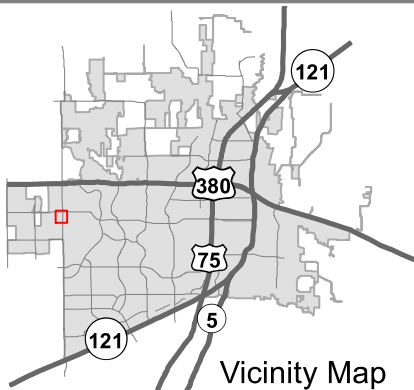
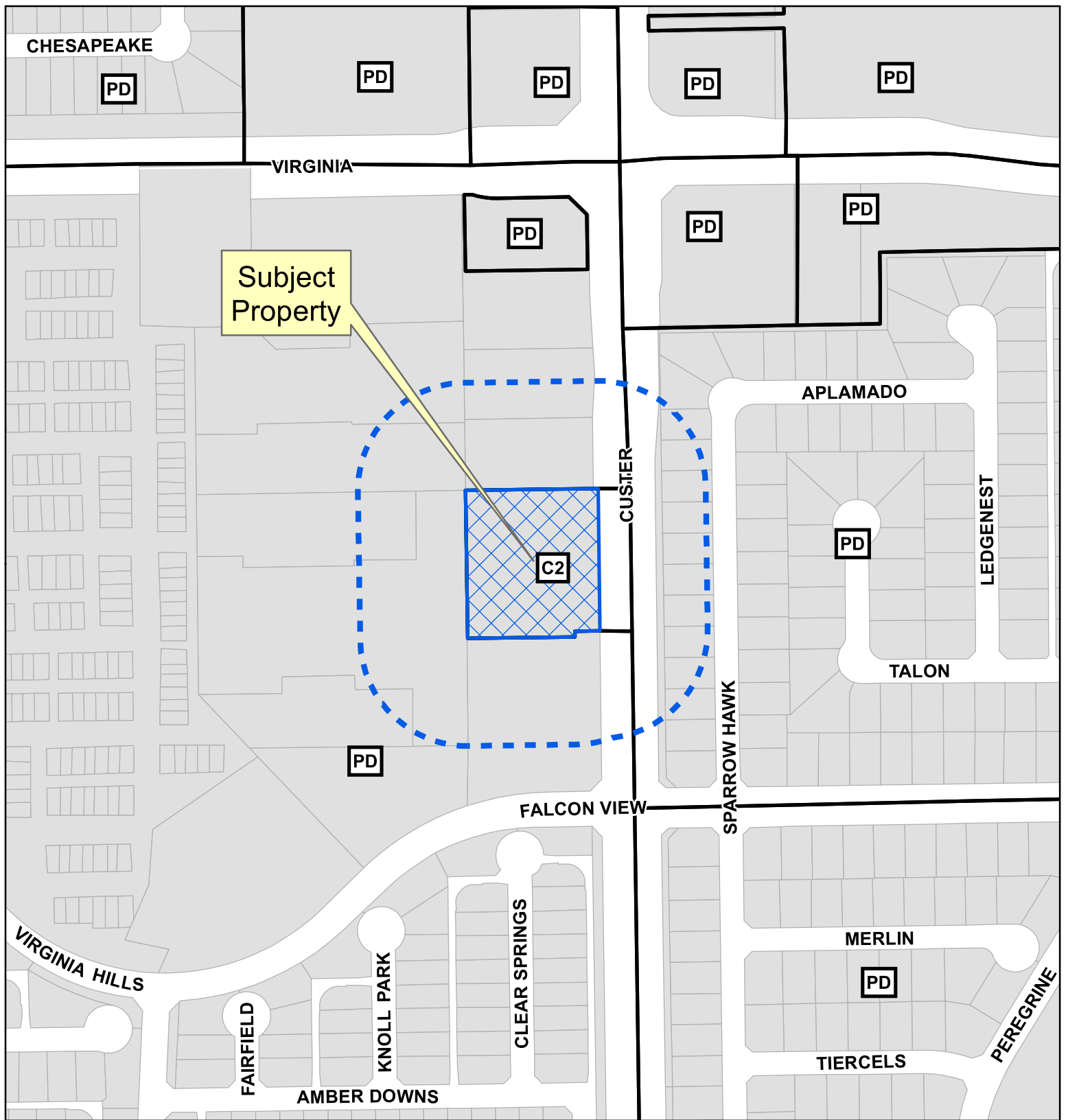


