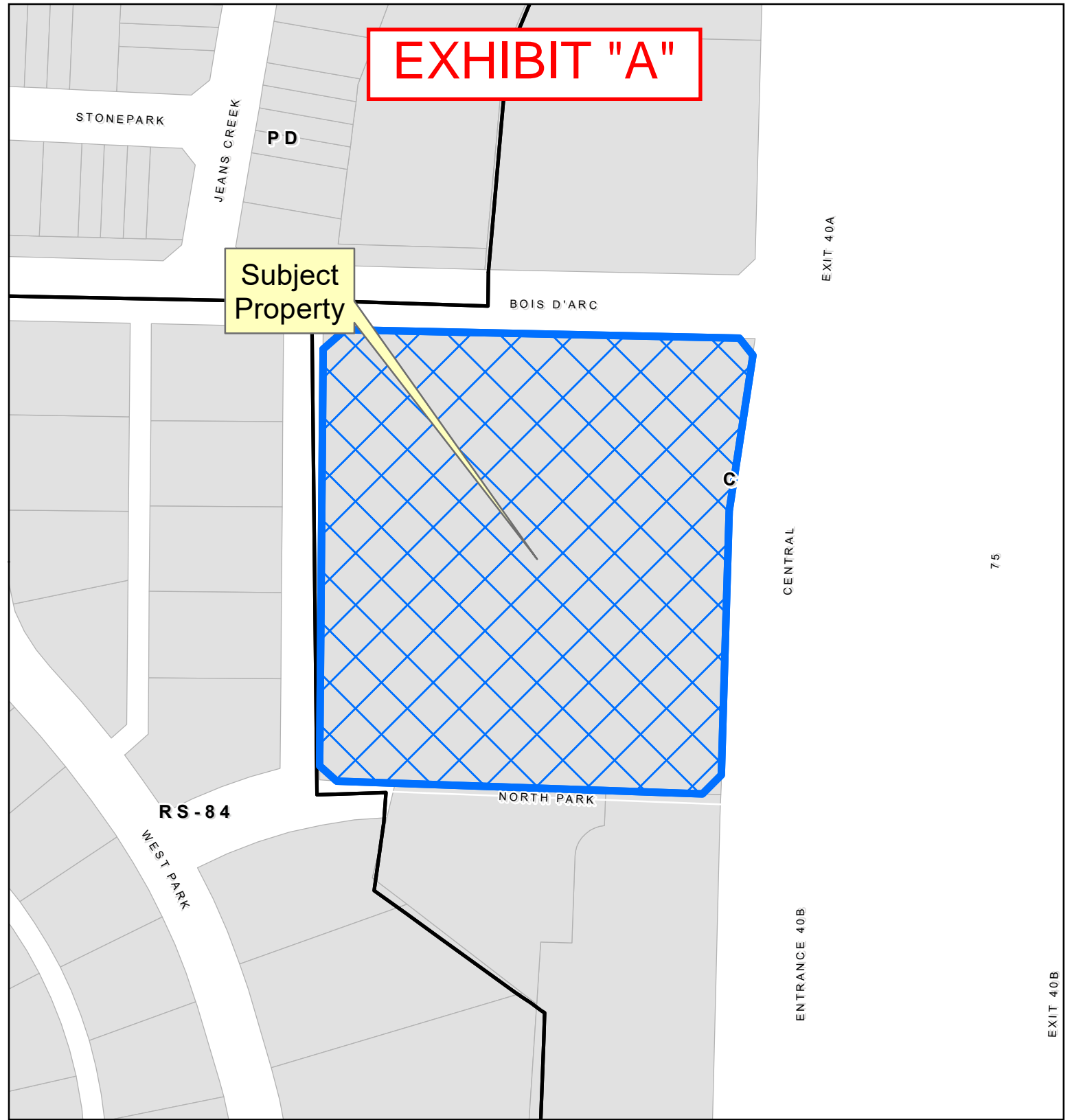
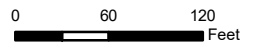


EXHIBIT "A"



Location Map

SUP2022-0003



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.



