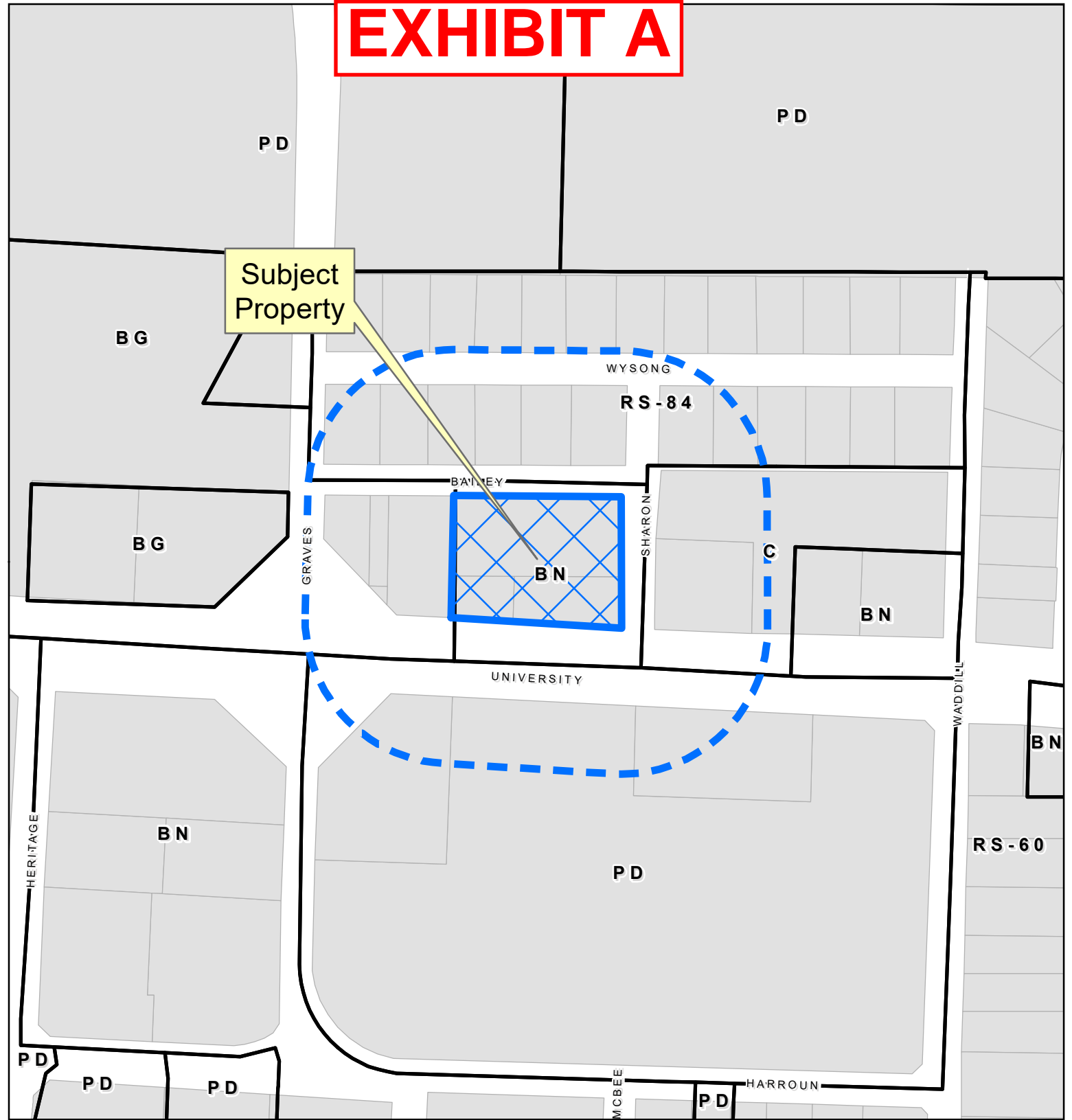
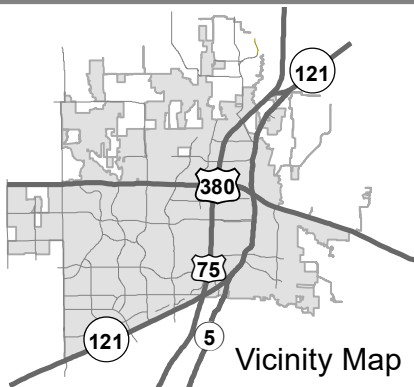
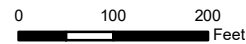


