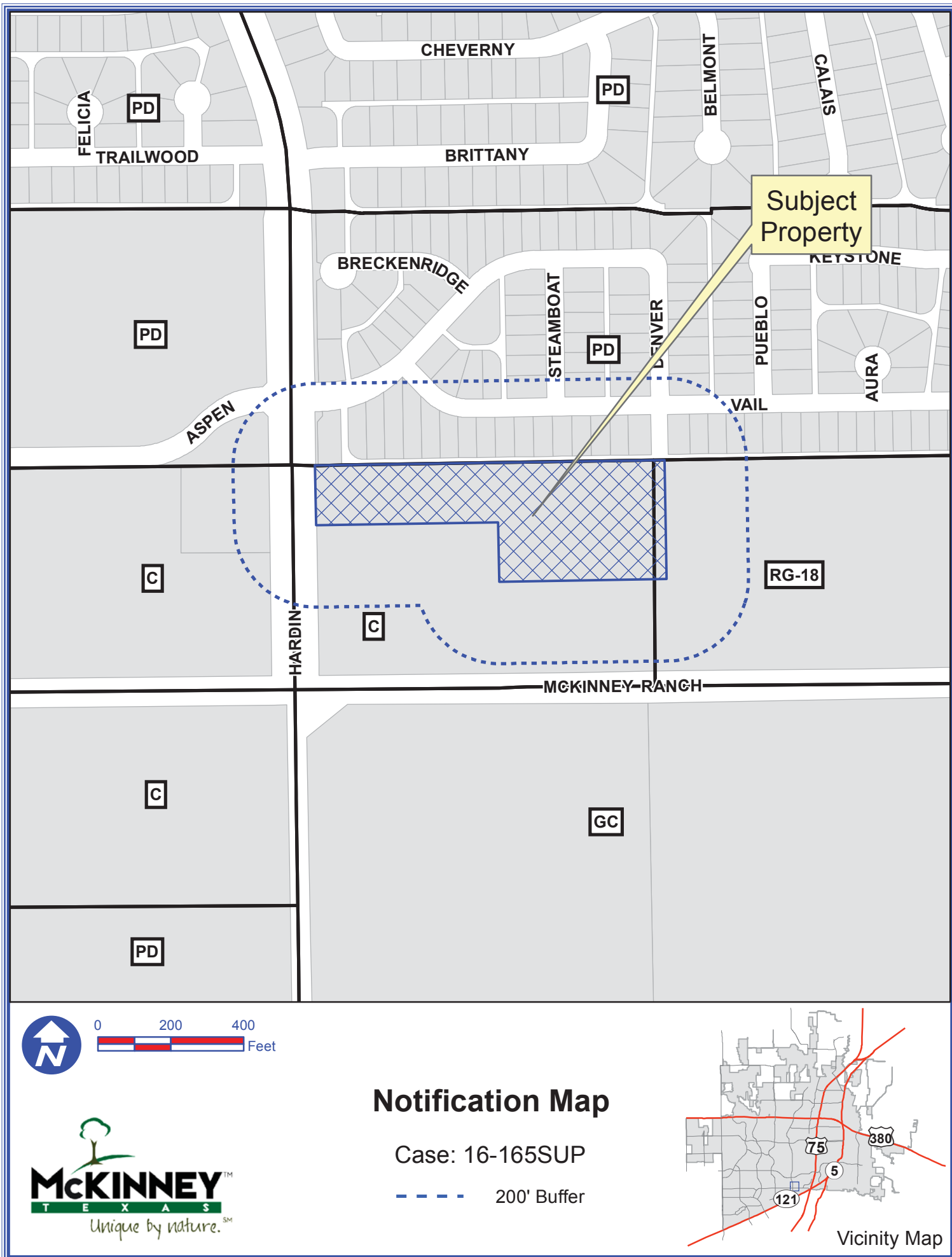


# EXHIBIT A



Path: S:\MCKGIS\Notification\Projects\2016\16-165SUP.mxd

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

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, OUT OF THE E. D. MCCOY SURVEY, ABSTRACT NO. 577 AND BEING A PART OF THE 12.357 ACRE PROPERTY DESCRIBED IN DEED TO WWI INVESTMENTS, INC., AS RECORDED UNDER COUNTY CLERKS FILE NO. 2007030700310650 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER THE NORTHWEST CORNER OF SAID 12.237 ACRE TRACT OF LAND IN THE EAST RIGHT-OF-WAY LINE OF HARDIN BOULEVARD (120 FOOT WIDE AT THIS POINT) AS ESTABLISHED BY RIGHT OF WAY DEED TO THE CITY OF MCKINNEY AS RECORDED UNDER COUNTY CLERKS FILE NO. 96-0005823 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND ALSO BEING THE SOUTHWEST CORNER OF ELDORADO POINTE, PHASE 1, AN ADDITION TO THE CITY OF MCKINNEY ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME J AT PAGE 302 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 