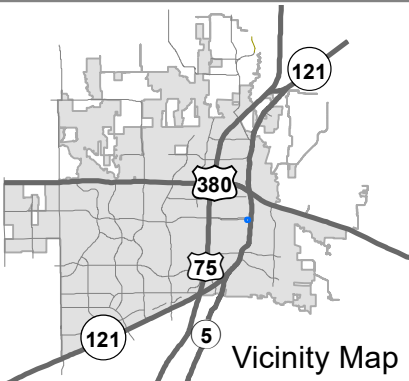
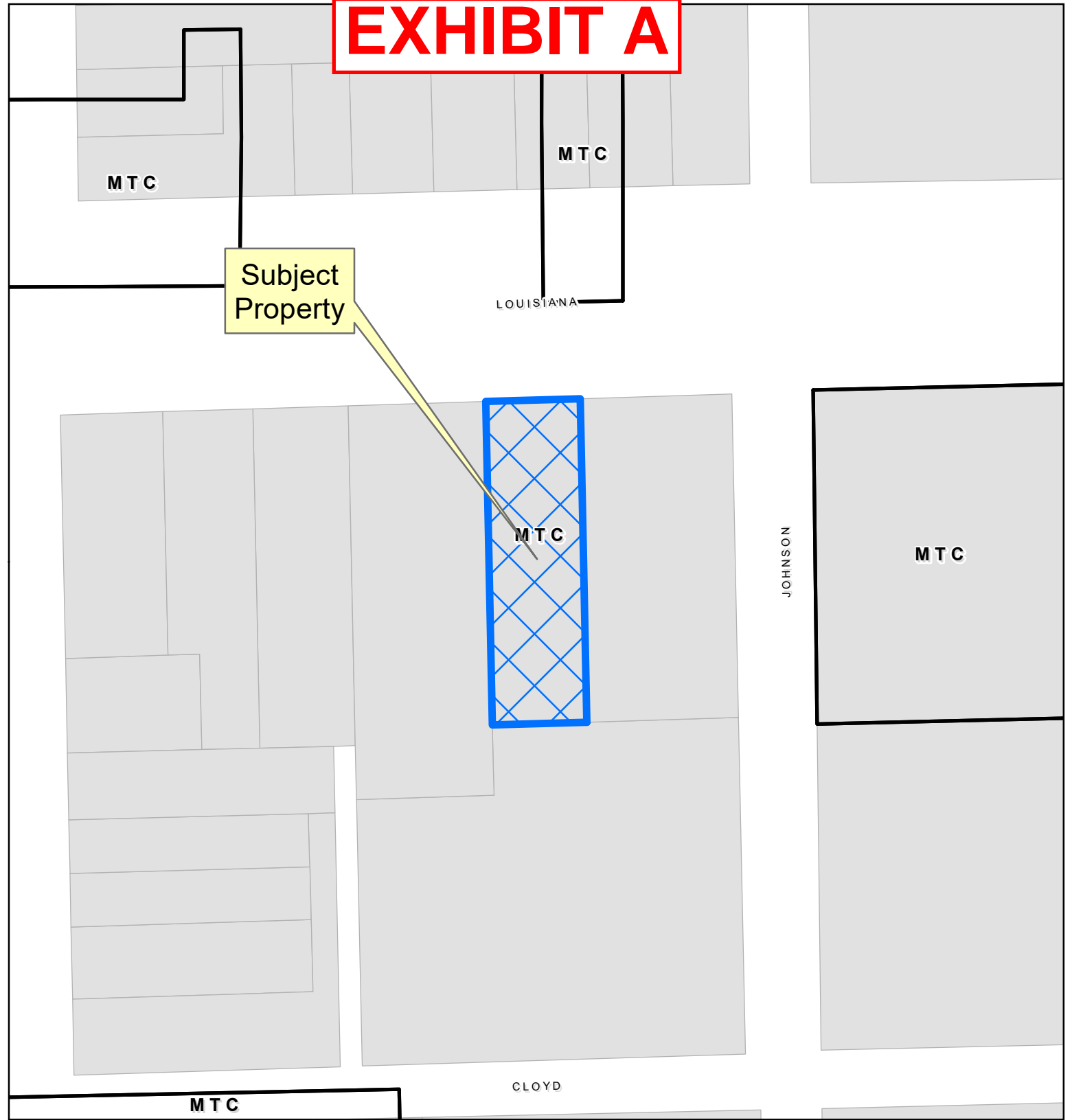
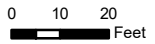