EXHIBIT A



Property Owner Notification Map

SUP2022-0013



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

DESCRIPTION OF PROPERTY SURVEYED:

BEING a 1.1726 acre (51,080 square foot) tract of land situated in the B F Stapp Survey, Abstract No. 837, City of McKinney, Collin County, Texas; said tract being all of Lots 5-9, Block 5, Northwest Addition, an addition to the City of McKinney according to the plat recorded in Volume 3, Page 95 of the Plat Records of Collin County, Texas; said tract also being part of Lots 10-14, Block 5, Free Methodist College Subdivision, an addition to the City of McKinney according to the plat recorded in Volume 1, Page 116 of said Plat Records; said tract also being all of that tract of land described as Exhibit "A" and Exhibit "B" in Special Warranty Deed to William A. Smith, Jr. recorded in Volume 4355, Page 1511 of the Deed Records of Collin County, Texas; said tract being more particularly described as follows:

BEGINNING at a point at the intersection of the north right-of-way line of US Highway No. 380 (a 120-foot wide right-of-way) and the west right-of-way line of Sharon lane (a 50-foot wide right-of-way);

THENCE North 87°05'36" West, along the said north line of US Highway No. 380; at a distance of 14.28 feet passing a 1/2-inch iron rod found for the southeast corner of said Exhibit "B" tract and continuing in all a total distance of 262.17 feet to a 1/2-inch iron rod found for the southwest corner of said Exhibit "A" tract;

THENCE North 01°26'38" East, departing the said north line of US Highway No. 380, a distance of 187.68 feet to a 5/8-inch iron rod with "TX-NO 3258" cap found for corner in the south right-of-way line of Bailey Street (a 50-foot wide right-of-way);

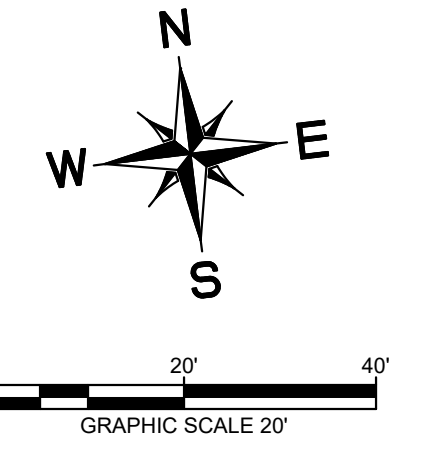
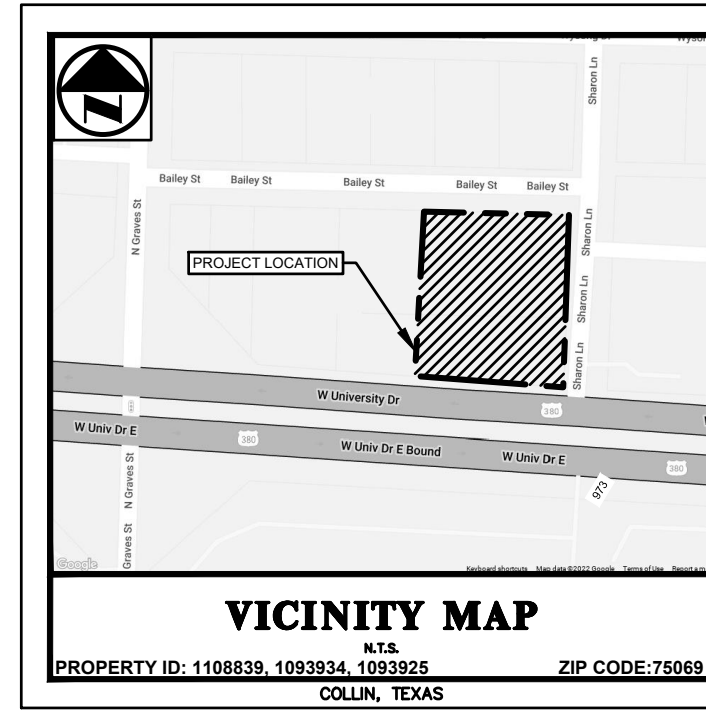
THENCE South 89°44'49" East, along the said south line of Bailey Street, at a distance of 248.00 feet passing a 1/2-inch iron rod found for the northeast corner of said Exhibit "B" tract and continuing in all a total distance of 265.16 feet to a point for corner at the intersection of the said south line of Bailey Street and the said west line of Sharon Lane;

THENCE South 02°18'29" West, along the said west line of Sharon Lane, a distance of 199.90 feet to the **POINT OF BEGINNING** and containing 51,080 square feet or 1.1726 acres of land, more or less.

