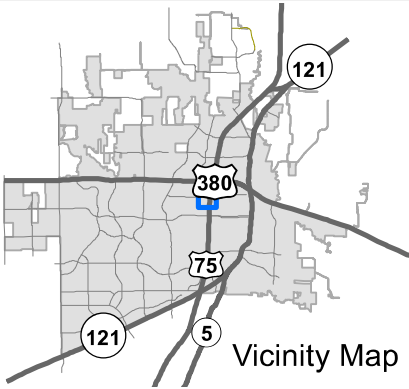
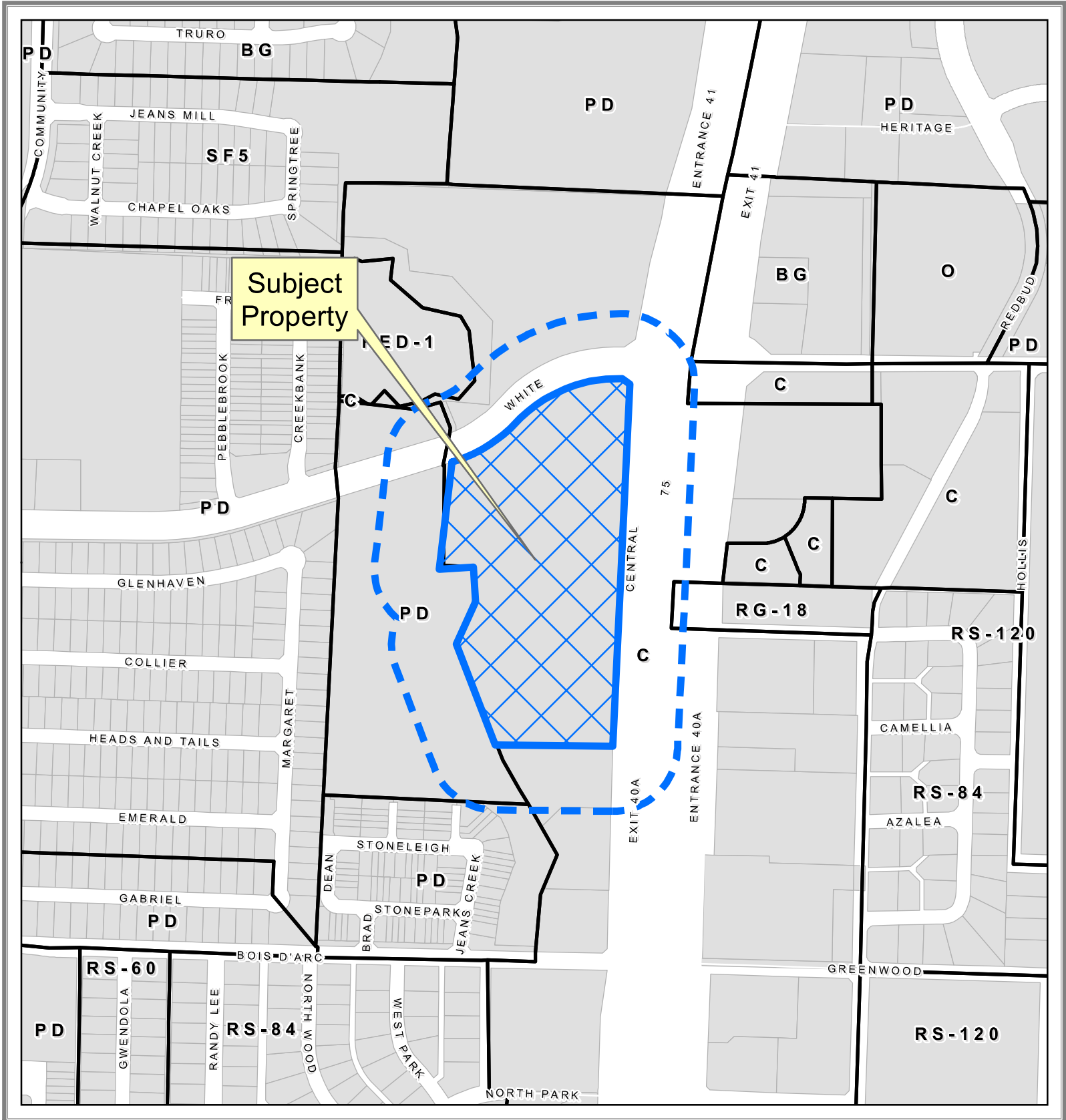
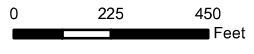


