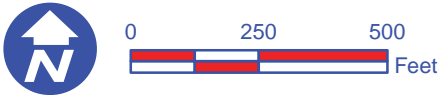
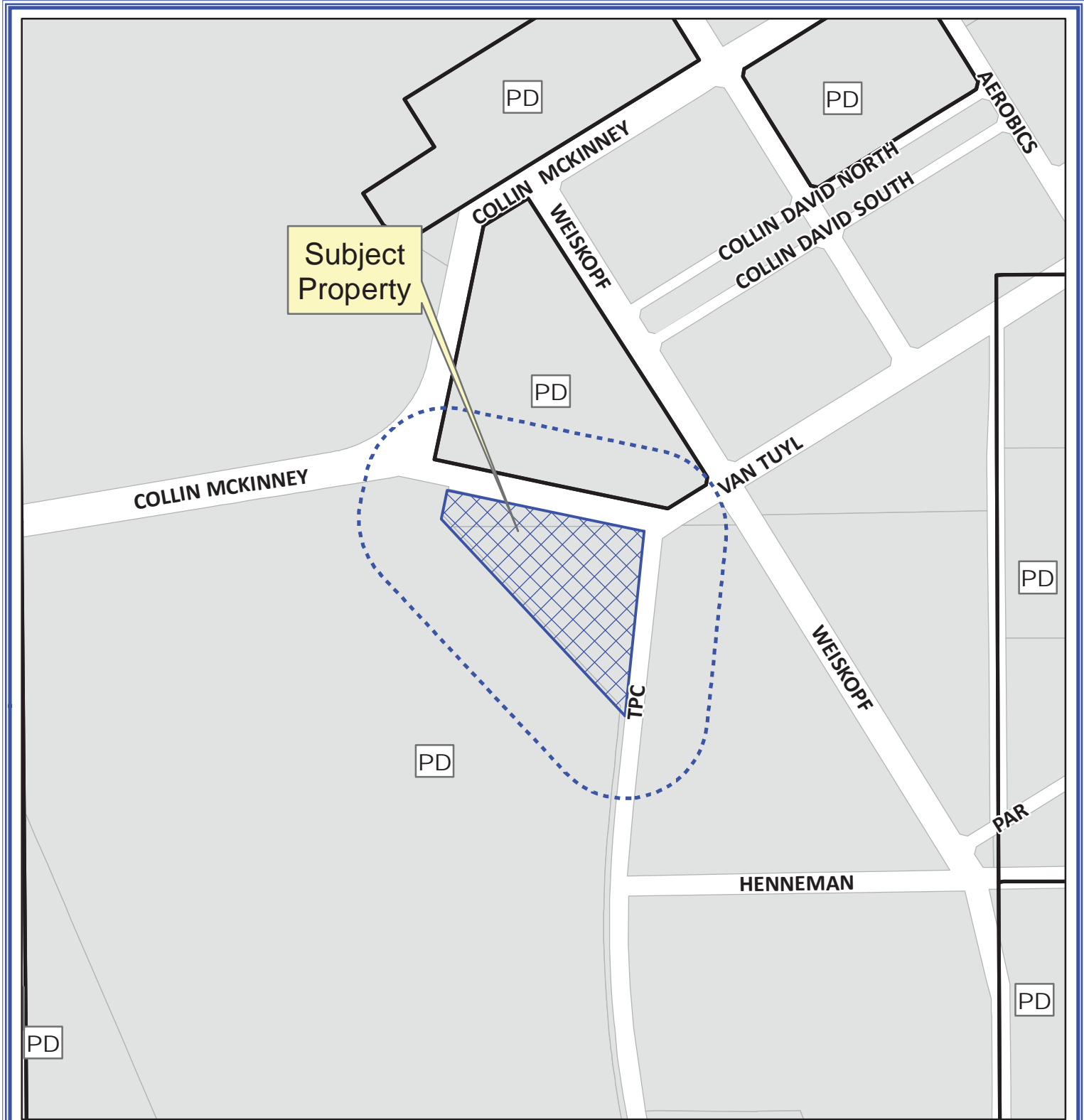


