



# Exhibit B

## LEGAL DESCRIPTION

Being a 87,525 square feet or a 2.009 acre tract of land situated in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas, said tract being part of Lot 2BR, Block A, Minor Replat of Headington Heights Addition, Lots 2AR and 2BR, Block A, an addition to the City of McKinney, Collin County, Texas according to the map thereof recorded in Volume 2014, Page 662, Map Records of Collin County, Texas, said tract being part of a tract of land conveyed to Texoma Asset Management, L.P. by deed recorded in County Clerk Instrument Number 20060418000506780, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a set 5/8 inch iron rod for a corner in the north line of U.S Highway 380, a/k/a University Boulevard (a variable width right of way), said point being the common south corner of said Lot 2AR and Lot 2BR;

THENCE, S 86°21'32" W, with the north line of U.S. Highway 380, a distance of 35.28 feet to a found 3/4 inch iron rod for a corner;

THENCE, N 87°41'58" W, continuing with the north line of U.S. Highway 380, a distance of 163.26 feet to a set 5/8 inch iron rod for a corner;

THENCE, N 02°11'37" E, departing the north line of U.S. Highway 380 and crossing said Lot 2BR, a distance of 441.40 feet to a set 5/8 inch iron rod for a corner in the common line of said Lot 2BR and Lot 3R, Block A of Amending Plat of Headington Heights Addition as recorded in Volume 2015, Page 55, Map Records of Collin County, Texas;

THENCE, S 87°48'23" E, with the common line of said Lots 2BR and 3R, a distance of 198.35 feet to a set 5/8 inch iron rod for a corner, said point being the common north corner of said Lots 2AR and 2BR;

THENCE, S 02°11'37" W, with the common line of said Lots 2AR and 2BR, a distance of 438.12 feet to the Point of Beginning.

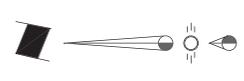
# Exhibit C

SITE PLAN

CALIBER COLLISION



VICINITY MAP  
NTS



GRAPHIC SCALE  
1"=30'

### SYNOPSIS

**Address:** Highway 380 Near Hardin Blvd.  
McKinney, Texas  
**Zoning:** C-3  
**Proposed Use:** Auto Body  
**Lot Area:** 2,009 Acres (87,525 sf)  
**Building Areas:** Building A (Shop) 12,825 sf  
Building B (Office) 1,775 sf  
Total Bldg Area: 14,600 sf

**Lot Coverage:** 16.65% (Total Bldg Area 14,600 sf)  
**Floor Area Ratio:** 0.17 : 1  
**Building Height:** 28'

**Required Parking:** Office 1:400 (1,775/200) = 5 Spcs.  
Automobile Repair 2 per Bay (16\*2) = 32 Spcs.  
Overnight Space 1 per Bay (16\*1) = 16 Spcs.

**Parking Required Total:** (53 Parking Spaces)  
**Parking Provided Total:** (74 Parking Spaces) 2 Handicap Spc.

### LEGEND

- Firlane
- Proposed Sidewalk
- Ex. Concrete
- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp

### OWNER:

Cross Development  
1335 S. Tennessee St.  
Contact: Kevin McKibben

### ENGINEER:

Cross Engineering & Associates, Inc.  
1335 S. Tennessee St.  
McKinney, Texas 75069  
Phone (972) 562-4409  
Contact: Jonathan Heik, P.E.

