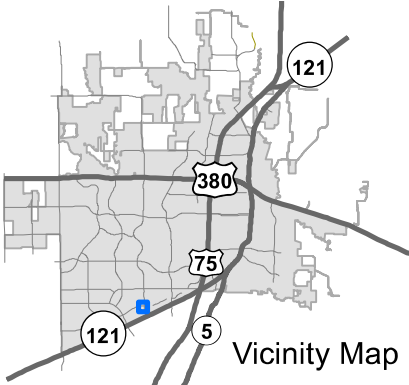
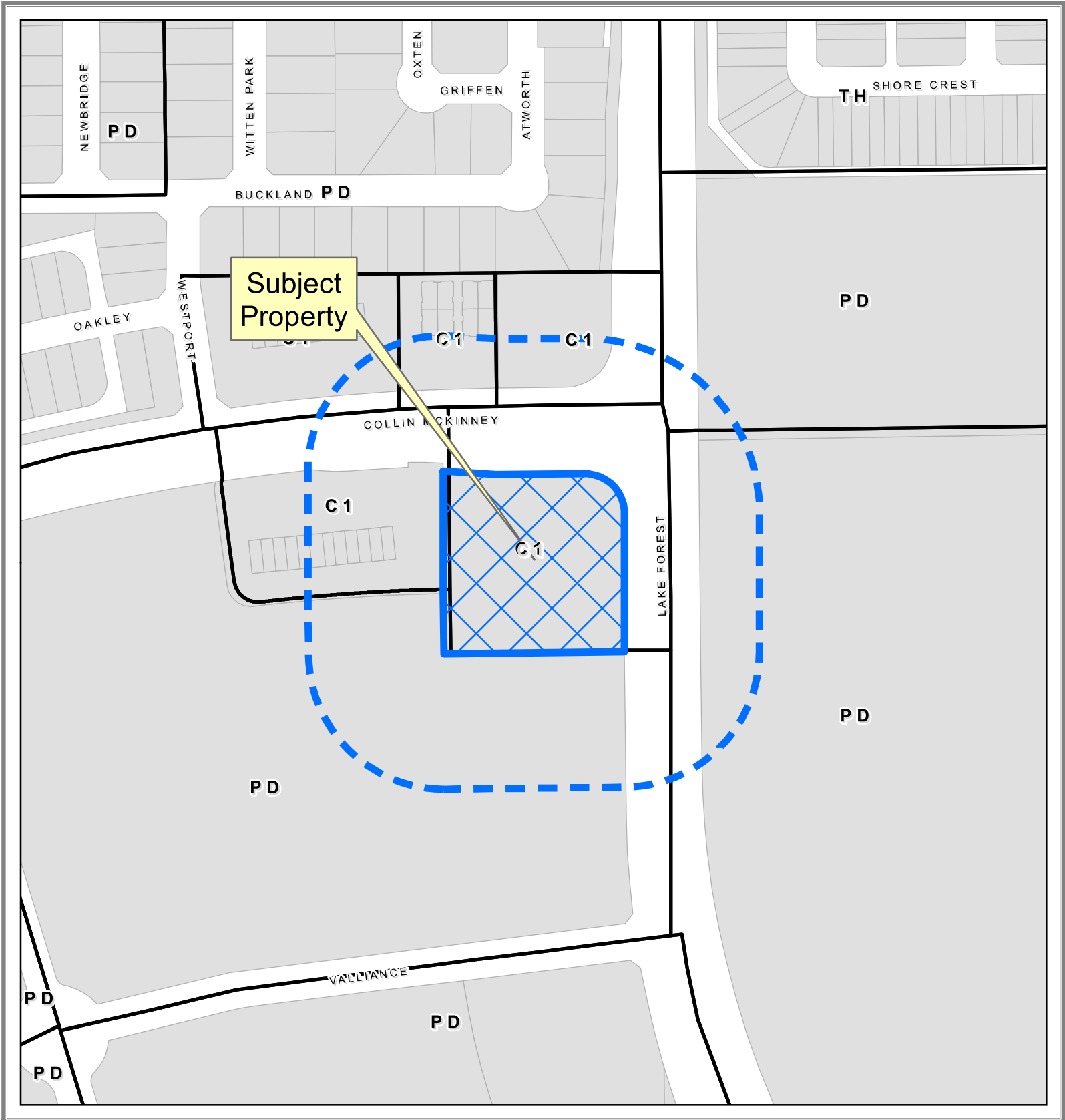
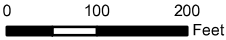


EXHIBIT A



Property Owner Notification Map

SUP2020-0012



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

TRACT 1:

Being a tract of land situated in the Oliver Hedgecoxe Survey, Abstract No. 392, City of McKinney, Collin County, Texas, being that same tract of land conveyed to Racetrac Petroleum, Inc., by Special Warranty Deed recorded in Instrument No. 20070420000533670, Official Public Records, Collin County, Texas, less that tract of land for variable with right-of-way of Collin McKinney Parkway, as dedicated by Collin-McKinney Parkway & McKinney Place Drive, a plat to the City of McKinney, Collin County, Texas recorded in Instrument No. 20080204010000420, Official Public Records, Collin County, Texas, with the remainder being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set at the Northeast corner of Lot 1R, Block A of Heights at Lake Forest Addition, an Addition to the City of McKinney, Collin County, Texas, according to the map recorded in Cabinet 2019, Page 101, Map Records, Collin County, Texas, said point being on a curve to the right with a radius of 586.00 feet, a delta of 06 degrees 18 minutes 22 seconds, and a chord bearing and distance of South 82 degrees 44 minutes 55 seconds East, 64.46 feet, and being on the South right-of-way line of said Collin McKinney Parkway;

THENCE Easterly, traversing along said South right-of-way line of Collin McKinney Parkway as follows:

Along said curve to the right, an arc length of 64.50 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner at the beginning of a curve to the left with a radius of 322.00 feet, a delta of 11 degrees 04 minutes 36 seconds, and a chord bearing and distance of South 85 degrees 08 minutes 02 seconds East, 62.15 feet;

Along said curve to the left, an arc length of 62.25 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner;

North 89 degrees 19 minutes 40 seconds East, a distance of 108.20 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner at the beginning of a curve to the right with a radius of 66.00 feet, a delta of 90 degrees 03 minutes 49 seconds, and a chord bearing and distance of South 45 degrees 38 minutes 19 seconds East, 93.39 feet;

Along said curve to the right, an arc length of 103.75 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner on the West right-of-way line of Lake Forest Drive (120 foot right-of-way);

EXHIBIT B

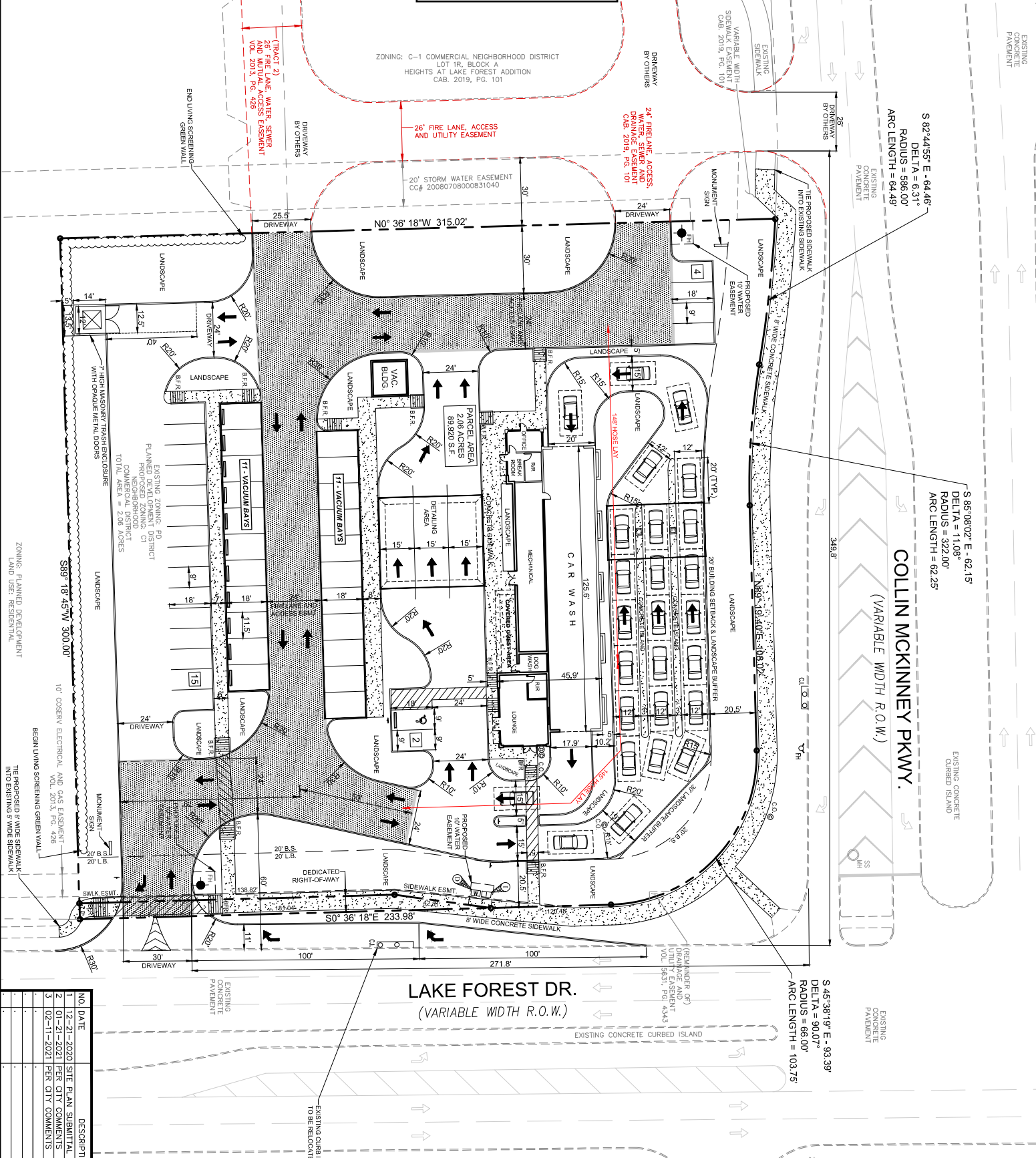
THENCE South 00 degrees 36 minutes 18 seconds East, along said West right-of-way line of Lake Forest Drive, a distance of 233.98 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set at the most Eastern Northeast corner of Lot 2, Block A of Heights at Lake Forest Addition, an Addition to the City of McKinney, Collin County, Texas, according to the map recorded in Cabinet 2013, Page 426, Map Records, Collin County, Texas;

