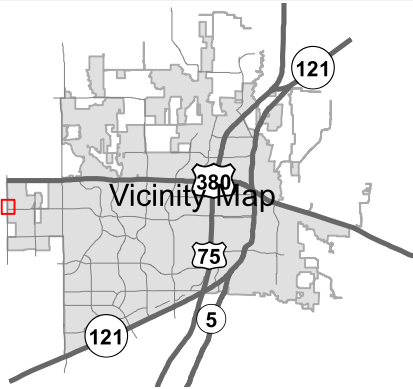
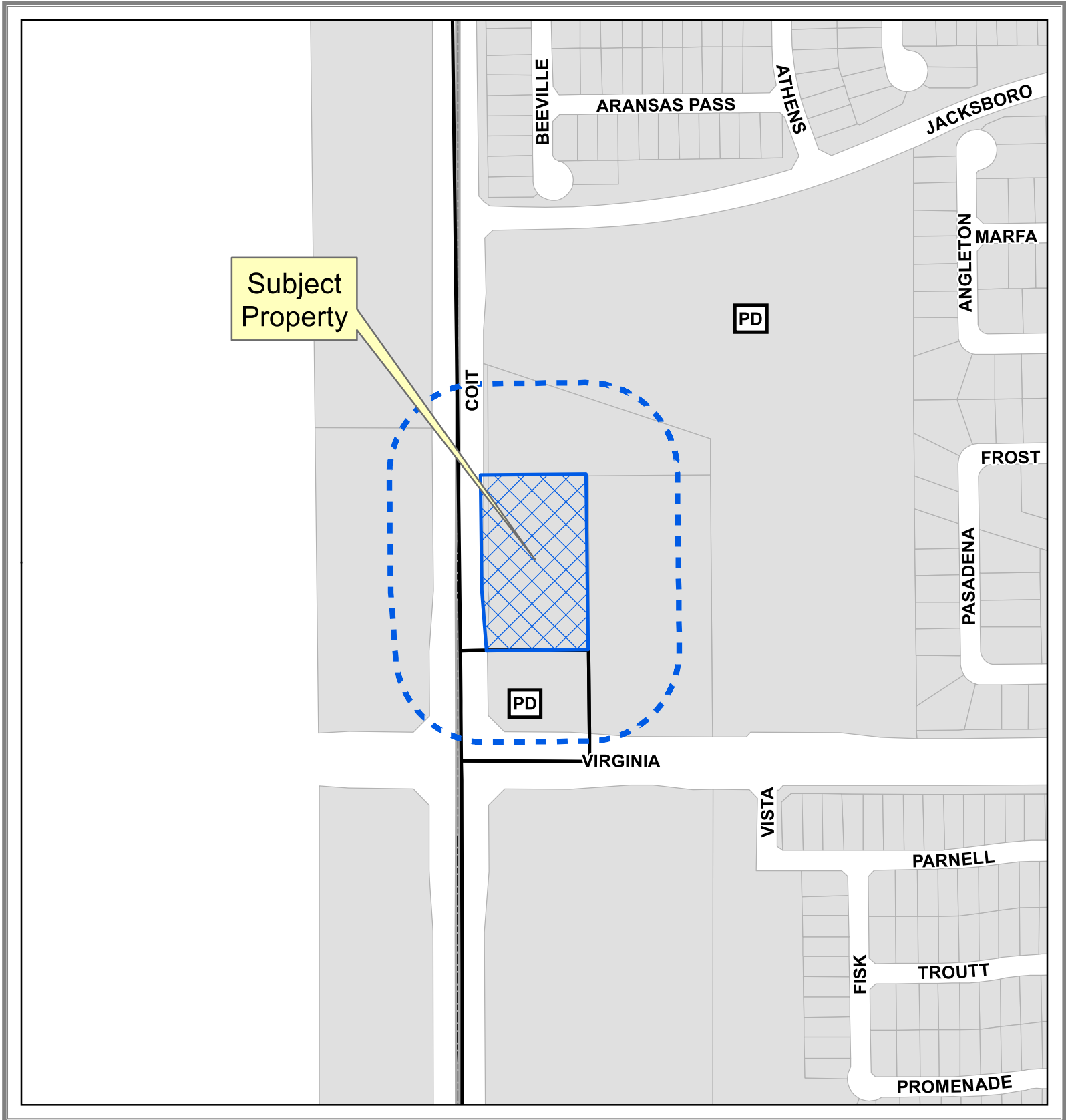
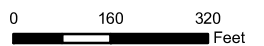