Exhibit A



Property Owner Notification Map

SUP2018-0013



0 140 280 Feet
1 in = 276 ft

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

FIELD NOTES

1.97 ACRES

G.S. BACCUS SURVEY

PART OF LOT 10, BLOCK A
WATER TOWER ADDITION

ABSTRACT NO. 119

CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE G.S. BACCUS SURVEY, A-119, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, BEING DESCRIBED AS PART OF LOT 10, BLOCK A, OF THE WATER TOWER ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 2016, PAGE 2, OF THE MAP RECORDS, COLLIN COUNTY, TEXAS (MRCCT). SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with a plastic cap labeled #4207 in the west line of Custer Road, being the northeast corner of Lot 10 and this tract;

THENCE, S 00°49'17" E, 298.00 feet along the west line of Custer Road being the east line of this tract to a 1/2" iron rod set with a plastic cap labeled #4207 in the east line of Lot 10, being the southeast corner of this tract;

THENCE, through Lot 10 as follows: S 89°10'43" W, 54.00 feet to a 1/2" iron rod set with a plastic cap labeled #4207; S 00°49'17" E, 12.00 feet to a 1/2" iron rod set with a plastic cap labeled #4207; S 89°10'43" W, 224.35 feet to an 'X' mark found in concrete in the east line of Lot 7, the west line of Lot 10, being the southwest corner of this tract;

THENCE, N 00°49'17" W, 310.00 feet along the common line of Lot 7 and Lot 10 to an 'X' mark cut in concrete at the southeast corner of Lot 3R as shown in plat recorded in Volume 2014, Page 352 of the MRCCT, the southwest corner of Lot 5R as shown in plat recorded in Volume 2014, Page 352 of the MRCCT, being the northwest corner of Lot 10 and this tract;

THENCE, N 89°10'43" E, 278.35 feet along the common line of Lot 5R and this tract, passing the southeast corner of Lot 5R, to the POINT OF BEGINNING and CONTAINING 1.97 ACRES OF LAND MORE OR LESS.