89° 08' 51" EAST (BASIS OF BEARING PER PLAT RECORDED IN VOLUME J AT PAGE 302 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS) AND FOLLOWING ALONG THE NORTH LINE OF SAID 12.357 ACRE TRACT AND THE SOUTH LINE OF SAID ELDORADO POINTE, PHASE 1 FOR A DISTANCE OF 960.20 FEET TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 12.357 ACRE TRACT;

THENCE SOUTH 00° 44' 37" WEST AND DEPARTING SAID COMMON LINE AND FOLLOWING ALONG THE EAST LINE OF SAID 12.357 ACRE TRACT FOR A DISTANCE OF 327.04 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 89° 08' 39" WEST FOR A DISTANCE OF 459.75 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 00° 39' 53" EAST FOR A DISTANCE OF 163.01 FEET TO A 5/8" IRON ROD SET FOR CORNER;

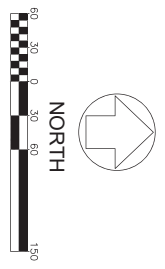
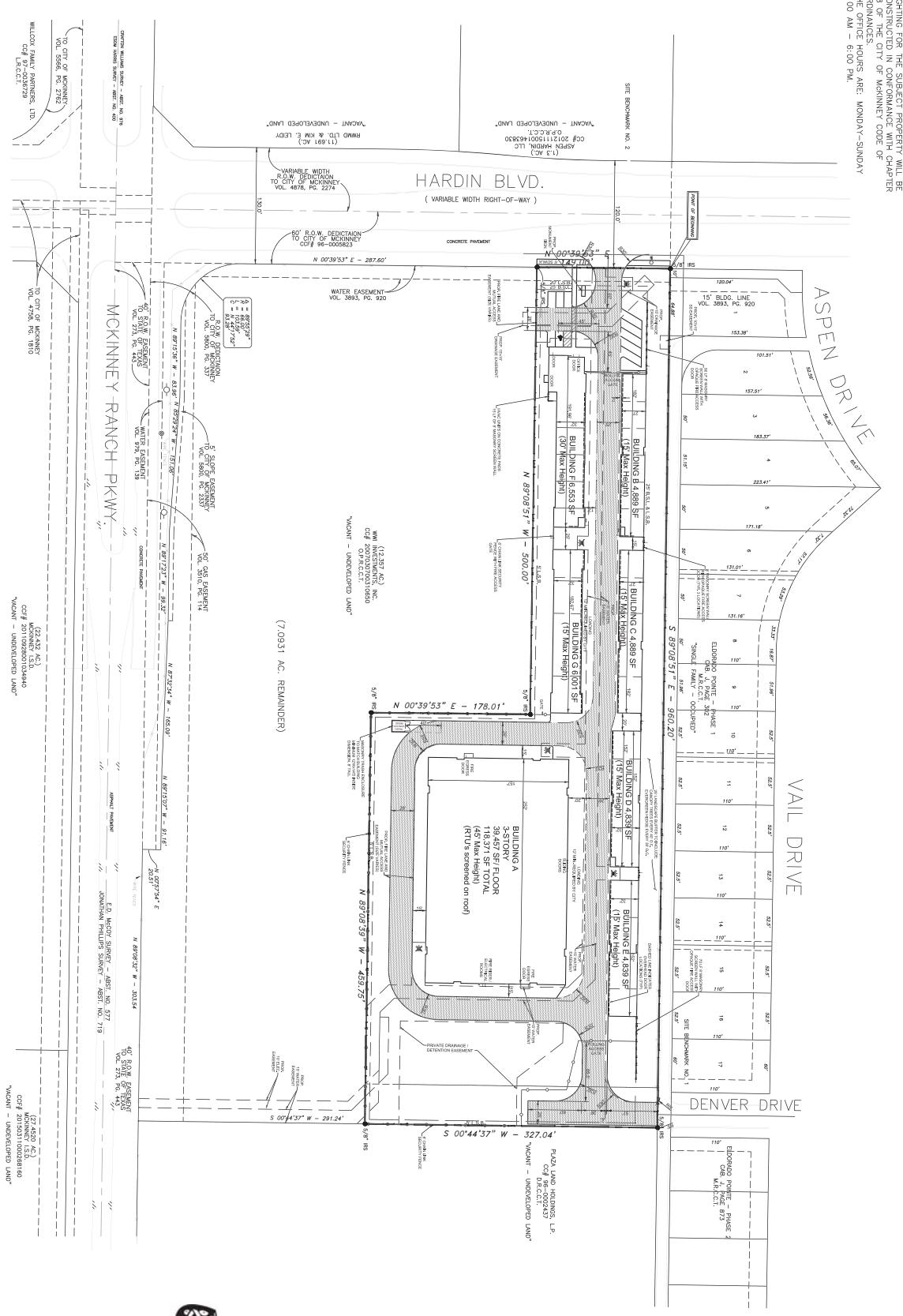
THENCE NORTH 89° 08' 51" WEST FOR A DISTANCE OF 500.00 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE EAST RIGHT OF WAY LINE OF THE AFORESAID HARDIN BOULEVARD;