Exhibit A



Property Owner Notification Map

SUP2018-0018



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 a 2.474 acre tract of land situated in the William McCarty Survey, Abstract No. 575, City of McKinney, Collin County, Texas and being Lot 2R, Block A, Parcel 1502 Addition, an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2018, Page 735, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at the southwest corner of said Lot 2R, same being the northwest corner of Lot 1R, said Block A, said Parcel 1502 Addition, same being in the east right-of-way line of Coit Road (a variable width right-of-way);

THENCE along the common line of said Lot 2R and said Coit Road as follows:

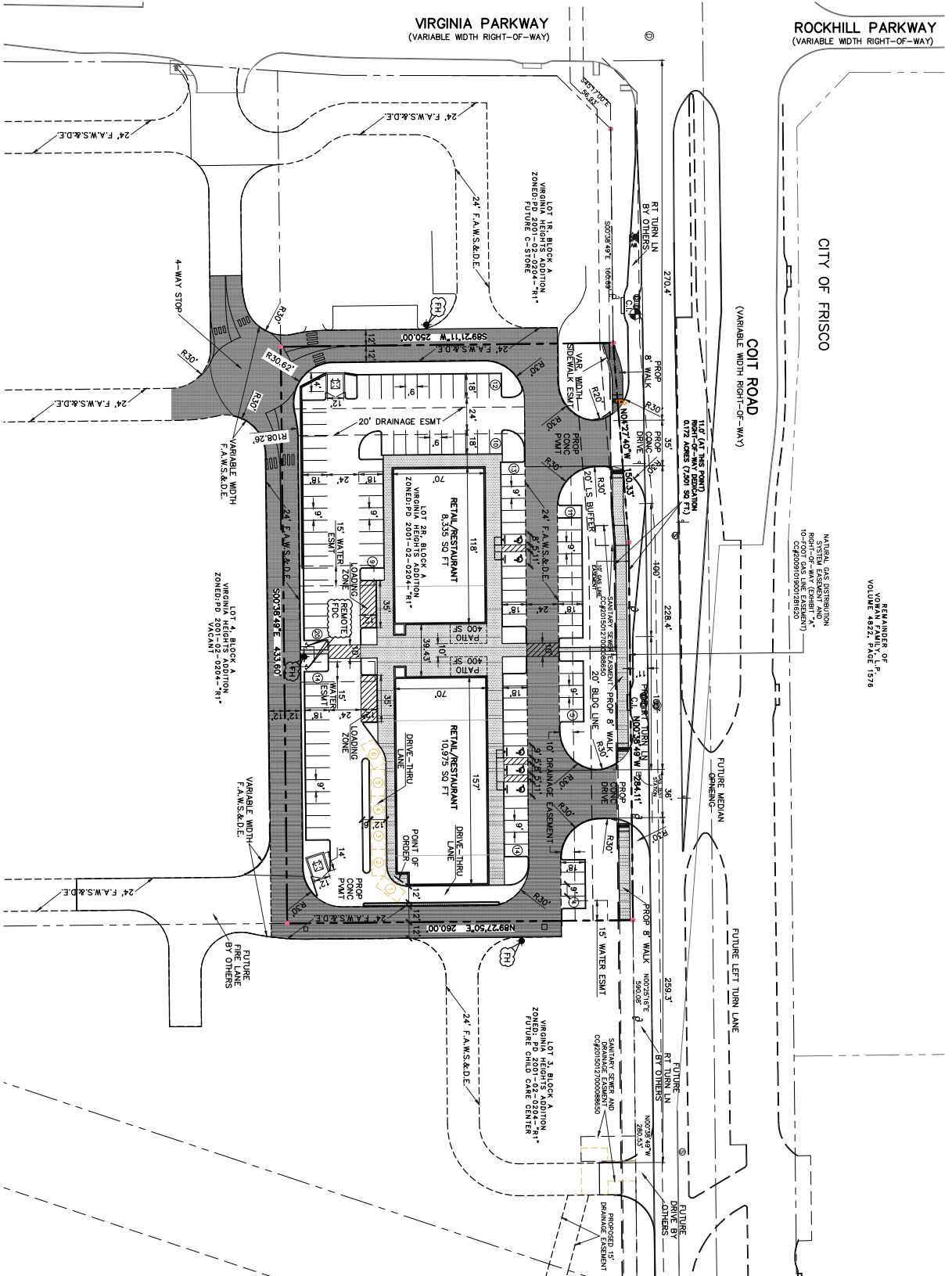
North 00 deg. 38 min. 49 sec. West, a distance of 124.44 feet to an angle point;
North 04 deg. 27 min. 40 sec. West, a distance of 25.97 feet to an angle point;
North 00 deg. 38 min. 49 sec. West, a distance of 283.73 feet to the northwest corner of said Lot 2R, same being the southwest corner of Lot 3, said Block A, said Parcel 1502 Addition;