EXHIBIT A



Property Owner Notification Map

SUP2021-0013



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

BEGINNING AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "COTTON SURVEYING" FOUND (HEREINAFTER REFERRED TO AS FOUND IRON ROD) ALONG THE WEST LINE OF U.S. HIGHWAY NO. 75 AND AT THE APPARENT SOUTHEAST CORNER OF A CORNER CLIP FOR WHITE AVENUE;

THENCE S 03°36'20" W, ALONG THE WEST LINE OF SAID U.S. HIGHWAY NO. 75, A DISTANCE OF 177.23 FEET TO A FOUND IRON ROD FOR CORNER;

THENCE S 00°29'07" W, CONTINUING ALONG THE WEST LINE OF SAID U.S. HIGHWAY NO. 75, A DISTANCE OF 1,075.05 FEET TO A FOUND IRON ROD FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE N 89°30'53" W, LEAVING THE WEST LINE OF SAID U.S. HIGHWAY NO. 75 AND ALONG THE SOUTH LINE OF THIS HEREIN DESCRIBED TRACT, A DISTANCE OF 434.59 FEET TO A FOUND 5/8" IRON ROD FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT AND BEING IN THE WEST LINE OF SAID MCCALL TRACT AND THE EAST LINE OF LOT 1, BLOCK A, PARK ON THE CREEK, AN ADDITION TO THE CITY OF MCKINNEY ACCORDING TO THE PLAT FILED OF RECORD IN CABINET J, PAGE 700, MAP RECORDS, COLLIN COUNTY, TEXAS,

THENCE LEAVING THE SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID McCALL TRACT WITH THE EAST LINE OF SAID LOT 1, BLOCK A, THE FOLLOWING BEARINGS AND DISTANCES TO WIT:

N 21°06'36" W, A DISTANCE OF 376.26 FEET TO A FOUND 3/8-INCH IRON ROD, FOR CORNER;
N 24°30'06" E, A DISTANCE OF 160.33 FEET TO A FOUND 5/8-INCH IRON ROD, FOR CORNER;
N 03°34'43" W, A DISTANCE OF 119.92 FEET TO A FOUND 1/2-INCH IRON ROD, FOR CORNER;
S 86°44'09" W, A DISTANCE OF 131.17 FEET TO A FOUND IRON ROD, FOR CORNER;
N 06°50'41" E, PASSING THE APPARENT NORTHEAST CORNER OF SAID LOT 1, BLOCK A, AND THE SOUTH LINE OF WHITE AVENUE, AT 373.80 FEET, FOR A TOTAL DISTANCE OF 484.90 FEET TO A FOUND 3/8-INCH IRON ROD, ALONG THE APPARENT NORTH LINE OF SAID WHITE AVENUE VARIABLE WIDTH RIGHT-OF-WAY) AND ALONG THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO MISTLETOE HEIGHTS, L.L.C. AS RECORDED IN DOCUMENT NO. 97-0094032, DEED RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 399.96 FEET, A CHORD BEARING OF N 54°28'50" E, AND A CHORD LENGTH OF 183.59 FEET;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 185.24 FEET TO A FOUND 1/2-INCH IRON ROD, FOR CORNER;

THENCE CONTINUING ALONG THE APPARENT NORTH LINE OF SAID WHITE AVENUE AND THE SOUTH LINE OF SAID MISTLETOE HEIGHTS TRACT, THE FOLLOWING BEARINGS AND DISTANCES TO WIT:

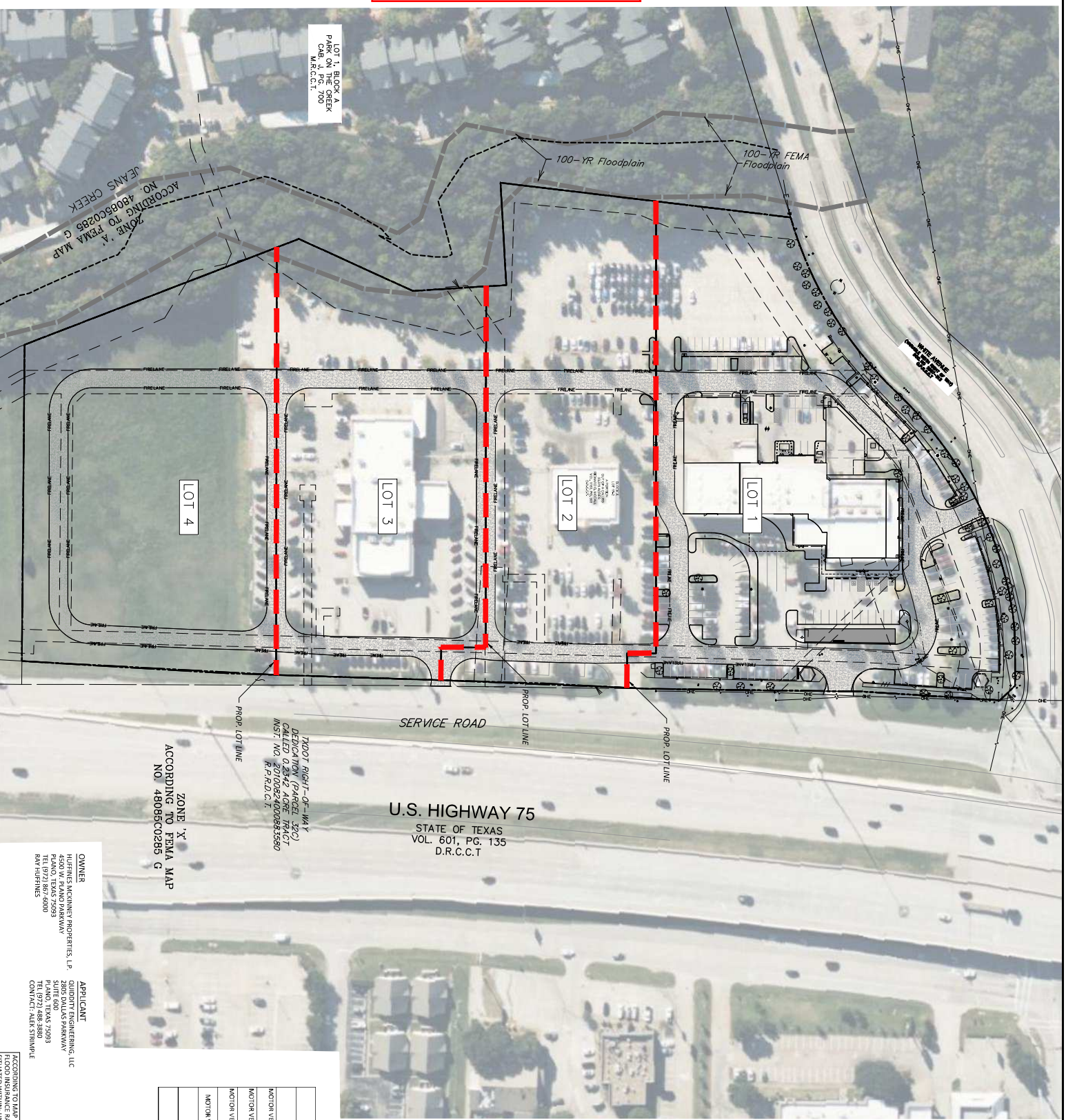
N 41°43'41" E, A DISTANCE OF 9.97 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED R.P.L.S. 5439, E.C. & D., FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 485.62 FEET, A CHORD BEARING OF N 58°54'28" E, AND A CHORD LENGTH OF 285.08 FEET, WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 289.34 FEET TO A FOUND IRON ROD, FOR CORNER, SAID POINT BEING THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 458.49 FEET, A CHORD BEARING OF N 81°42'58" E, AND A CHORD LENGTH OF 151.01 FEET;
WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 151.70 FEET TO A FOUND IRON ROD FOR CORNER;
S 89°53'58" E, A DISTANCE OF 37.88 FEET TO A FOUND IRON ROD FOR CORNER;