THENCE traversing along said Lot 2, Block A as follows:

South 89 degrees 18 minutes 45 seconds West, a distance of 300.00 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner;

North 00 degrees 36 minutes 18 seconds West, passing at a distance of 100.40 feet, an "X" found at the common most Northern Northeast corner of said Lot 2, Block A and the Southeast corner of the aforementioned Lot 1R, Block A, and having a total distance of 315.02 feet to the POINT OF BEGINNING and containing 89,920 square feet or 2.06 acres of land.

EXHIBIT C



NO.	DATE	DESCRIPTION	BY
1	12-21-2020	SITE PLAN SUBMITTAL	KG
2	01-21-2021	PER CITY COMMENTS	KG
3	02-11-2021	PER CITY COMMENTS	KG
4	02-11-2021	PER CITY COMMENTS	KG
5			
6			
7			
8			
9			

WATER METER & SANITARY SEWER SCHEDULE			
ID	TYPE	SIZE	NO.
①	DOMESTIC	2"	1
②	IRRIGATION	1"	1
③	SANITARY SEWER	6"	1

SITE PLAN			
CARWASH			
5001 COLLIN MCKINNEY PKWY.			
CITY OF KANSAS CITY, TEXAS 75070			
<p>T: 480.331.8881 F: 480.212.7461 E: info@triangle-engineering.com W: triangle-engineering.com 101798 W. McDermott Drive, Suite 110, Allen, TX 75013</p> <p>Planning Civil Engineering Construction Management</p> <p>PROJ. NO. 972534 SCALE 1/8" = 1'-0" SHEET NO. 11-020</p> <p>DATE 10-30-2018 DATE PLOTTED 11-03-20</p> <p>TR. P.E. #19141#1525</p>			

PARCEL AREA DATA			
SITE AREA	2.06 ACRES (89,920 S.F.)		
DEDICATED RIGHT-OF-WAY	325 S.F. / 0.007 ACRES		
ZONING:	C1 - NEIGHBORHOOD COMMERCIAL		
PROPOSED USE:	CAR WASH - FULL SERVICE		
BUILDING SIZE AND HEIGHT:	TOTAL S.F. = 5,025 - 1 STORY		
CAR WASH AREA:	2,810 S.F.		
OFFICE / BREAK ROOM AREA:	395 S.F.		
MECHANICAL AREA:	885 S.F.		
LOUNGE & DOG WASH AREA:	735 S.F.		
LOT COVERAGE:	5.79%		
FLOOR AREA RATIO:	0.263		
TYPING SPACES REQUIRED:	20 SPACES		
1598 SPACES PER PLAT AREA:	7 SPACING SPACES FOR EACH WASH AND VACUUM LANE		
PARKING SPACES PROVIDED:	21 SPACES		
VACUUM BAYS:	22 BAYS		
SETBACKS:			
FRONT:	0'-0"		
SIDE / STREET SIDE:	0'-0"		
REAR:	0'-0"		
IMPERVIOUS AREA:	65,919 S.F. (0.84 AC.) / 71.30%		
PENVIOUS AREA:	24,004 S.F. (0.55 AC.) / 26.70%		

WATER METER & SANITARY SEWER SCHEDULE			
ZONING: PLANNED DEVELOPMENT LAND USE: VACANT BLAND COUNTY PERMITS DEPARTMENT NO. 407497-PC-638 D.R.C.T.			

WATER METER & SANITARY SEWER SCHEDULE			
ZONING: PLANNED DEVELOPMENT LAND USE: VACANT BLAND COUNTY PERMITS DEPARTMENT NO. 407497-PC-638 D.R.C.T.			

WATER METER & SANITARY SEWER SCHEDULE			
ZONING: PLANNED DEVELOPMENT LAND USE: VACANT BLAND COUNTY PERMITS DEPARTMENT NO. 407497-PC-638 D.R.C.T.			

HWY. 121 APPROX. 1/2 MILE SOUTH

VICINITY MAP
N.T.S.