THENCE North 89 deg. 27 min. 50 sec. East, along the common line of said Lot 2R, and said Lot 3, a distance of 249.00 feet to the northeast corner of said Lot 2R, same being the northwest corner of Lot 4, said Block A, said Parcel 1502 Addition;

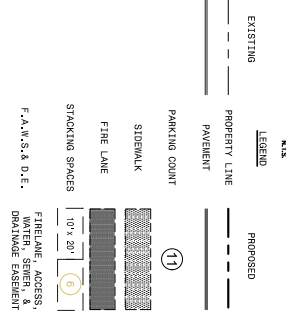
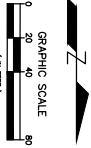
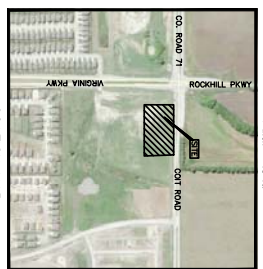
THENCE South 00 deg. 38 min. 49 sec. East, along the common line of said Lot 2R, and said Lot 4, a distance of 433.60 feet to the southeast corner of said Lot 2R, same being the northeast corner of aforesaid Lot 1R;

THENCE South 89 deg. 21 min. 11 sec. West, along the common line of said Lot 2R, and said Lot 1R, a distance of 247.27 feet to the POINT OF BEGINNING and containing 107,789 square feet or 2.474 acres of computed land, more or less.

Exhibit C



REVISIONS OF P. 1578
 VOLUME 4822, PAGE 1578



County	COLLIN
Project Name	VIRGINIA HEIGHTS
Zoning District	PD 0000-2001-02-0204-R1*
Proposed Use	RETAIL/RESTAURANT
Site Area	2,475 ACRES 107,789 SQ FT
Building Area	20,110 S.F. (TOTAL)
Building Height	30' MAX - 1 STORY
Lot Coverage	20,110 S.F. / 107,789 S.F. = 18.7%
Floor Area Ratio	20,110/107,789 S.F. = 0.187
Parking Required	RETAIL 1/200 SF = 13,510 SF/200 = 68 SPACES REST/PAVTD 1/150 SF = 6,600 SF/150 = 44 SPACES
Parking Provided	TOTAL REQ = 112 SPACES Regular = 107 SPACES Handicap = 5 SPACES Total = 112 SPACES
Impervious Area	89,743 SF OR 89,743/107,789 = 83.3%
Previous Area	18,046 SF OR 18,046/107,789 = 16.7%

- NOTES:**
- EXISTING TOPOGRAPHY BASED ON SURVEY PREPARED BY PEISER & MANKIN SURVEYING, L.L.C., DATED 07/16/2018.
 - HVAC EQUIPMENT WILL BE ROOF MOUNTED AND SCREENED.

CITY 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 OF MCKINNEY SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE DESIGN MANUAL.
- REPAIRS AND MAINTENANCE OF SANITATION CONTAINER SCREENING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MCKINNEY LIGHTING CODE OF ORDINANCES.

DEVELOPER
 CATI SCALISE
 10637 PARK PRESTON
 DALLAS, TEXAS 75230
 214-350-1980

ENGINEER/APPLICANT
 JUAN J. VASQUEZ, P.E.
 1919 S. SHILOH ROAD
 SUITE 440, LB 44
 GARLAND, TEXAS 75042
 972-278-2948 TELE
 972-271-1353 FAX

SPECIFIC USE PERMIT
 VIRGINIA HEIGHTS
 2.475 ACRES
 CITY OF MCKINNEY,
 NOVEMBER 19, 2018

NO.	DATE	APP.

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

DEVELOPER
 SK COIT
 CATI SCALISE
 10637 PARK PRESTON
 DALLAS, TEXAS 75230

SPECIFIC USE PERMIT
 VIRGINIA HEIGHTS
 BLOCK A, LOT 2R
 PARCEL 1502 ADDITION
 MCKINNEY, COLLIN COUNTY TEXAS

Scale: 1" = 40'
 Designed by: JJV
 Drawn by: JJV
 Checked by: JJV
 625-04\dwg\COSUP-SPECIFIC USER PERMIT
 11/19/2018

SUP
 SHEET