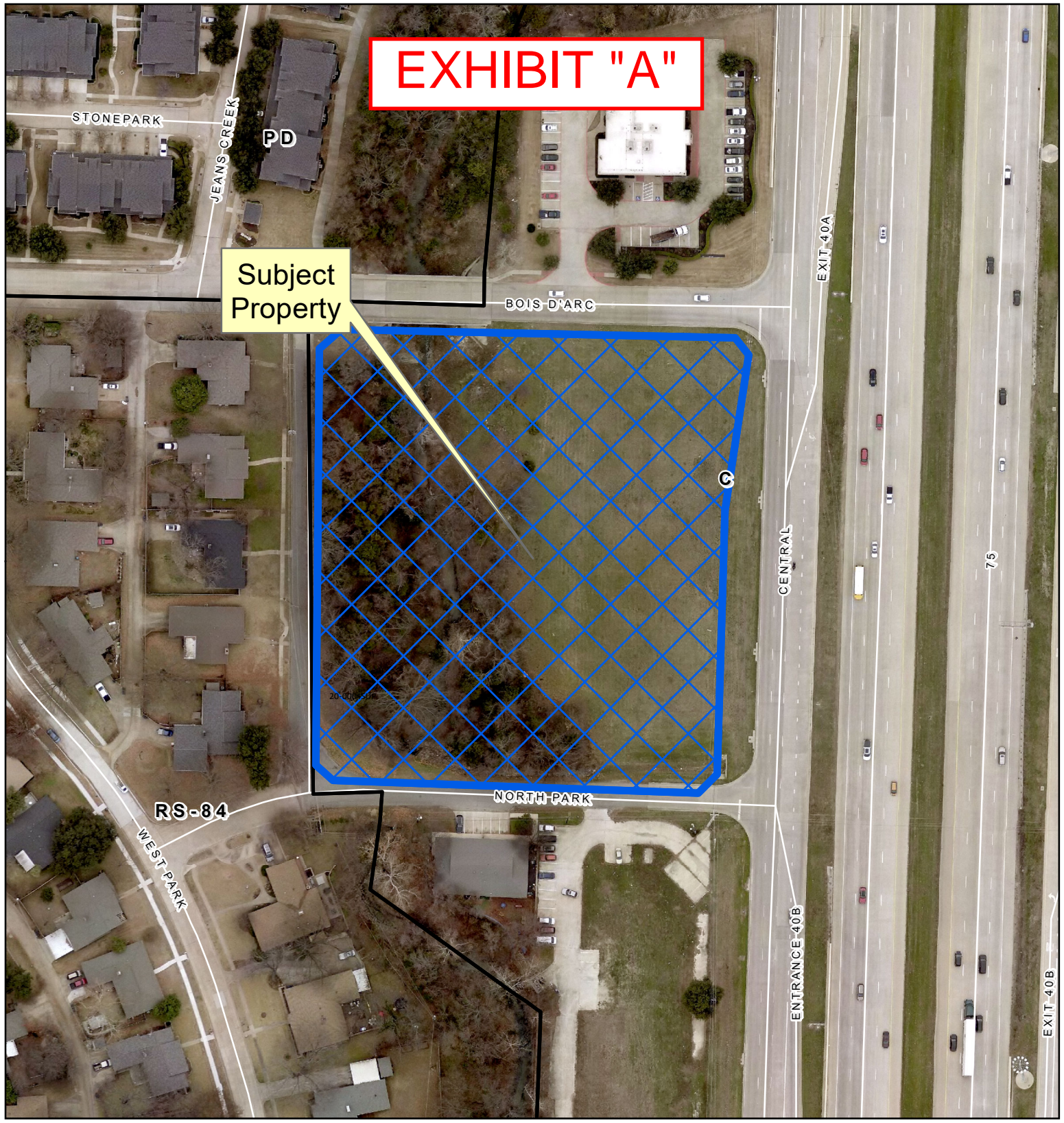
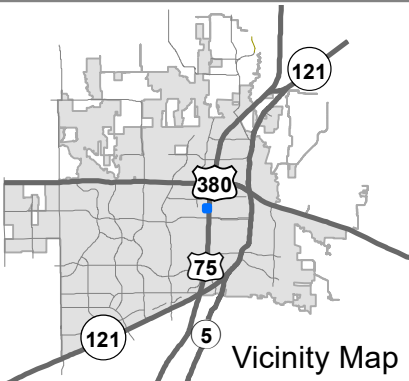


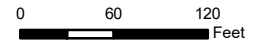
EXHIBIT "A"

Subject Property



Location Map

SUP2022-0003



Case

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EXHIBIT "B"