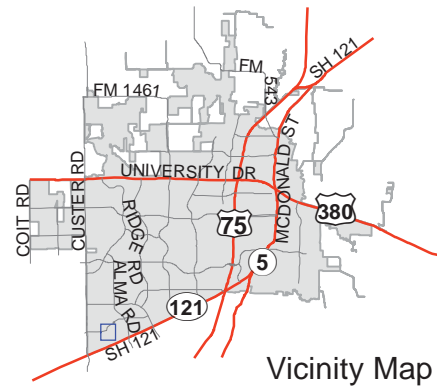
Exhibit A



### Notification Map

Case: 13-193Z

--- 200' Notification Buffer



Path: S:\MCKGIS\Notification\Projects\2013\13-193Z.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.

LOT 1, BLOCK A  
 ROYAL TULIP HOTEL AT CRAIG RANCH ADDITION  
 (Cabinet 2008, Page 195)

VAN TUYL PARKWAY  
 (68' RIGHT-OF-WAY)

WEISKOPF AVENUE  
 (72' RIGHT-OF-WAY)

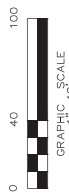
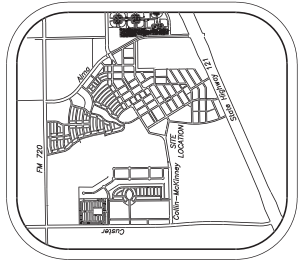
PD—RETAIL, COMMERCIAL USE

TPC DRIVE  
 (51' RIGHT-OF-WAY)

A PORTION OF 182.675 ACRES  
 CRAIG RANCH II, L.P.  
 (VCM PARTNERS, L.P.)  
 VOLUME PAGE 2184  
 (ORCC)

Lot 4, Block A  
 TPC at Craig Ranch  
 Cabinet Page 284  
 (PRCC)

Exhibit B



**ENGINEER:**  
 Cross Engineering Consultants, Inc.  
 131 S. Tennessee St.  
 Memphis, Tennessee 38103  
 Phone (972) 562-4409  
 Fax (972) 562-4471  
 Contact: Jonathan Hale, P.E.

**ARCHITECT:**  
 JBNN Design & Construction, Inc.  
 PO Box 18759-098  
 Atlanta, Georgia 30316  
 Phone (662) 561-9981  
 Contact: Joseph Nguyen

**SURVEYOR:**  
 AJ Bedford Group, Inc.  
 3901 N. Alamo  
 Rockwall, Texas 75087  
 Phone (972) 722-0225  
 Fax (972) 722-0361  
 Contact: Jay Bedford, R.P.L.S.

Issue Dates:	Revisions:	Date:
1	09/09/2013	1
2		2
3		3
4		4
5		5
6		6

**CROSS ENGINEERING CONSULTANTS**  
 131 S. Tennessee St.  
 Memphis, Tennessee 38103  
 Phone (972) 562-4409  
 Fax (972) 562-4471  
 Contact: Jonathan Hale, P.E.

**CITY OF MCKINNEY, TEXAS**  
 VCM PARTNERS, LP  
 13079

Scale: 1" = 40'

Drawn By: C.E.C.L.  
 Checked By: C.E.C.L.

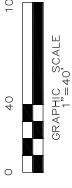
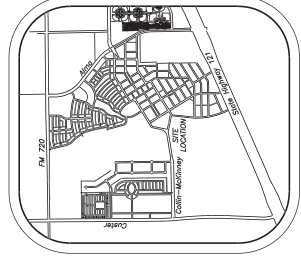
Project No. 13079