BASIS OF BEARINGS: RECORDED PLAT VOLUME 2016, PAGE 2 OF THE MRCCT

SURVEYOR'S CERTIFICATE

DATE: APRIL 19, 2018

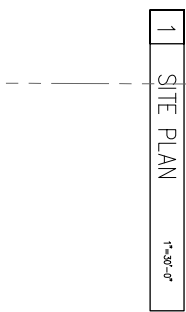
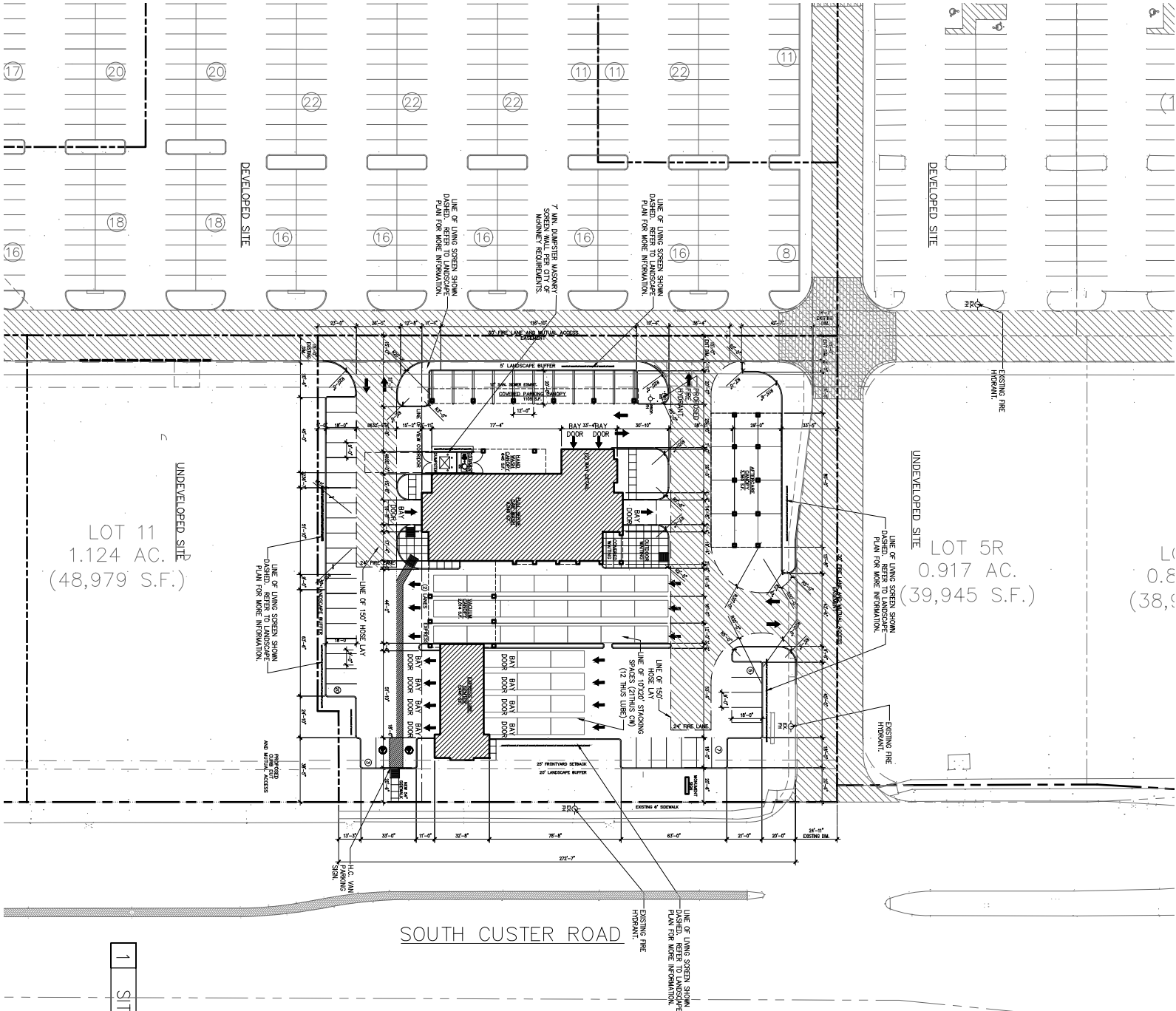
TO: LY

I, Gary L. Hardin, Registered Professional Land Surveyor No. 4207, do hereby certify that the field notes hereon represents the results of a survey made on the ground under my direction and supervision, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the client's representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.


GARY L. HARDIN, RPLS NO. 4207
FIRM REGISTRATION NO. 10114700
W.O.# 1804043 (SEE SURVEY)



Exhibit C



REMOVE EDC GENERAL COMMENTS

SHALL BE LOCATED A MINIMUM OF 3 FEET FROM FACE TO ANY LANDSCAPING AND PROVIDE A CLEAR PATHWAY TO THE FIRE LANE AND ADJACENT FIRE HYDRANT SCREENING WALLS. LANDSCAPING SHALL BE CONSIDERED SCREENING WALLS AND SHALL BE LOCATED ADJACENT TO AND 7 FEET FROM CENTER OF THE FIRE HYDRANT.