EXHIBIT C

CITY OF MCKINNEY SITE PLAN NOTES:

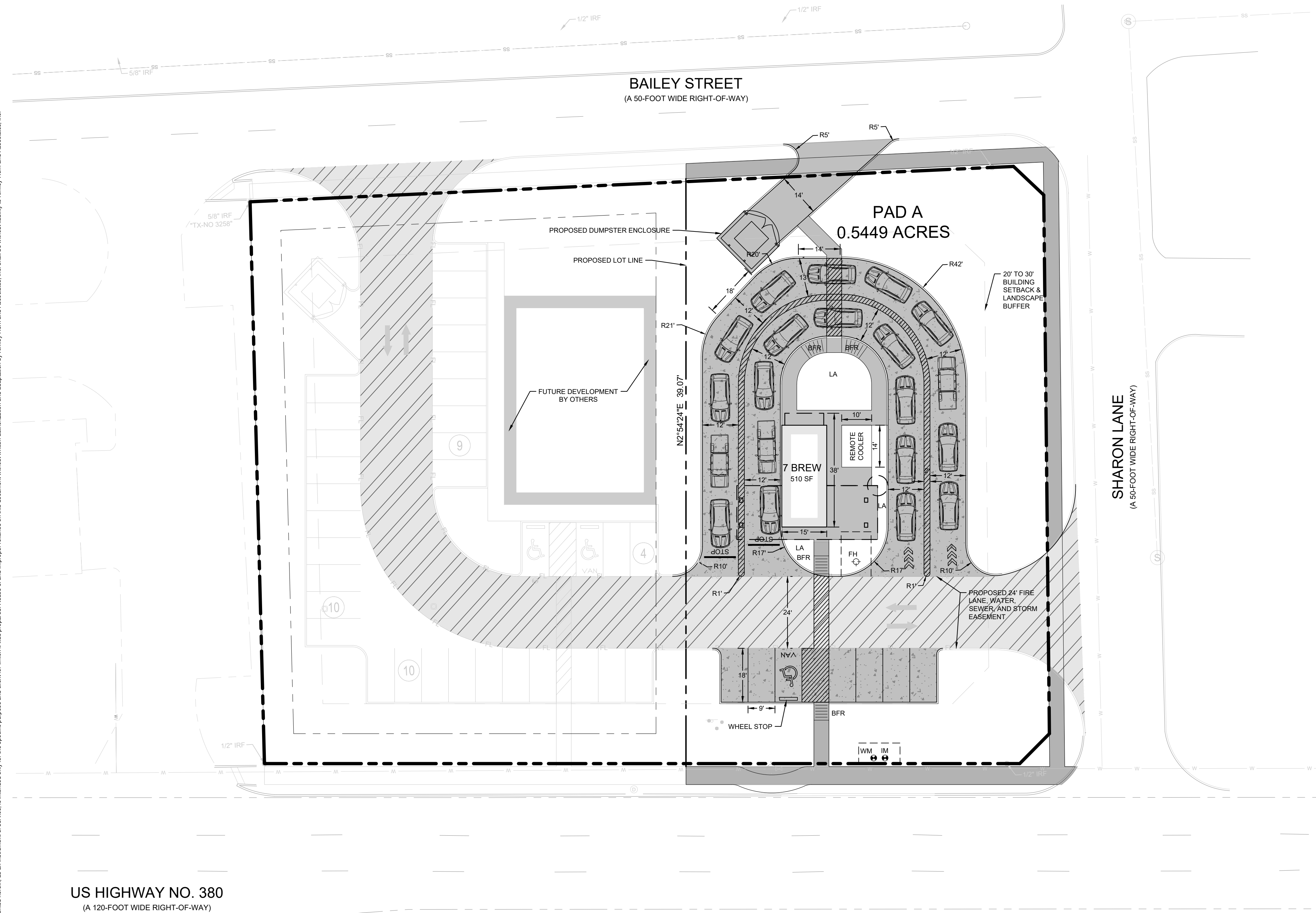
1. THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
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. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
4. ALL FIRE HYDRANTS AND WATER METERS ARE CENTERED IN 10' WIDE WATER EASEMENTS. EASEMENTS EXTEND 5' BEYOND THE CENTER OF THE HYDRANT/METER.
5. CLEANOUTS SHALL BE PROVIDED FOR ALL SANITARY SEWER SERVICE LINES, AND SHALL BE LOCATED AS NEAR TO THE PROPERTY LINE AS POSSIBLE.