THENCE S 45°15'53" W, LEAVING THE SOUTH LINE OF SAID MISTLETOE HEIGHTS TRACT, A DISTANCE OF 39.87 FEET TO A FOUND "X" IN CONCRETE, FOR CORNER;

THENCE S 00°25'45" W, A DISTANCE OF 49.82 FEET FOUND "X" IN CONCRETE, FOR CORNER;

THENCE S 43°46'13" E, A DISTANCE OF 66.04 FEET TO THE PLACE OF BEGINNING AND HAVING AN AREA OF 721,270 SQUARE FEET OR 16.558 ACRES OF LAND, MORE OR LESS.

EXHIBIT C



U.S. HIGHWAY 75
STATE OF TEXAS
VOL. 601, PG. 135
D.R.C.C.T

TRUCK RIGHT-OF-WAY
RECORD NO. 948881-3301
CALLED 0.2442 ACRE TRACT
INST. NO. 20700824000085580
R.F.D.C.T.

ZONE 'X'
ACCORDING TO FEMA MAP
NO. 48085C0285 G

OWNER
HUFFINES MCKINNEY PROPERTIES, L.P.
5500 W. PARKWAY
SUITE 600
PLANO, TEXAS 75093
TEL: (972) 987-6000
RAN HUFFINES

APPLICANT
QUIDDITY ENGINEERING, LLC
5500 W. PARKWAY
SUITE 600
PLANO, TEXAS 75093
TEL: (972) 987-6000
CONYAL, ALEX STIMWALE

ACCORDING TO MAP NO. 48885C0285 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) 48085C0285G, THE SUBJECT PROPERTY IS LOCATED WITHIN UNSHADOWED ZONE 'X', DEFINED AS AREA OF MINIMAL FLOOD HAZARD.

CAUTION: OVERHEAD ELECTRIC
CONDUCTORS SHALL BE INSTALLED TO CLEAR THE TOP OF THE PROPOSED ROOFING SYSTEM. THE SITE AND TO A MINIMUM 10 FEET ABOVE THE ROOFING SYSTEM. THE PROPOSED ROOFING SYSTEM SHALL BE INSTALLED WITH A MINIMUM CLEARANCE OF 10 FEET ABOVE THE ROOFING SYSTEM. THE PROPOSED ROOFING SYSTEM SHALL BE INSTALLED WITH A MINIMUM CLEARANCE OF 10 FEET ABOVE THE ROOFING SYSTEM.

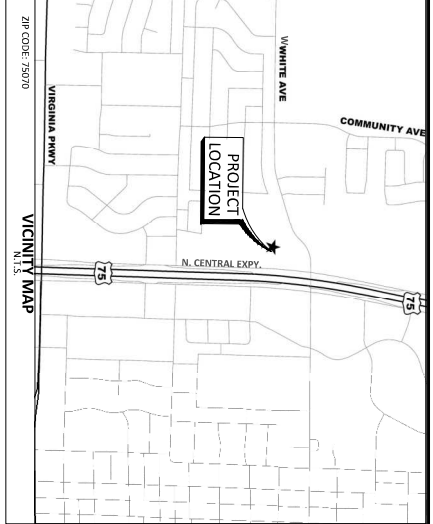
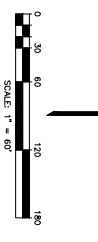
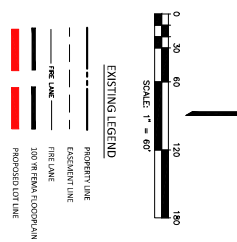
TEASBEST NOTIFICATION SYSTEM
WWW.TEASBEST.COM
TEL: (972) 987-6000

CALL BEFORE YOU DIG!!