SHALL BE LOCATED, AS PRACTICAL, NEAR THE CORNER OF THE BUILDING ON THE OUTSIDE EDGE OF THE FIRE LANE.

ERIC MARSHALL'S NOTES:

* TOTAL BUILDING AREA (OVER ROOF) EXCEEDS 8000 S.F. THEREFORE BUILDING SHALL BE FULLY SPRINKLERED

DEVELOPED RESIDENTIAL SITES



STANDARD NOTATIONS:

SCREENING WALLS SHALL BE BUILT MASONRY STONE MASONRY OR OTHER ARCHITECTURAL FINISHES. SCREENING WALLS SHALL BE PAINTED, AND THE SCREENING CONTAINER SCREENING WALLS SHALL BE LOCATED ADJACENT TO THE CITY'S DESIGN SPECIFICATIONS.

MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT SHALL BE LOCATED INSIDE THE BUILDING AND REMOVED FROM THE PUBLIC RIGHT-OF-WAY AND ROAD ADJACENT TO THE PROPERTY.

LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN COMPLIANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

SITE DATA TABLE:

EXISTING ZONING	PROPOSED USE
C-2	FULL SERVICE CAR WASH AND LUBE CENTER
BUILDING AREA	1,946 S.F.
LUBE CENTER	6,345 S.F.
VACUUM CANNOPY	2,014 S.F.
HAND WASH CANNOPY	843 S.F.
TOTAL BUILDING (OVER ROOF)	10,660 S.F.
AFTER CARE CANNOPY	3,360 S.F.
PARKING CANNOPY	1,106 S.F.
TOTAL BUILDING COVERAGE	15,415 S.F.
LOT AREA:	86,639 S.F.
COVERAGE:	18.0%
FAIR:	18.0%
INTERVENOUS AREA:	69,620 s.f.
AREA:	81.3%
TOTAL FRONT YARD LANDSCAPE AREA:	100.0%
MAXIMUM HEIGHT OF BUILDING =	22'
PARKING REQUIRED:	28 SPACES
1320 COMPANY BUILDING (8248 s.f.)	2 SPACES
OFFICE: 1:250 (2 SPACES PER 674)	1 SPACE
NO OVERNIGHT PARKING WILL BE PROVIDED.	
PARKING PROVIDED:	35 SPACES
ACCESSIBLE SPACES PROVIDED:	2 SPACES
ACCESSIBLE SPACES REQUIRED:	2 SPACES
(?) STAGING PER CARWASH LANE REQUIRED:	YES
(?) STAGING PER LUBE BAY REQUIRED:	YES
(?) LOADING ZONE REQUIRED:	YES

LEGACY AUTO SPA - MCKINNEY

OWNER INFORMATION:
 SVP CASE NUMBER: 2018-0013
 OWNER INFORMATION:
 SHIRLEY PROFFER 210 MAIN AVE. #100
 DALLAS, TX 75219
 214.279.4900 mail@shirleyproffer.com

APPLICANT INFORMATION:
 VINCEN VINCENTI JARRARD A.I.A.
 ARCHITECTS
 11700 PRESTON ROAD SUITE 660 DALLAS, TEXAS 75230
 214.381.1934 vincenti@eg-architects.com

○ EURHYTHMIC DESIGN GROUP ○ ARCHITECTS ○
 V. G. JARRARD A.I.A.
 11700 PRESTON ROAD SUITE 660 DALLAS, TX 75230
 tel 214.361.1934 text 214.728.1211 email vincenti@eg-architects.com
 ○ ARCHITECTURE ○ ART ○ INTERIOR ARCHITECTURE ○ FURNITURE DESIGN ○