Escrow File No.: 21-576992-MM

BEING a 162,561 Square Foot (3.732 Acre) tract of land situated in the City of McKinney, Lot 1, Block B as evidenced by Plat of HUFFINES AUTO DEALERSHIP ADDITION, recorded in Instrument Number 20070702010002210, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), same being that certain tract of land conveyed to MCKINNEY WHITE/HUNT, LTD by Deed recorded Instrument Number 20040018541, Deed Records, Collin County, Texas (D.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with purple cap stamped "RPLS 6451" set for the northeasterly corner of the herein described tract of land, same being the intersection of the south right-of-way line of Bois D'Arc Road (60' right-of-way) and the west right-of-way of U.S. Highway 75 (variable width right-of-way), further being the northwesterly corner of an existing right-of-way dedication as evidence by Plat recorded in Instrument Number 20101007001084210, O.P.R.C.C.T.;

THENCE South 08 degrees 21 minutes 13 seconds West, departing said south right-of-way line, along said west right-of-way line, for a distance of 163.01 feet to a 5/8" iron rod with purple cap stamped "RPLS 6451" set for the southerly west corner of said right-of-way dedication, same being on said west right-of-way line;

THENCE South 01 degrees 45 minutes 26 seconds West, continuing along said west right-of-way line, for a distance of 267.87 feet to a TxDOT aluminum monument found on said west right-of-way line of U.S. Highway 75, same being on the center line of North Park Drive (Private Drive);

THENCE North 88 Degrees 40 Minutes 23 Seconds West, departing said west right-of-way line, along said center line, for a distance of 300.79 feet to a PK nail found for the southerly southwest corner of the herein described tract of land, same being on the center line of said North Park Drive right-of-way;

THENCE North 87 Degrees 01 Minutes 23 Seconds West, departing said center line, over and across said North Park Drive, for a distance of 69.77 feet to a 5/8" iron rod with purple cap stamped "RPLS 6451" set on the east right-of-way line of Bois D'Arc Road (37' right-of-way) as evidence by plat recorded in Volume 5 Page 81, Map Records, Collin County, Texas (M.R.C.C.T.);

THENCE North 00 degrees 46 minutes 57 seconds East, departing said North Park Drive right-of-way, along said east right-of-way line, for a distance of 429.46 feet to an X cut found for the intersection of said east right-of-way line of Bois D'Arc Road as recorded in Volume 5, Page 81 and the aforementioned south right-of-way line of Bois D'Arc Road as recorded in Instrument Number 20070702010002210;