Sheet No. EX

ZONING EXHIBIT for 3.747 ACRE TRACT

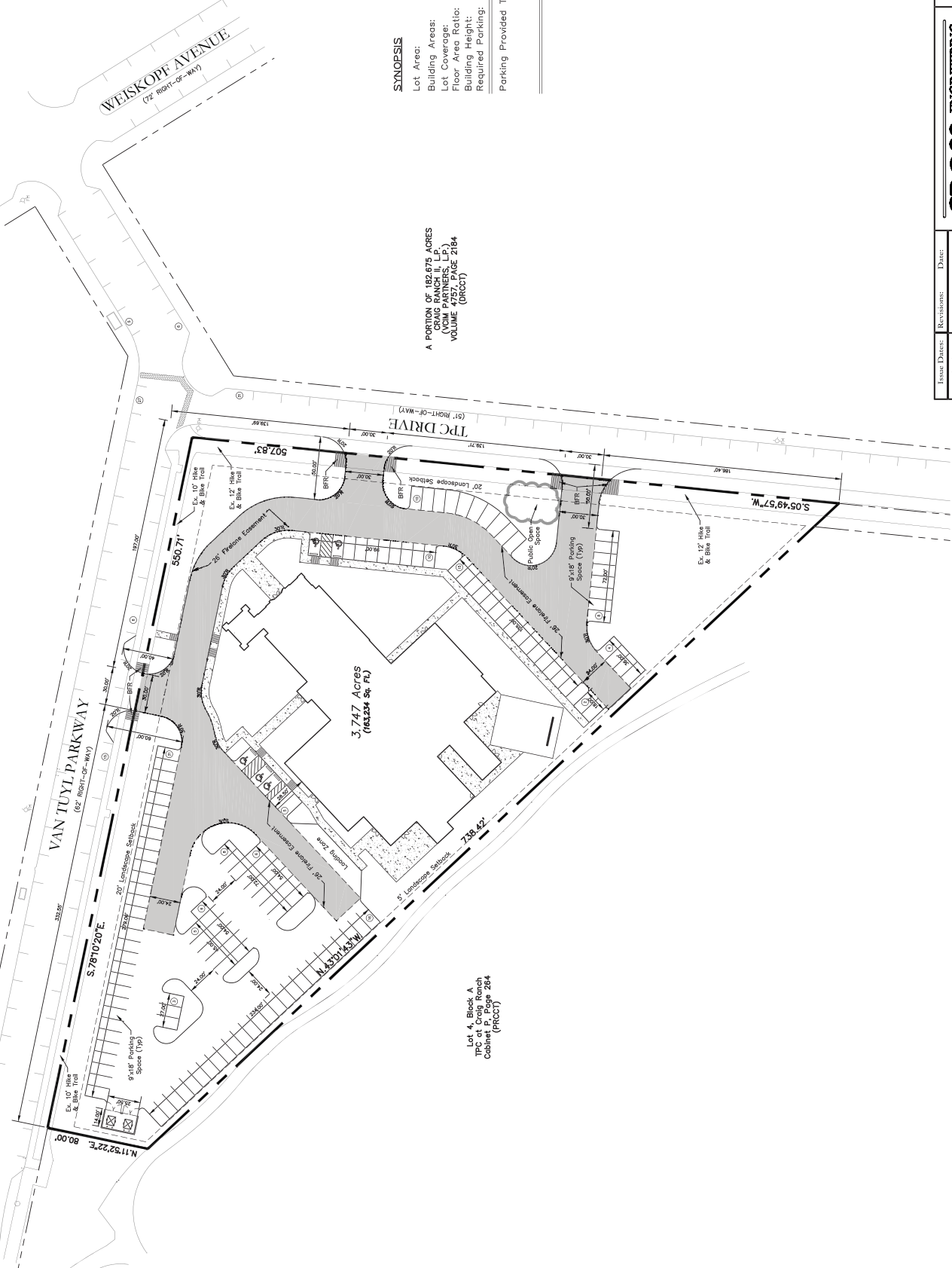
CITY OF MCKINNEY, TEXAS

ZONING EXHIBIT for 3.747 ACRE TRACT



# Exhibit C

ROYAL TULIP JAIL  
LOT 1, BLOCK A - RANCH ADDITION  
(Cabinet 2005, Page 183)