# EXHIBIT A



## Location Map

22-0017SUP



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

## Property Description

SITUATED in Collin County, Texas, being part of Lots 48 and 51, Block 6 of the OLD DONATION to the City of McKinney, being more particularly described by metes and bounds to-wit:

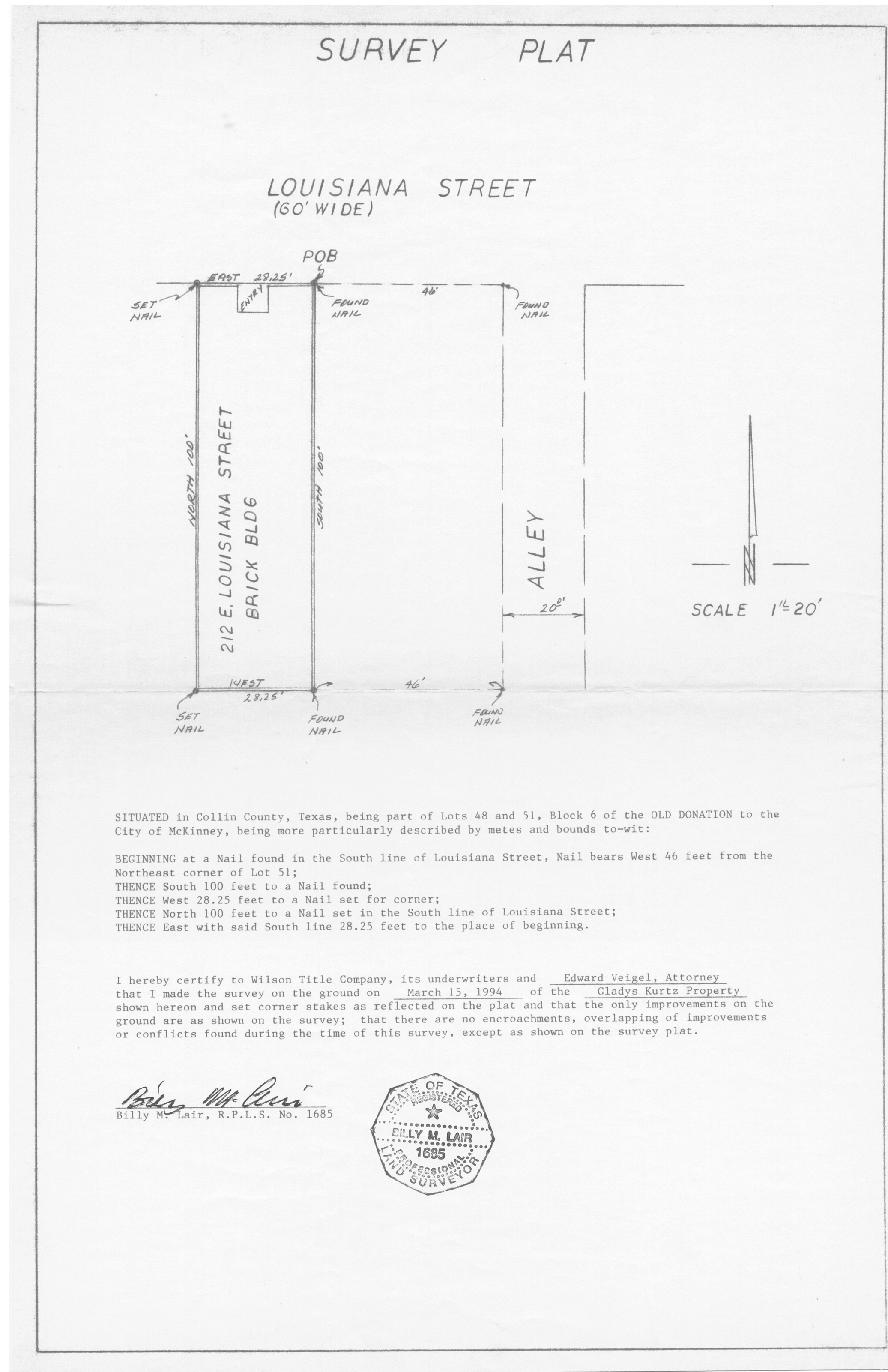
BEGINNING at a Nail found in the South line of Louisiana Street, Nail bears West 46 feet from the Northeast corner of Lot 51;