### ARCHITECT:

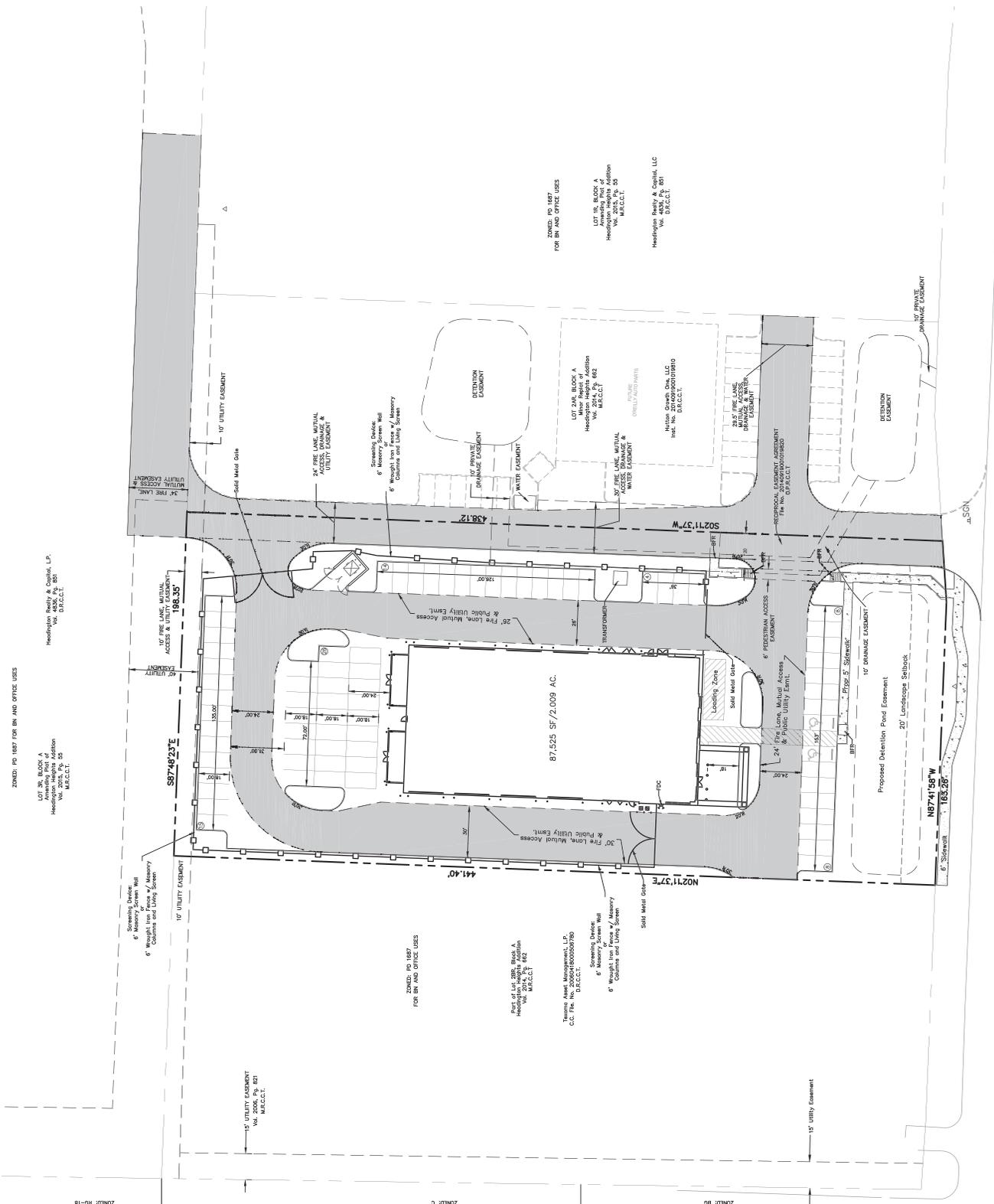
1255 W. 18th Street, Suite 125  
Plano, Texas 75075  
Phone (972) 399-6644  
Contact: Shawn Offutt

### SURVEYOR:

Kedleck & Associates  
2000 N. Central Expressway, Suite 113  
McKinney, Texas 75069  
Phone (972) 881-0771  
Contact: Lynn Kedleck

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.  
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE AUTHORITY OF THE CITY OF MCKINNEY, TEXAS. IT IS TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.	<b>S.U.P. EXHIBIT</b>	Sheet No. <b>SUP</b>
	<b>CALIBER COLLISION</b>	Project No. 15010
	<b>CROSS DEVELOPMENT</b>	
	<b>CITY OF MCKINNEY, TEXAS</b>	



Issue/Drawn	Revisions	Date
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

<b>CROSS ENGINEERING CONSULTANTS</b>	McKinney, Texas 75069
331 S. Tennessee St.	Texas P.E. Firm No. F-9393
972-562-4409	
Drawn By: C.E.C.C.I.	Checked By: C.E.C.C.I.
Scale: 1"=20'	

**BENCHMARK:**  
Benchmarks:  
Found 72007 brass disc w/ 2206' South of the Variable Width Public Road Commercial Addition. Elevation = 651.86.  
Found X cut in concrete at the southeast corner of Lot 5, Block 1, Samsell Commercial Addition (Shown Hereon). Elevation = 652.77

**U.S. HIGHWAY 380**  
Variable Width Public Road  
6 Lane Concrete Pavement w/ Median