**SYNOPSIS**

Lot Area: 3,747 Acres (163,234 sf)  
 Building Areas: 21,429 SF  
 Lot Coverage: 13.1%  
 Floor Area Ratio: 0.13 : 1  
 Building Height: 44'-3"  
 Required Parking: 1 / 150 S.F. = 21,429 SF / 150 SF = 143 Spaces  
 Parking Provided Total: 129 On-Site  
 95 On-Street (within 200' of Property)  
 Total: 224

- LEGEND**
- Firelane
  - Concrete Sidewalk

A PORTION OF 182.675 ACRES  
 CRAIG RANCH II, L.P.  
 VOLUME 4757, PAGE 2184  
 (DRECT)

Lot 4, Block A  
 TPC at Craig Ranch  
 Cabinet P, Page 264  
 (PROCT)

**ENGINEER:**  
 Cross Engineering Consultants, Inc.  
 1111 S. Tennessee St.  
 McKinney, Texas 75069  
 Phone (972) 562-4409  
 Fax (972) 562-4471  
 Contact: Jonathan Hoke, P.E.

**ARCHITECT:**  
 JBNN Design & Construction, Inc.  
 18150 Preston Rd., Suite 100  
 Arlington, Texas 76016  
 Phone (817) 561-9981  
 Contact: Joseph Nguyen

**SURVEYOR:**  
 J. Wayne Stubb, Inc.  
 301 N. Glass St.  
 Rockwall, Texas 75087  
 Phone (972) 722-0225  
 Fax (972) 722-0225  
 Contact: Jay Bradford, R.P.L.S.

**RECEIVED**  
 By Kathy Wright at 9:31 am, Sep 24, 2013

Issue Dates:	Revisions:	Date:
1	1	09/09/2013
2	2	
3	3	
4	4	
5	5	
6	6	

**CROSS ENGINEERING CONSULTANTS**  
 111 S. Tennessee St.  
 McKinney, Texas 75069  
 972.562.4409  
 Team P.E. Firm No. F-5955

Drawn By: C.F.C.I.  
 Checked By: C.F.C.I.  
 Scale: 1" = 40'