PARKING ANALYSIS FOR HUFFINES HYUNDAI ADDITION (LOT 1)
1301 N. CENTRAL EXPRESSWAY MCKINNEY, TX 75070

SPECIFIC USE	PARKING REQUIREMENTS	UNITS	PARKING REQUIRED	PARKING PROVIDED
MOTOR VEHICLE/AUTOMOBILE SALES NEW OR USED CAR	1/500 SQUARE FEET	8,623	18	
MOTOR VEHICLE/AUTOMOBILE SALES NEW OR USED CAR	1/1,000 SQUARE FEET	2463	3	
MOTOR VEHICLE/AUTOMOBILE SALES NEW OR USED CAR	1/400 SQUARE FEET	10,042	27	197
MOTOR VEHICLE/AUTOMOBILE REPAIR AND SERVICE	MINIMUM OF 5 SPACES	28 BAYS	56	
OVERNIGHT STORAGE	PARKING SPACES FOR EACH	28 BAYS	28	
TOTAL			122	197

- CITY OF MCKINNEY STANDARD NOTATIONS**
- SANITATION COMPARTMENTS, SINKS, AND OTHER SANITATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
 - METEORICAL 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.
 - IDENTIFYING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 88 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.



SHEET NO. **1**

HUFFINES HYUNDAI OF MCKINNEY EXPANSION
COLLIN COUNTY

SITE PLAN (OVERALL)

LOT 1R, BLOCK A
1301 N. CENTRAL EXPRESSWAY
MCKINNEY, TX 75070

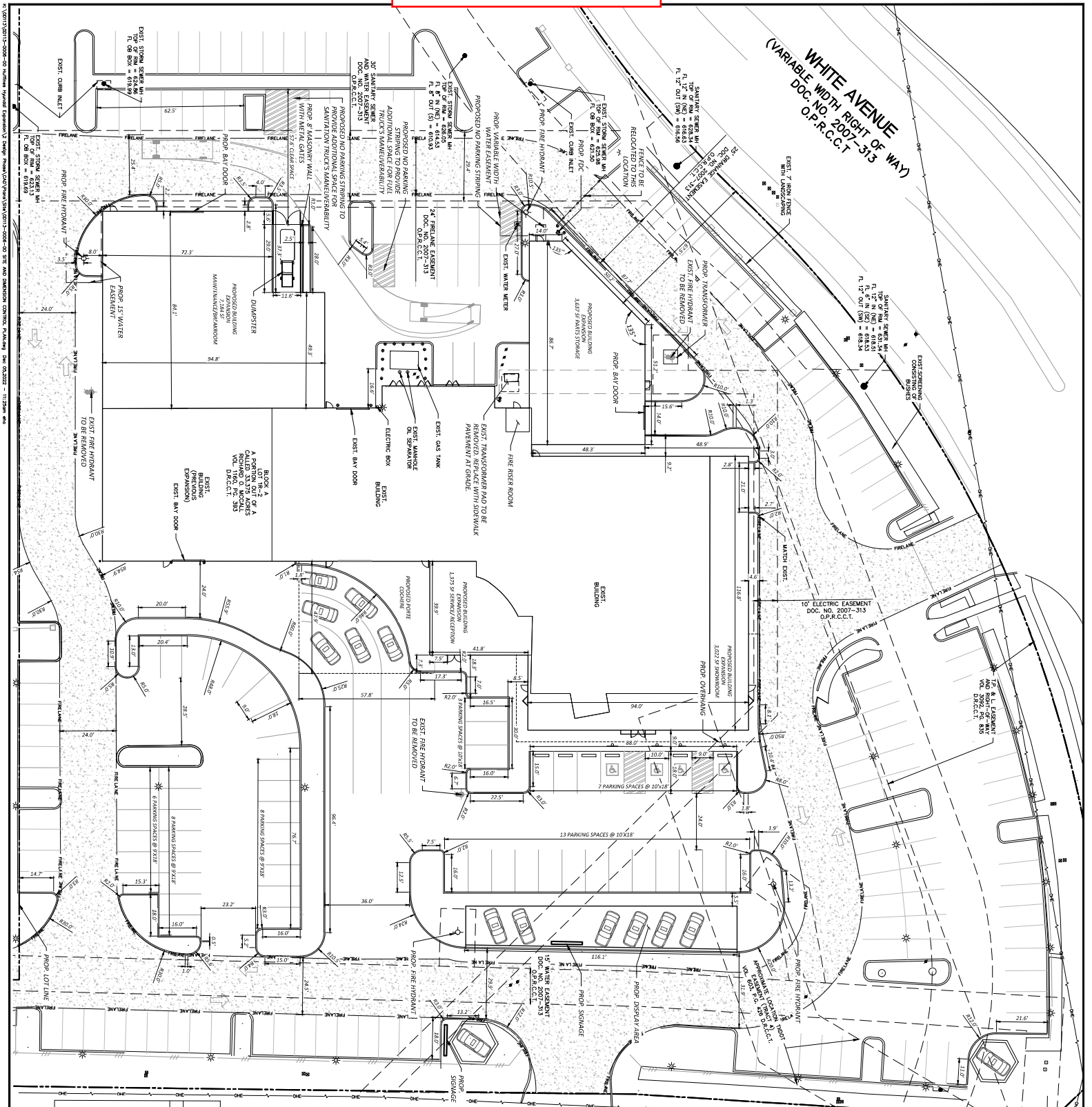
INTERNAL REVIEW
Not for Construction
Issued by: **ALEX W. STIMWALE, P.E.**
P.E. Stamp No.: 46388
Date: **DECEMBER 2022**