NEW FULL SERVICE CARWASH AND LUBE:
LEGACY AUTO SPA

 CUSTER ROAD NEAR FALCON VIEW DRIVE
 LOT 10 BLOCK A WATER TOWER ADDITION MCKINNEY, TX 75070

DEVELOPER:
 LEGACY AUTO SPA
 8716 DENSTONE DRIVE
 MCKINNEY, TEXAS 75070
 CONTACT: BINSON LY 626.807.1969

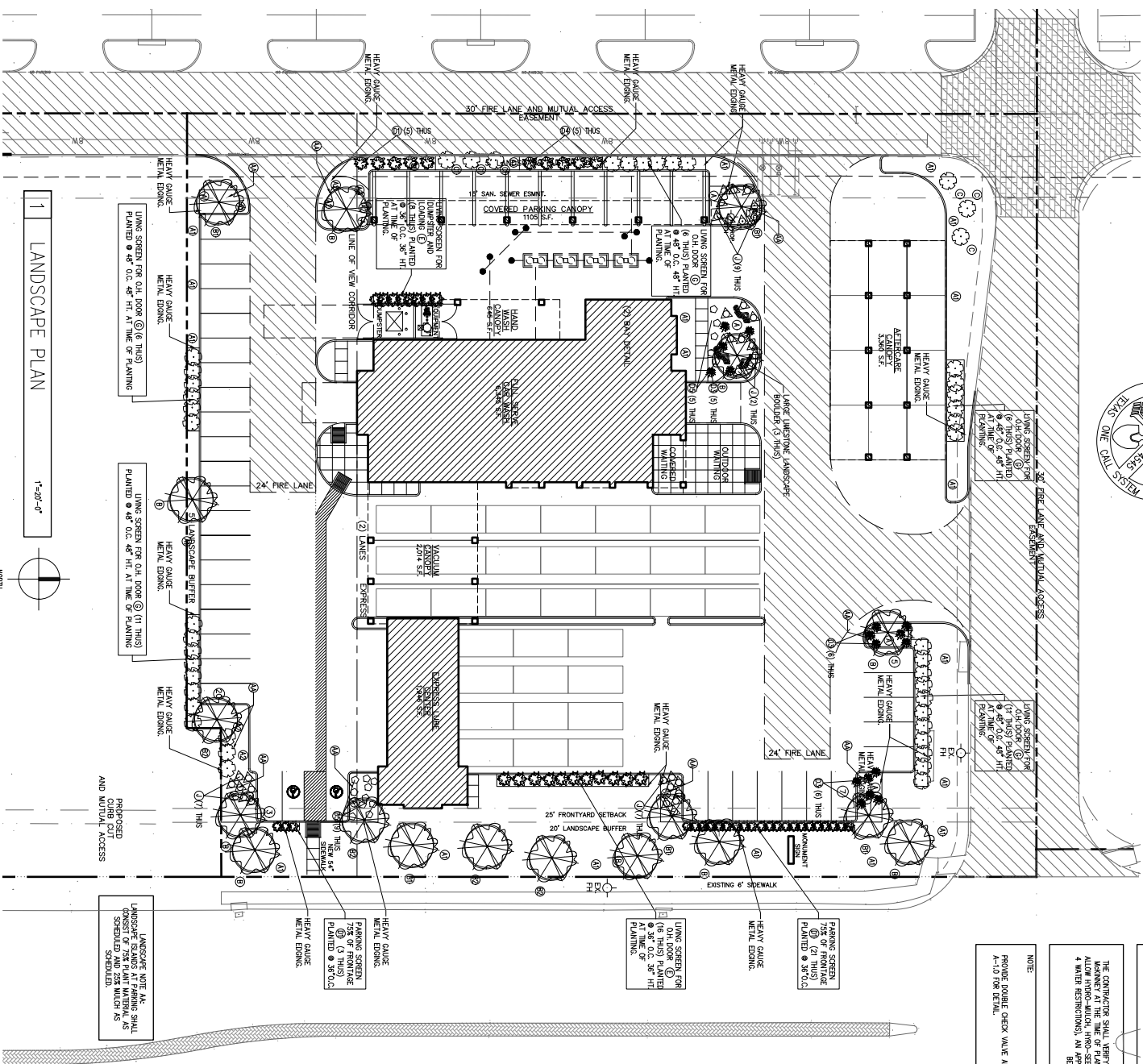
1 10.10.2018
 2 SITE PLAN REVIEW 10.23.2018
 3 3rd SUBMITTAL 11.13.18 4th SUB 11.19.18