Sheet No. **CSP**  
 Project No. 13079

**CONCEPTUAL SITE PLAN**  
**THE PIAZZA**  
 TAMER PARTNERS CORPORATION  
 CITY OF MCKINNEY, TEXAS

Exhibit D



**RECEIVED**

By Kathy Wright at 1:56 pm, Sep 09, 2013

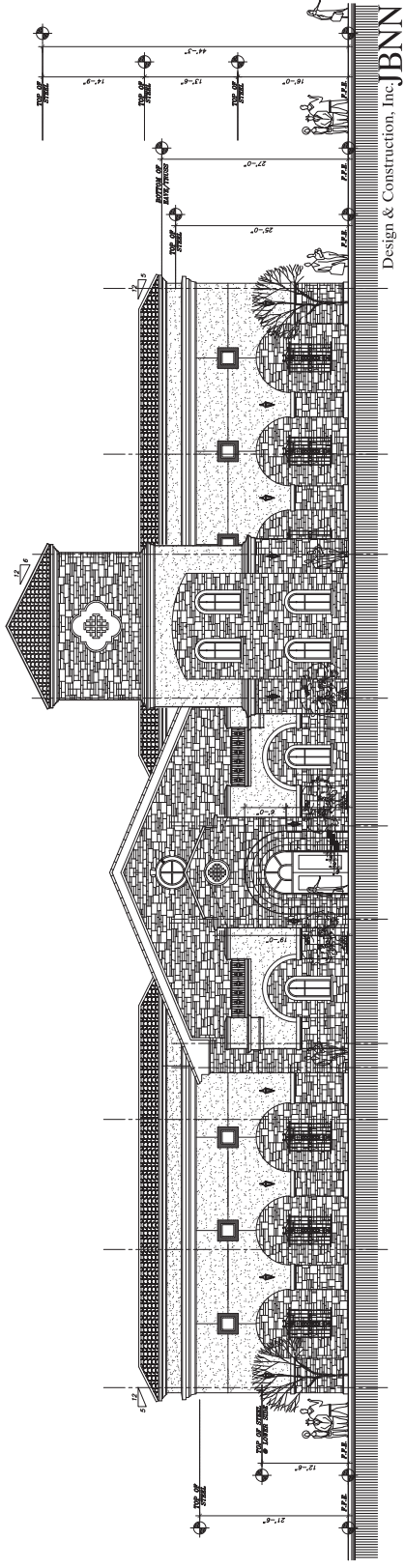
# Exhibit D

THE PIZZA - CONCEPTUAL BUILDING ELEVATION

Design & Construction, Inc.

**JBNN**

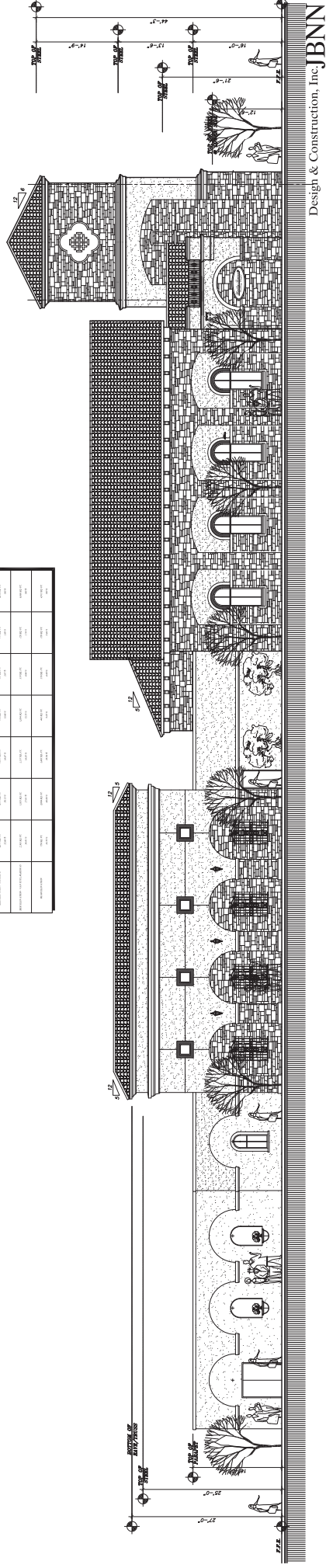
F.O. Box 181750  
 Arlington, TX 75398  
 862.1.561.1981 & 272.1.886.11816  
 jnguyen.jbnn@gmail.com & bnguyen.jbnn@gmail.com



**FRONT ELEVATION**

INTERNATIONAL ASSOCIATION OF ARCHITECTS & PROFESSIONAL ENGINEERS

ELEVATION	BRICKWORK ELEVATION MATERIALS & FINISHINGS		CONCRETE ELEVATION MATERIALS & FINISHINGS		TOTAL COST
	DESCRIPTION	QUANTITY	DESCRIPTION	QUANTITY	
FRONT ELEVATION	BRICKWORK	1000	CONCRETE	500	1500
	FINISHINGS	500	FINISHINGS	250	750
	PAINTWORK	100	PAINTWORK	50	300
SIDE ELEVATION	BRICKWORK	800	CONCRETE	400	1200
	FINISHINGS	400	FINISHINGS	200	600
	PAINTWORK	80	PAINTWORK	40	240