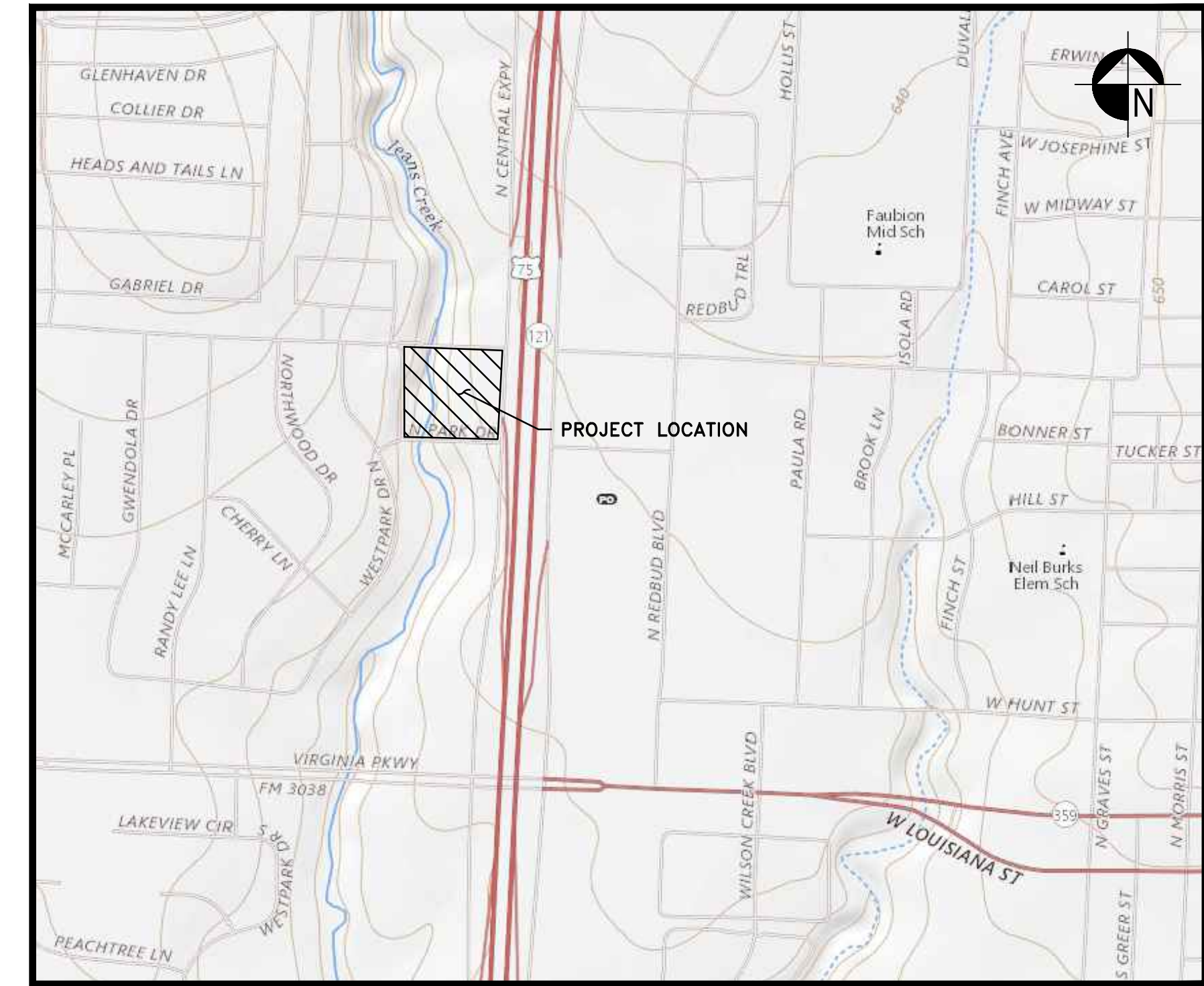
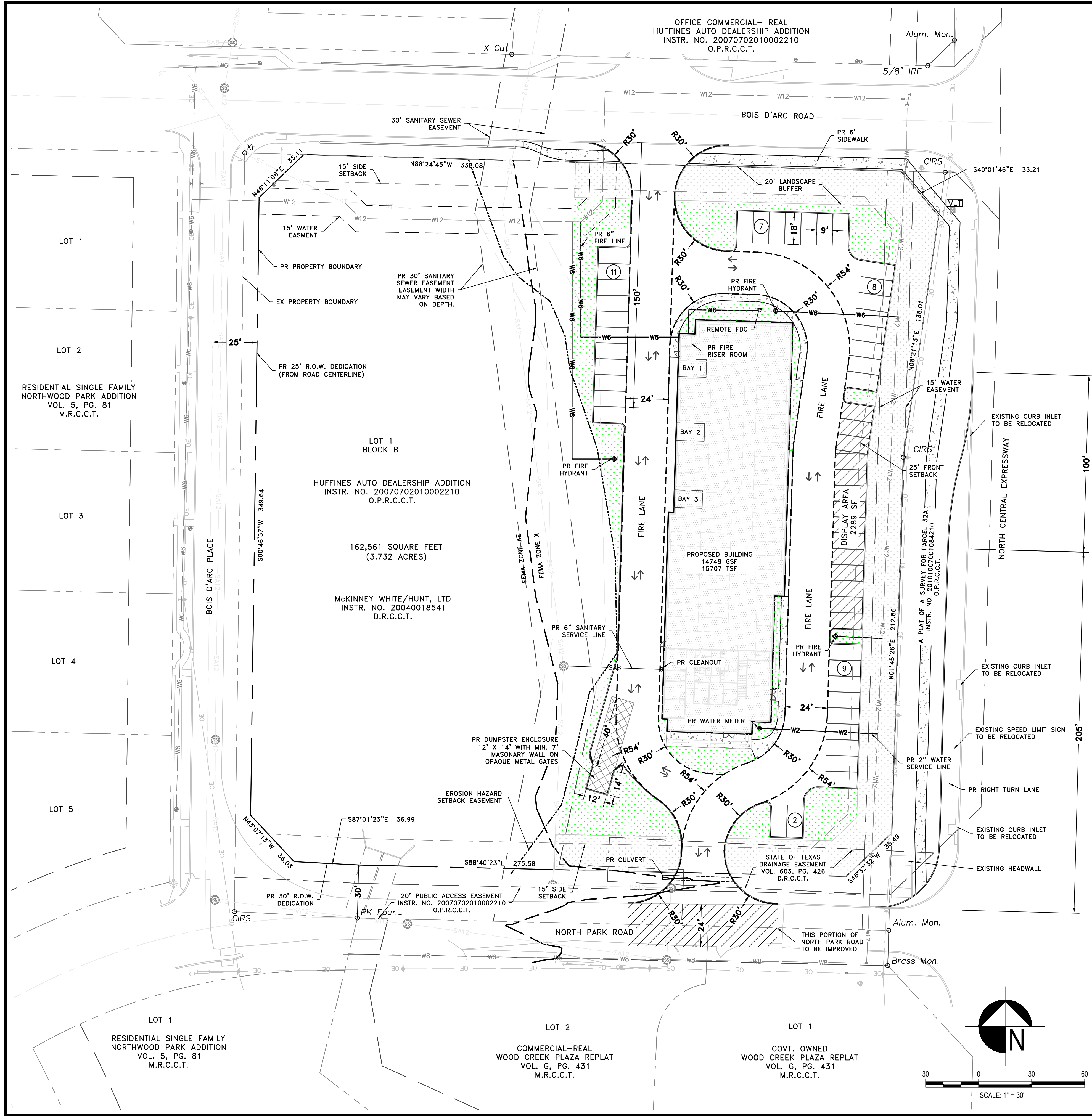
THENCE South 88 degrees 24 minutes 45 seconds East, departing said east right-of-way line, along said south right-of-way line, for a distance of 396.57 feet to the POINT OF BEGINNING, containing 162,561 square feet or 3.732 acres of land more or less.