LEGEND

- PROPOSED FIRE LANE
- PROPOSED PAVEMENT
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED CONTOUR - MAJOR
- PROPOSED CONTOUR - MINOR
- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WATER METER (AND VAULT)
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- TRANSFORMER PAD
- CURB INLET
- GRATE INLET
- JUNCTION BOX OR WYE INLET
- TYPICAL
- SANITARY SEWER EASEMENT
- WATER EASEMENT
- DRAINAGE EASEMENT
- BARRIER FREE RAMP
- SIDEWALK
- BUILDING LINE/SETBACK
- CURB INLET
- GRATE INLET
- WYE INLET
- JUNCTION BOX
- MANHOLE
- EXISTING
- PROPOSED

SITE DATA TABLE	
GENERAL SITE DATA	LOT 5-9, BLOCK 5 NORTHWEST ADDITION
ZONING PD ORD. NO.	BN
LAND USE	COFFEE SHOP
LOT AREA (SQ. FT.)	23736 SF
LOT AREA (ACRES)	0.5449 AC
1 STY BUILDING AREA (SQ. FT.)	510 SF
TOTAL BUILDING SQ. FT.	510 SF
1 STY BUILDING HEIGHT	1 STORY
LOT COVERAGE	2.49%
FLOOR AREA RATIO	0.0249
REQUIRED PARKING	
REQUIRED PARKING RATIO	1:150 SF OF FLOOR AREA
TOTAL PARKING REQUIRED	4
PARKING PROVIDED	6
HANDICAP PARKING REQUIRED	1
HANDICAP PARKING PROVIDED	1



NO.	REVISIONS	DATE	BY

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-8320
WWW.KIMLEY-HORN.COM TX F-928

FOR REVIEW ONLY
Not for construction, bidding, or permit purposes.

Engineer: MICHAEL T. DOGGETT
P.E. No. 98928 Date: 07/2022

KHA PROJECT	064607400
DATE	07/2022
SCALE	AS SHOWN
DESIGNED BY	MD
DRAWN BY	TM
CHECKED BY	ST

7 BREW COFFEE
NWC US 380 & SHARON
Lane

Unique by nature.

SUP SITE PLAN EXHIBIT

SHEET NUMBER
SUP1

KIMLEY-HORN AND ASSOCIATES, INC. (KHA) PROJECT NO. 064607400 (064607400) SHEET NO. SUP1 (SUP1) DATE 07/2022
 PROJECT: 7 BREW COFFEE, NWC US 380 & SHARON LANE, MCKINNEY, TX
 DESIGNER: MICHAEL T. DOGGETT, P.E. (98928)
 DRAWN BY: TERRY M. DAVIS (113)
 CHECKED BY: STEPHEN T. HORN (113)
 SCALE: AS SHOWN
 THE DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND DELIBERATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

US HIGHWAY NO. 380
(A 120-FOOT WIDE RIGHT-OF-WAY)

ENGINEER:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, TX 75069
Tel. No. (469) 301-2580
Contact: Michael T. Doggett, P.E.

DEVELOPER:
High Octane Joe's, LLC
8343 Douglas Avenue, Suite 350
Dallas, TX 75225
Phone:
Contact: Scott Wilson

OWNER:
Smith William A Jr.
1510 W University Drive
McKinney, TX 75069
Phone:
Contact: Smith William A Jr.

SUP SITE PLAN
LOT 5, 6, 7, 8, 9, BLOCK 5
NORTHWEST ADDITION
±0.47 ACRES
B F Stapp Survey, Abstract No. 837
Northwest Corner of US 380 & Sharon
Lane
City of McKinney, Collin County, Texas
Submitted: 7/11/2022