THENCE South 100 feet to a Nail found;

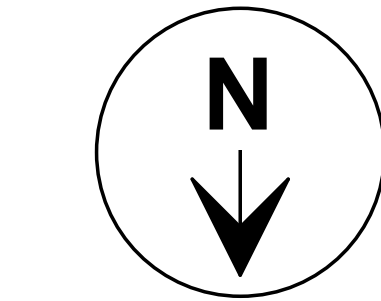
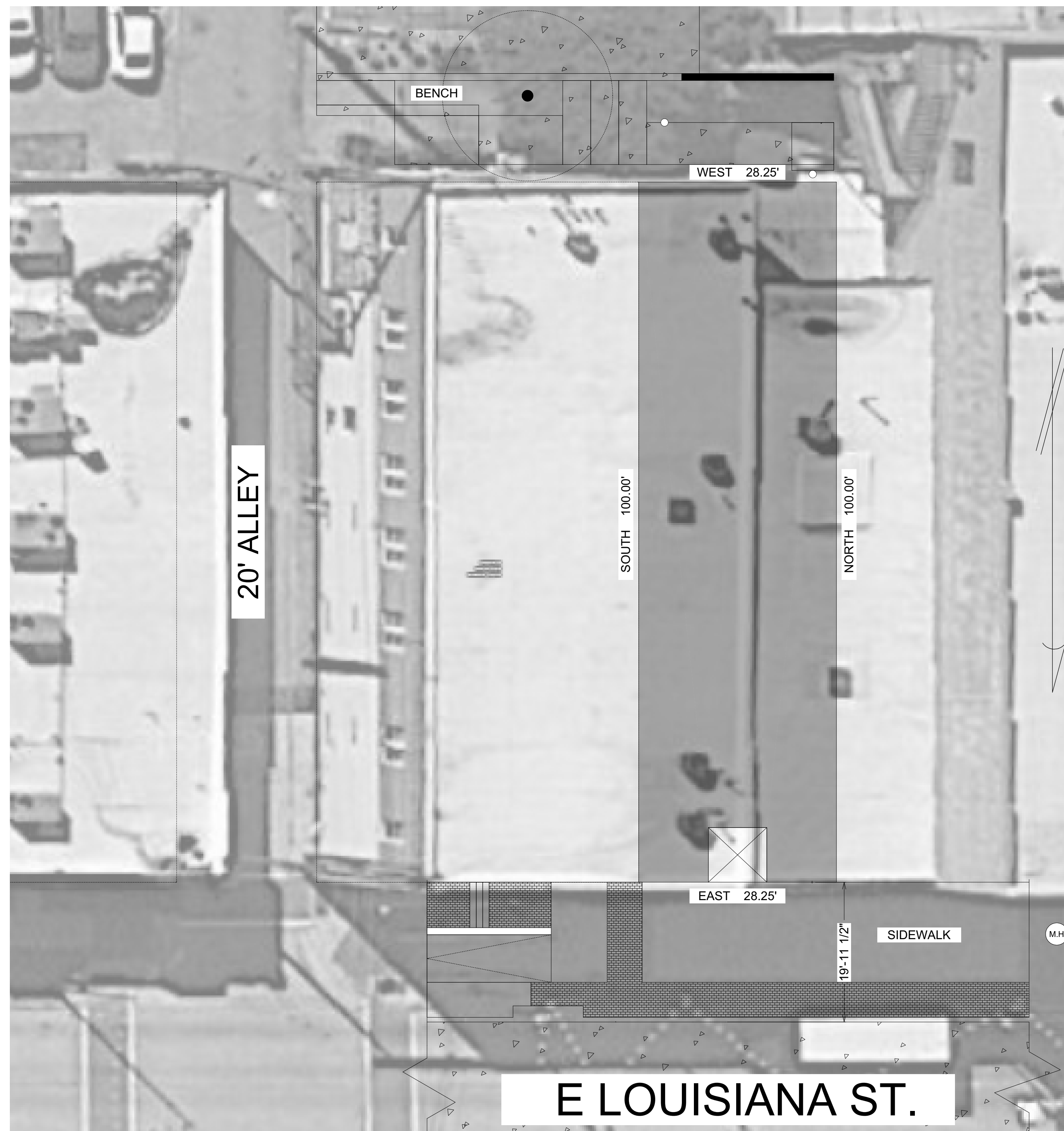
THENCE West 28.25 feet to a Nail set for corner;