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
01/06/2022 02:31:31 PM
\$38.00 TBARNETT
20220106000035220

Stacey Kemp

EXHIBIT "C"



PROJECT VICINITY MAP
N.T.S.

LEGEND:

- FIRE LANE
- DISPLAY AREA
- LANDSCAPE AREA
- CONCRETE SIDEWALK
- PARKING COUNT
- TELEPHONE PEDESTAL
- POWER POLE
- OVERHEAD ELECTRIC
- GUY WIRE
- WATER METER
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- SIGN
- FDC

STANDARD NOTATIONS:

1. 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 SCREENINGWALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
2. 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.
3. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORM-ANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
4. ADA RAMPS WILL BE INSTALLED AT ALL PEDESTRIAN CROSSINGS PER CITY OF MCKINNEY STANDARDS.

SITE DATA TABLE	
EXISTING ZONING	C - PLANNED CENTER DISTRICT
PROPOSED USE	AUTOMOBILE SALES (SPECIAL USE)
BUILDING AREA	3,304 SF - OFFICE 12,403 SF - INDOOR SALES
BUILDING HEIGHT	29'-6" (2 STORIES)
LOT COVERAGE	48,710/162,561 = 30%
FLOOR AREA RATIO	15,800/162,561 = 9.7%
IMPERVIOUS AREA	48,710 SF
PARKING REQUIRED	OFFICE = 1/400 SF → 3,304 SF → 9 SPACES INDOOR AUTO SALES = 1/500 SF → 12,403 SF → 25 SPACES OUTDOOR DISPLAY = 1/1000 SF → 2,289 SF → 3 SPACES TOTAL (ROUNDED UP) = 37 SPACES
PARKING PROVIDED	37 SPACES

CONTRACT INFORMATION	
CONTRACT NO.	DATE
BY	
DESCRIPTION	DATE
APPLICANT	
ROBERT ROEDER ABERNATHY, ROEDER, BOYD & HULLETT, P.C. 1700 REDBUD BLVD. SUITE 300 MCKINNEY, TX 75069	

OWNER
SIA MOUSAWI
DORSA PROPERTIES, LLC
201 McDONALD ST.
FRISCO, TX 75033

SITE PLAN - SUP
 BEST PRICE AUTO GROUP
 751 N. CENTRAL EXPRESSWAY
 MCKINNEY, TEXAS 75071

DATE: 3/22/2022
DR'N: GDR
CHK'D: CC

C1

STRAND 2125489

STRAND

10003 TECHNOLOGY BLVD. WEST
DALLAS, TX 75220
972-620-8204
REGISTRATION NO. F-1629



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