QUIDDITY
Three Boards of Professional Engineers 2112 S.W. Conover Street, Suite 2200 • Portland, OR 97205 • 503-444-8300
2805 Dallas Parkway, Suite 600 • Plano, TX 75093 • 972-488-3860

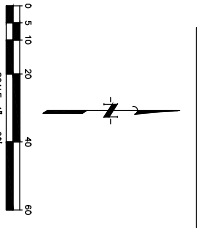
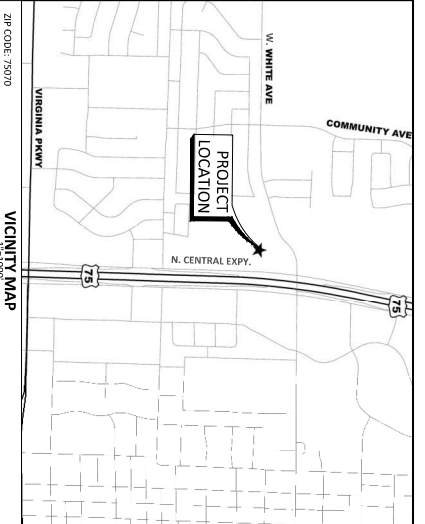
SCALE: AS SHOWN DESIGNED BY: **AWS**
DATE: **DECEMBER 2022** CHECKED BY: **AWS**
JOB NO.: 00113-006-00 DRAWN BY: **EH**

No.	Date	REVISION	APP.