THENCE North 100 feet to a Nail set in the South line of Louisiana Street;

THENCE East with said South line 28.25 feet to the place of beginning.



**SURVEY**  
 SCALE: 1" = 20'



**SITE PLAN**  
 SCALE: 1" = 10'

PROJECT NO.  
6401

DATE:  
9/20/2022

PDF  
**PESKUSKI  
 DESIGN  
 FIRM**

**Z-STUDIO  
 DESIGNS**  
 DALLAS, TEXAS  
 P: 469.682.8956  
 F: 972.279.0238  
 E: JP@JPDFIRM.COM  
 DZAPATA01@GMAIL.COM

NO.	DESCRIPTION	DATE

**PROJECT INFO:**  
 212 E. LOUISIANA STREET  
 LOT 48 & 51, BLOCK 6  
 COLLIN COUNTY  
 MCKINNEY, TX

SHEET NO:  
**A2.0**

**EXHIBIT C**

**BUILDING ANALYSIS SUMMARY**

ADDRESS: 212 E LOUISIANA STREET  
 CITY/STATE: MCKINNEY, TX  
 COUNTY: COLLIN COUNTY  
 LEGAL: LOT 48D 51A, BLOCK 6  
 OCCUPANCY: A-3  
 USE: BILLIARDS, GAME  
 SPRINKLERED: YES, NEW