**SIDE ELEVATION - TPC DRIVE**

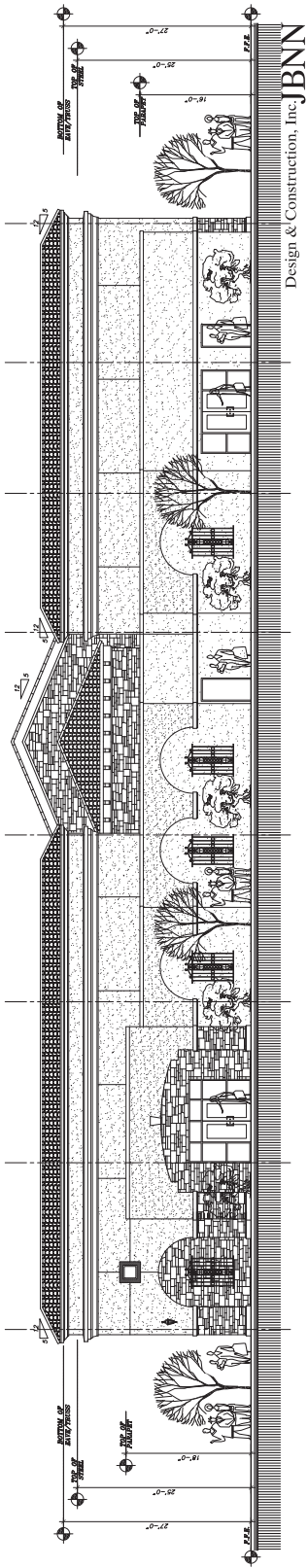
# Exhibit D

THE PIZZA CONCEPTUAL BUILDING ELEVATION

Design & Construction, Inc.

**JBNN**

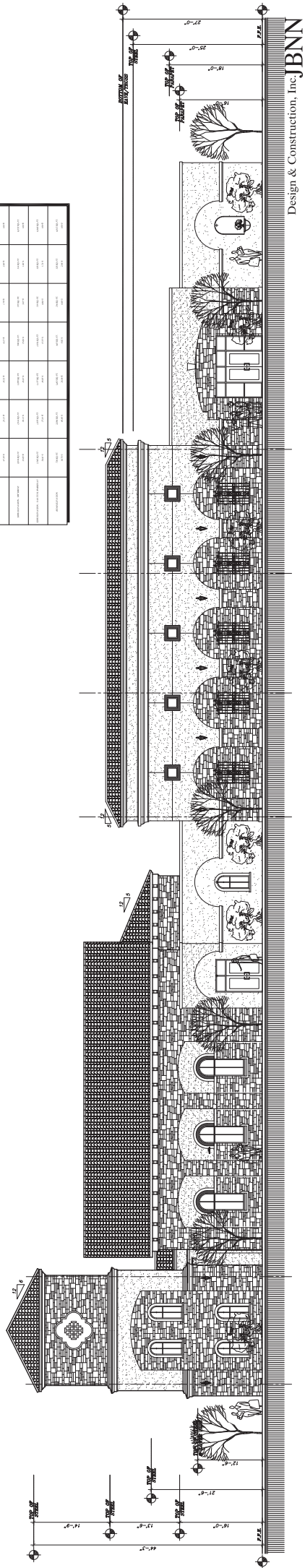
Jingyun.jbnn@gmail.com & bingyue.jbnn@gmail.com  
 862.1.561.1981 & 972.272.1861  
 Arlington, TX 75098  
 P.O. Box 181750



**REAR ELEVATION**

PROVIDING ELEVATION MATERIALS & PERFORMANCE CALCULATION

ELEMENT	MATERIAL			PERFORMANCE			TOTAL VALUE
	DESCRIPTION	UNIT	AMOUNT	PROPERTY	UNIT	VALUE	
CONCRETE	CONCRETE	sq ft	1000	1000	1000	1000	1000
	CONCRETE	sq ft	1000	1000	1000	1000	1000
	CONCRETE	sq ft	1000	1000	1000	1000	1000
BRICK	BRICK	sq ft	1000	1000	1000	1000	1000
	BRICK	sq ft	1000	1000	1000	1000	1000
	BRICK	sq ft	1000	1000	1000	1000	1000
STONE	STONE	sq ft	1000	1000	1000	1000	1000
	STONE	sq ft	1000	1000	1000	1000	1000
	STONE	sq ft	1000	1000	1000	1000	1000



**SIDE ELEVATION - VAN TUYL PARKWAY**

Design & Construction, Inc. JBNN