THENCE NORTH 00° 39' 53" EAST ALONG THE EAST RIGHT OF WAY LINE OF SAID HARDIN BOULEVARD FOR A DISTANCE OF 164.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.3357 ACRES OF LAND, MORE OR LESS.

# EXHIBIT C

## CITY OF MCKINNEY SITE PLAN NOTES

1. SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR CONCRETE BLOCK MASONRY. WALLS SHALL INCLUDE A METAL GATE, PAINTED AND SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MCKINNEY CODE OF ORDINANCES. 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.
2. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES. THE OFFICE HOURS ARE: MONDAY-TUESDAY 8:00 AM – 6:00 PM.



## SITE DATA SUMMARY TABLE

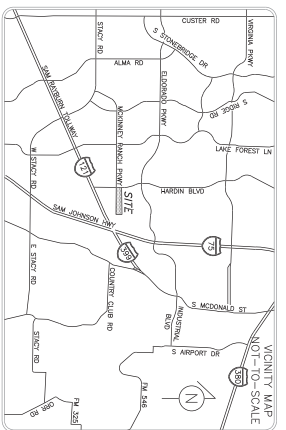
EXISTING ZONING	C - Planned Commercial
LOT AREA	3.1635 ACRES
BUILDING HEIGHT	3-STORY / 48' HEIGHT
BUILDING F HEIGHT	1-STORY / 30' HEIGHT
BUILDINGS B-E & G HEIGHT	1-STORY / 15' HEIGHT
MINI-WAREHOUSE	149,380 S.F.
OFFICE SPACE	1,000 S.F.
LOT COVERAGE	140.80% S.F.
FLOOR AREA RATIO	71,467 SF / 32%
IMPERVIOUS COVER:	
BUILDINGS	71,467 SF 32%
PAVING	67,494 SF 30%
TOTAL	138,961 SF 62%

PARKING REQUIREMENTS:	4 SPACES
SELF-STORAGE SPACES REQUIRED(4)	4 SPACES
TOTAL PARKING REQUIRED	10 SPACES (7 HC)
TOTAL PARKING PROVIDED	

LANDSCAPE AREA REQUIRED (10% SITE) 22,492 S.F.  
 REFERENCE LANDSCAPE PLAN FOR PROPOSED AREAS.

- LEGEND:
- = PROPOSED FENCE LINE
  - = PROPOSED FIRE HYDRANT
  - = PROPOSED WATER LINE
  - = PROPOSED SEWER LINE
  - = PROPOSED FENCE WITH VEHICULAR AND FIRE ACCESS GATES PROVIDE OPWADE / SOLID SCREENING ON FENCE & GATE



**OWNER:**  
 WVI INVESTMENTS INC.  
 5900 BAYWATER DRIVE, STE 210  
 PLANO, TX 75093  
 214-682-2713  
 CONTACT: KRISHNA GULLIYA

**ENGINEER / APPLICANT:**  
 JAB ENGINEERING, LLC. (F-14076)  
 4500 WILLIAMS DRIVE, STE. 212-121  
 GEORGETOWN, TX 78633  
 512-779-7414  
 CONTACT: JOSHUA A. BARAN

## SPECIFIC USE PERMIT EXHIBIT

FOR  
 STORAGE - MCKINNEY, TX (MCKINNEY RANCH PKWY)  
 5.1635 ACRES SITUATED IN THE  
 E.D. MCCOY SURVEY, ABSTRACT NO. 577  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

CITY PROJECT NO. 16-165SUP  
 PREPARED 07/25/2016