SHEET:
SP-1
 1 of (1) SF SHEETS

Exhibit C

All drawings and notes including approvals, seals, credentials, signatures and stamped work of the architect and may not be reproduced or further disseminated without the consent of the architect.

The Texas Board of Architectural Examiners, P.O. Box 12337 Austin, Texas has jurisdiction over complaints regarding the profession of persons registered as architects in Texas under the Architects Registration Act, Article 240a, V.C.S., from 592.235.9000



1 LANDSCAPE PLAN

1"=30'-0"



SOUTH CUSTER ROAD

IRRIGATION NOTE:
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM. WEATHER-BASED CONTROLLERS AND SCHEDULING SYSTEMS SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF AUSTIN. AT THE TIME OF PLANNING, SHOULD WATER RESTRICTIONS NOT ALLOW FURTHER IRRIGATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY RESTRICTIONS, IN ACCORDANCE WITH THE CITY OF AUSTIN'S ORDINANCES.

NOTE:
PROVIDE DOUBLE CHECK VALVE AND SEPARATE WATER FEED TO SHEET A-110 FOR DETAIL.

THE PROTECTOR:
A PERSON SHALL NOT BE HELD RESPONSIBLE FOR THE DESIGN OF A LANDSCAPE PLAN UNLESS THE DESIGNER HAS REVIEWED THE PLAN AND HAS REVIEWED THE DESIGN OF THE PROTECTOR'S DESIGN.

NOTE TO ALL:
ALL THE PLANS ON THIS SET SHALL BE ASSIGNED TO THE DESIGNER OR ARCHITECT BY THE CITY OF AUSTIN. THE DESIGNER OR ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROTECTOR'S DESIGN.

THIS SHALL BE NO UNDESIGNED OR UNCALCULATED DESIGN. ALL DESIGN ELEMENTS SHALL BE WITHIN THE BOUNDARIES OF A MANSION.

G.I.C. SHALL INSURE FULL COMPLIANCE WITH ALL CITY ORDINANCES AND ALL APPLICABLE CODES. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROTECTOR'S DESIGN.

THE PLANS PRESENTED HEREIN SHALL BE THE PROPERTY OF THE ARCHITECT AND SHALL BE KEPT IN THE ARCHITECT'S OFFICE.

IRRIGATION NOTES:

- PROVIDE IRRIGATION SYSTEM DESIGNED BY A LICENSED IRRIGATOR. THE CITY OF AUSTIN'S IRRIGATION PLAN MUST BE SUBMITTED PRIOR TO CONSTRUCTION.
- VERIFY CONDITIONS OF DOUBLE CHECK VALVE AT THE METER.
- NEW CONSTRUCTION: AUTOMATIC FLOW CONTROLS SHALL BE REQUIRED ON GROSS FEMALE CONTROL.
- NEW CONSTRUCTION: VALVES AND GAGES SHALL BE SEPARATED BASED ON WATER USE SO THAT THERE ARE NO WATER SEPARATELY FROM SHOWER AND / OR SPA COVER AREAS.
- NEW CONSTRUCTION: SPRINKLER HEADS SHALL HAVE MATCHED PRESET FLOW RATES WITHIN EACH CONTROL VALVE ZONE.
- NEW CONSTRUCTION: SEPARATE DEEP WATER AREAS SHALL BE REQUIRED ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES EXCEED 10 FEET.
- NEW CONSTRUCTION: SPRINKLER HEAD SPACING SHALL BE DESIGNED FOR HIGH-30-30-30-30 OR HIGHER. THE SYSTEM SHALL BE DESIGNED SO THAT IRRIGATION IS NOT APPLIED TO VERNICOLATED PATIO LAMES, OTHER PAVEMENT OR STRUCTURES.
- VERIFY ALL EXISTING AUTOMATIC IRRIGATION SYSTEMS ARE EQUIPPED WITH A CONTROLLER CAPABLE OF PAUL OR WATER PROGRAMMING. CONTROLLERS SHALL HAVE ULTRASONIC START CAPABILITY AND A FLOW CONTROL SYSTEM. CONTROLLERS SHALL BE EQUIPPED WITH A RAIN SENSITIVE SHUT-OFF DEVICE.
- IRRIGATION CONSTRUCTION PLANS SHALL INCLUDE A WATER BUDGET. A MAINTAINED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED NEAR THE IRRIGATION CONTROLLER DOOR. WATER BUDGET SHALL INCLUDE:
 - A CHART CONTAINING ZONE NUMBER, PRECIPITATION RATE, AND GPM.
 - LOCATION OF EMERGENCY IRRIGATION SYSTEM SHUT OFF VALVE.
- AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED. THE IRRIGATION SHALL NOT SHARE THE SAME ZONE INCLUDING VALVES AND CONTROLS AS SPRINKLER AND FLOW CONTROL SYSTEMS. IRRIGATION SYSTEMS SHALL HAVE TWO (2) BUBBLERS. BUBBLERS SHALL BE LOCATED 2 FEET FROM THE TREE TRUNK. PROVIDE THE OWNER (ONE) COPY WITH A COPY OF ALL MANUFACTURER'S PRODUCT MANUALS AND ALL INSTALLATION DRAWING IN PER FORMAT OF THE IRRIGATION SYSTEM ON CD AND TWO (2) FULL SIZE HARD COPIES FOR THEIR FILES.

SCREENING OF STREET PARKING: WEST DESIGN STANDARD 514-10128 (G)

LANDSCAPE LEGEND	
	EXISTING TREE TO REMAIN UNLESS OTHERWISE NOTED ON PLAN
	NEW LARGE CANOPY TREE
	EXISTING CANOPY TREE TO REMAIN
	NEW NON CANOPY TREE
	EXISTING SHRUB (INDEGROW)
	LARGE SHRUB
	MEDIUM HERBACEOUS SHRUB
	SHRUB MONOCYTIC OR SUCCULENT
	SPECIMEN CACTUS
	PERSONAL OR ORNAMENTAL GRASS
	LANDSCAPE BOULDER
	PLANT SPECIMEN KEY SYMBOL
	CONCRETE FLATWORK WITH SAW GUTS AT 4' O.C. EACH WAY

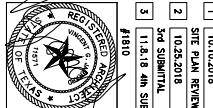
LEGACY AUTO SPA - MCKINNEY
 CUSTER ROAD NEAR FALCON VIEW DR. MCKINNEY, TX 75070
 LOT 17, 1366 ACRES TRACT OUT OF 4.09
 SVP CASE NUMBER: 2018-0013
 OWNER INFORMATION:
 SHRIK R. PONDIA, 200 W. WALKER AVE. SUITE 200, DALLAS, TX 75219
 214.239.4000 molendend@drivestats.com
 APPLICANT INFORMATION:
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 11700 PRESTON ROAD SUITE 600 DALLAS, TEXAS 75230
 214.581.1934 vjarr@edg-architects.com

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DEVELOPER:
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 8716 DENSTONE DRIVE
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 CONTACT: BINSON LY 626.807.1969



SHEET:
 L-1.0
 2 OF (2) 1 SHEETS

1 10.10.2018
 2 10.23.2018
 3 11.13.2018
 4 11.13.2018