EXHIBIT C



WHITE AVENUE
(VARIABLE WIDTH RIGHT OF WAY)
D.C. NO. 2007-315
O.P.R.C.C.T



PARKING ANALYSIS FOR HUFFINES HYUNDAI ADDITION (LOT 1)

1500 FT CENTRAL BUSINESS DISTRICT	MINIMUM	PARKING	REQUIRED	PROVIDED
MOTOR	1/250	SQUARE FEET	8,623	18
VEHICLE/AUTOMOBILE SALES		SQUARE FEET	2,663	3
NEW OR USED CAR LOTS		SQUARE FEET	10,222	27
MOTOR REPAIR AND SERVICE	25 SERVICE BAY		56	
OVERNIGHT STORAGE	1 OVERNIGHT BAY		28	
TOTAL			132	197

BENCHMARKS

1. BENCHMARKS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83.
2. ELEVATIONS SHOWN HEREON ARE BASED ON MGS BENCHMARK NO. 40.
3. BENCHMARK NO. 57, LOCATED IN THE SOUTHERLY CORNER OF A CONCRETE STORM DRAIN INLET, IN THE SOUTHERLY LINE OF THE EXISTING CONCRETE PAVING FOR UNIVERSITY DRIVE, BEING APPROXIMATELY 70' EASTERN OF THE APPROXIMATE CENTERLINE OF TERRACE LANE.

N 7130853100
E 1252740180
PUBLISHED ELEVATION = 606.46 FEET (NAD 83)

CITY OF MCKINNEY STANDARD NOTATIONS

1. SANITATION CONTAINERS (SEEZING TRAILS) WILL BE BUILT, MASONRY, STONE, MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, 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 BY THE PUBLIC.
3. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 98 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

OWNER
HUFFINES MCKINNEY PROPERTIES, L.P.
P.O. BOX 2520
PLANO, TEXAS 75083
TEL 972 887-6000
RAY HUFFINES
APPLICANT

QUIDDITY, INC.
12335 PARKWAY
SUITE 600
PLANO, TEXAS 75083
TEL 972 488-3888
WWW.QUIDDITY.COM
DATE PREPARED: 11/15/2022

CAUTION: OVERHEAD ELECTRIC
CONDUCTORS SHALL BE MAINTAINED AT ALL TIMES. ANY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MCKINNEY CODE OF ORDINANCES. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MCKINNEY CODE OF ORDINANCES. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MCKINNEY CODE OF ORDINANCES.

TELEAST NOTICE TO SYSTEM CALL BEFORE YOU DIG!!
WWW.TELEAST.COM
1-800-368-5888
TOLL FREE 1-800-368-5888

SITE DATA BASED ON HUFFINES HYUNDAI EXPANSION

HUFFINES HYUNDAI ADDITION, LOT 1A BLOCK A

GENERAL

ZONING: "C" PLANNED CENTER
PROPOSED USE: EXPANSION TO AUTOMOTIVE DEALERSHIP
EXISTING BUILDING AREA: 2,188 SQUARE FEET
PROPOSED BUILDING ADDITION AREA: 3,937 SQUARE FEET
TOTAL BUILDING AREA: 6,125 SQUARE FEET
PROPOSED BUILDING HEIGHT: 30 FEET
TOTAL PAVED AREA: 214,322 SF / 4.92 ACRES
LOT AREA: 35,296 SF / 0.80 ACRES
LOT AREA RATIO: 5.98%

ACCORDING TO MAP NO. 48852000R OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, THE SUBJECT PROPERTY IS LOCATED IN THE UNDESIGNATED ZONE "X", DEFINED AS AREA OF MINIMAL FLOOD HAZARD.

No.	Date	REVISION	APP.

QUIDDITY
12335 Parkway, Suite 600 • Plano, TX 75083 • 972.488.3888

SCALE: AS SHOWN DESIGNED BY: AWS
DATE: DECEMBER 2022 CHECKED BY: AWS
JOB NO.: 00113-006-00 DRAWN BY: EH

INTERIM REVIEW
Noting of design compliance with applicable codes, standards, and regulations.
Signature: ALEX W. STEINHAUER, P.E.
P.E. State No.: 46398
Date: DECEMBER 2022

HUFFINES HYUNDAI OF MCKINNEY EXPANSION
COLLIN COUNTY

SITE AND DIMENSION CONTROL PLAN

LOT 1A, BLOCK A
1301 N. CENTRAL EXPRESSWAY
MCKINNEY, TX 75070

SHEET NO. **9**