PROJECT NO.  
6401

DATE:  
9/20/2022

PDF  
**PESKUSKI  
 DESIGN  
 FIRM**

**Z-STUDIO**

**Z-STUDIO  
 DESIGNS**

DALLAS, TEXAS

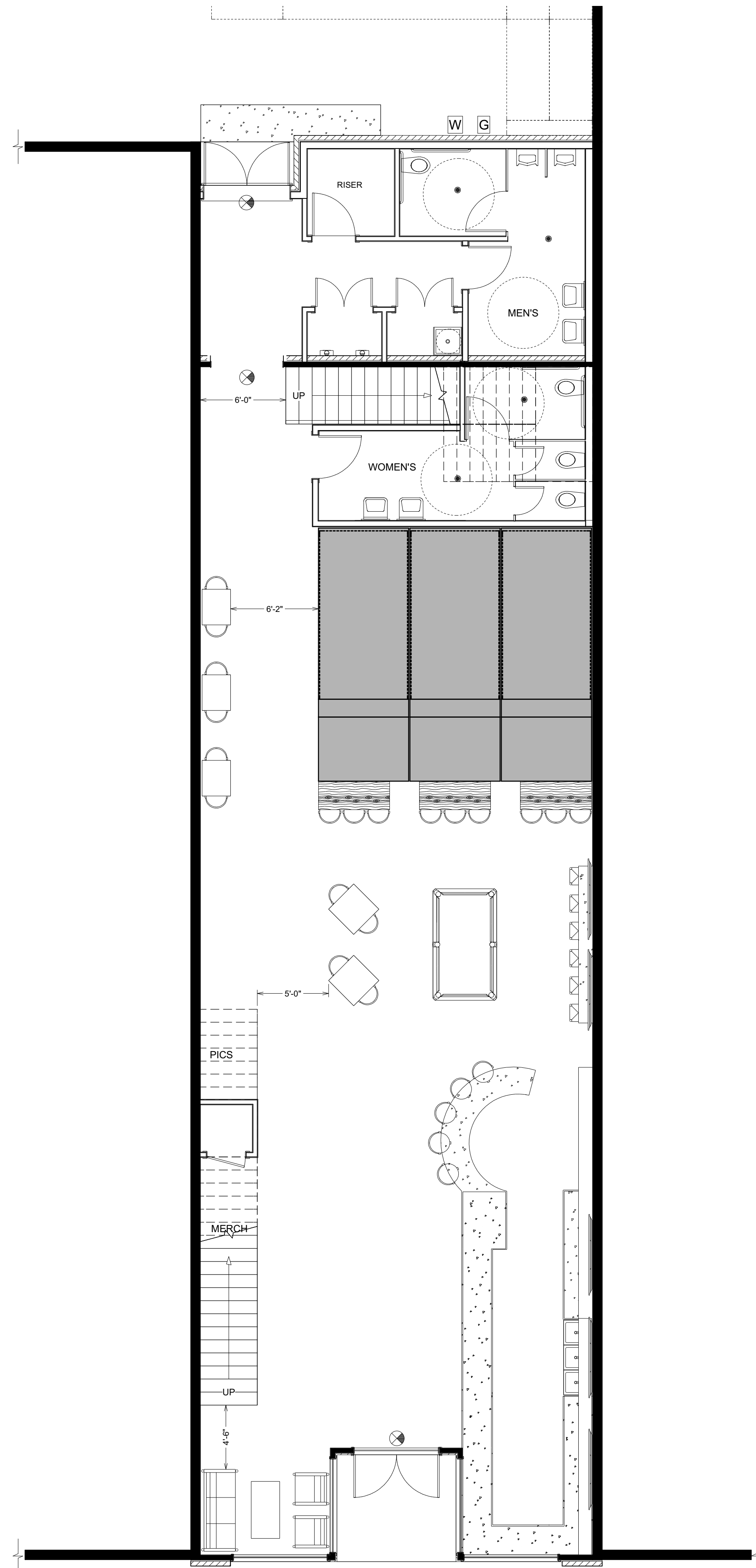
P: 469.682.8956

F: 972.279.0238

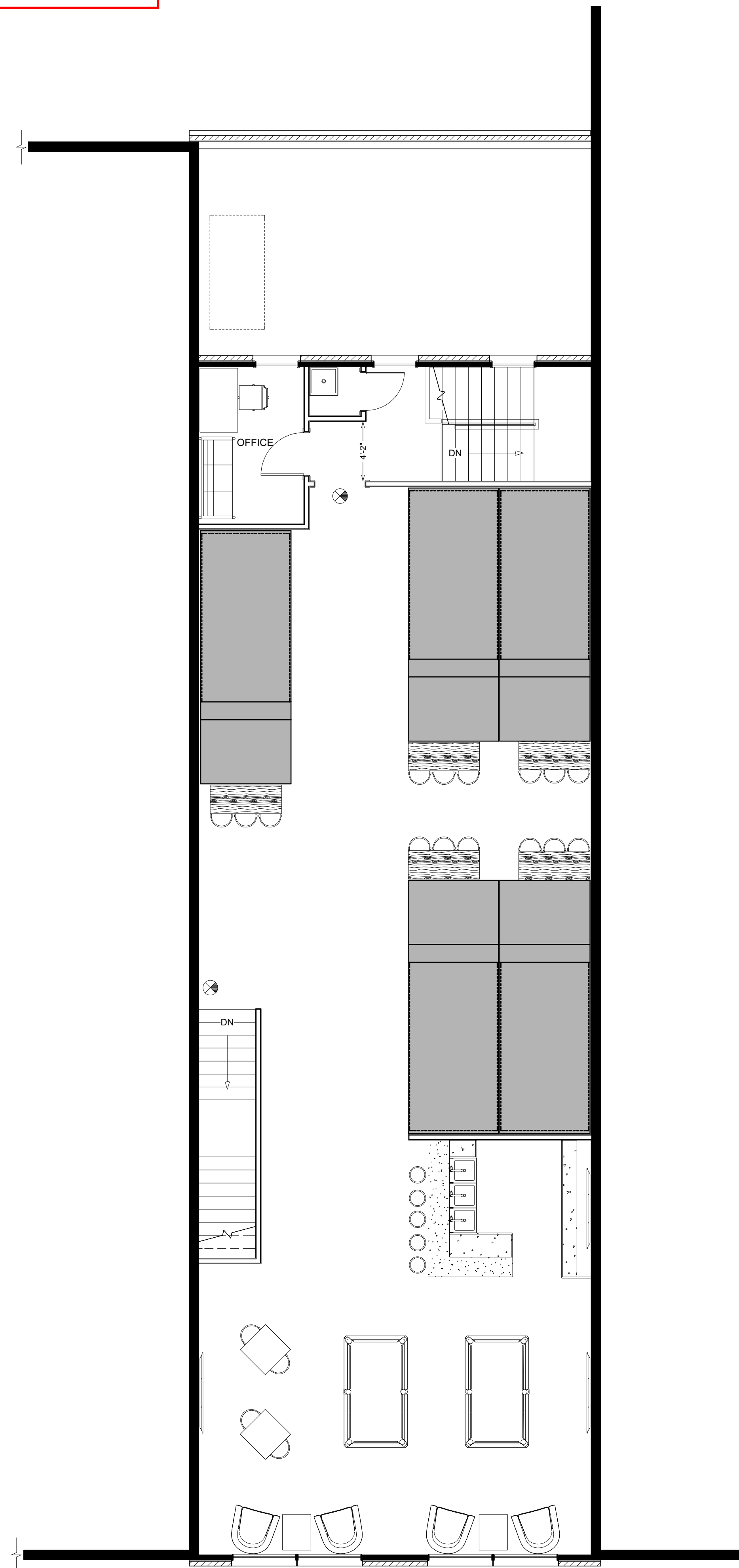
E: JP@JPDFIRM.COM  
 DZAPATA01@GMAIL.COM

**FIRE DEPARTMENT NOTES:**

- GENERAL NOTES:  
 1. RISER ROOM TO BE ENCLOSED AND DEDICATED TO FIRE PROTECTION EQUIPMENT ONLY W/ DEDICATED SAFETY EQUIPMENT PER 2018 ORDINANCE 901.4.6 AND 901.4.6.1  
 2. AN APPROVED FIRE HYDRANT SHALL BE LOCATED BETWEEN 7 FEET TO 10 FEET TO THE FDC PER ORDINANCE 912.2.3  
 3. FDC LOCATION TO BE INDICATED ON ARCHITECTURAL SITE PLAN WITH BUILDING PERMIT CONSTRUCTION DOCUMENTS  
 4. FIRE ALARM WITH FULL OCCUPANT NOTIFICATION REQUIRED



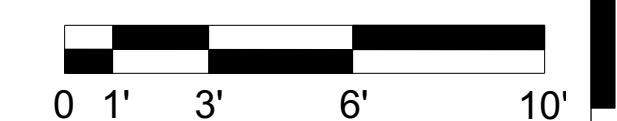
**GROUND LEVEL**



**SECOND LEVEL**

**FLOOR PLANS**

SCALE: 1/4" = 1'



NO. DESCRIPTION DATE

**PROJECT INFO:**  
 212 E. LOUISIANA STREET  
 LOT 48 & 51, BLOCK 6  
 COLLIN COUNTY  
 MCKINNEY, TX

SHEET NO:

**A2.1**