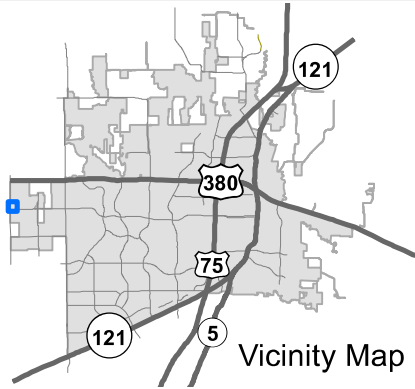
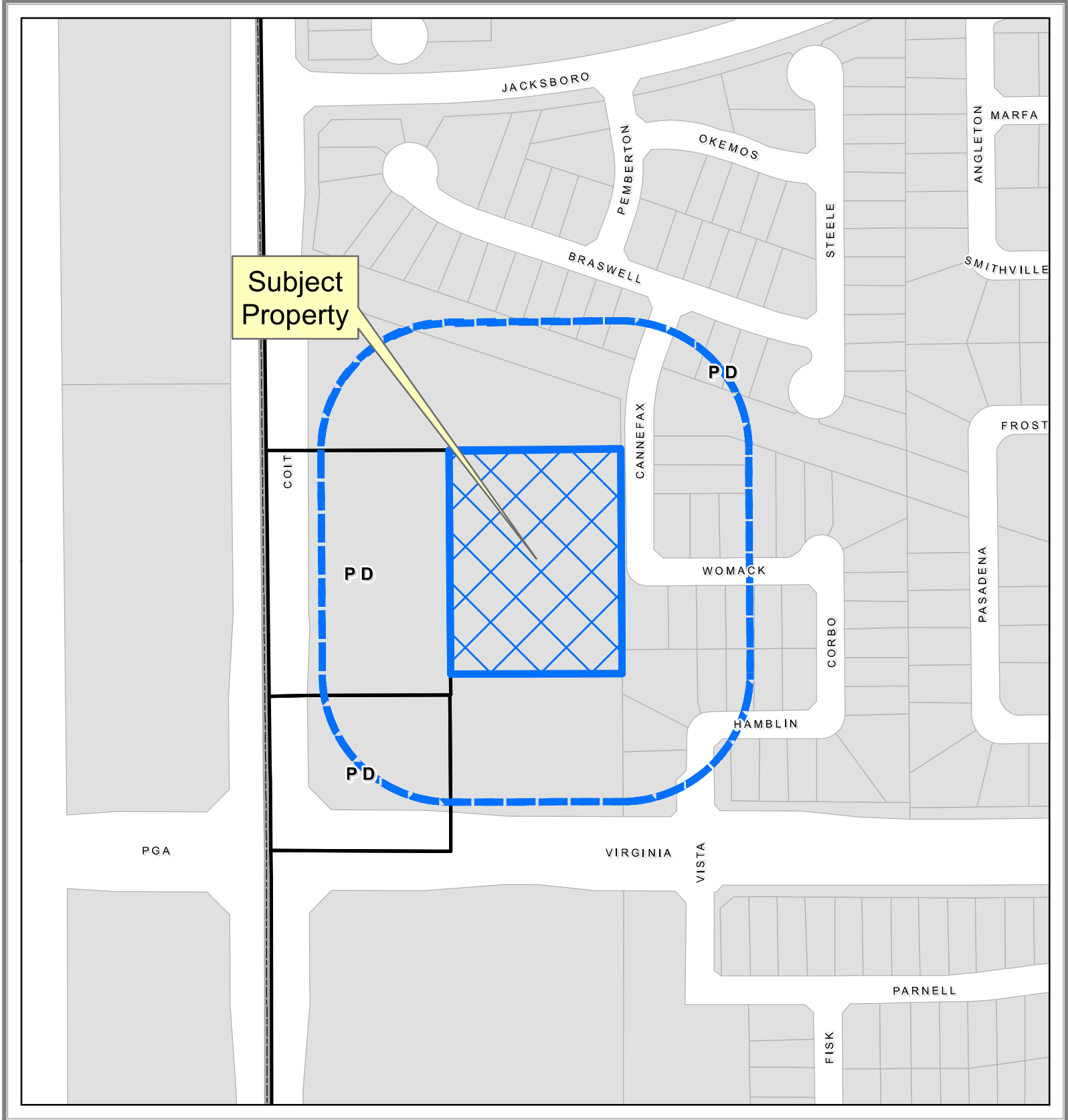
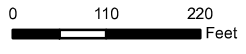


# EXHIBIT A



## Property Owner Notification Map

SUP2021-0011



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

## LEGAL DESCRIPTION

SITUATED in the City of McKinney, in the William McCarty Survey, Abstract No. 575 of Collin County, Texas and being a part of Lot 4, Block A of Parcel 1502 Addition, an addition to the City of McKinney, according to the Conveyance Plat thereof, recorded in Volume 2018, Page 735, Plat Records, Collin County, Texas (P.R.C.C.T.) and same being part of that certain called 10.576 acre tract of land described in a Special Warranty Deed to Coit-Virginia Partners, LLC, recorded in Document No. 20170724000967180, Deed Records, Collin County, Texas (D.R.C.C.T.) and said parcel being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with an orange plastic cap, stamped "RW Coombs-RPLS 5294", found for the northeast corner of the above described Lot 4, Block A and the southeast corner of Lot 3, Block A of Virginia Heights Addition, an addition to the City of McKinney, according to the plat thereof recorded in Volume 2020, Page 591, P.R.C.C.T. and said point also being on the west line of The Highlands At Westridge Phase 10, an addition to the City of McKinney, according to the plat thereof recorded in Volume 2019, Page 864, P.R.C.C.T.;

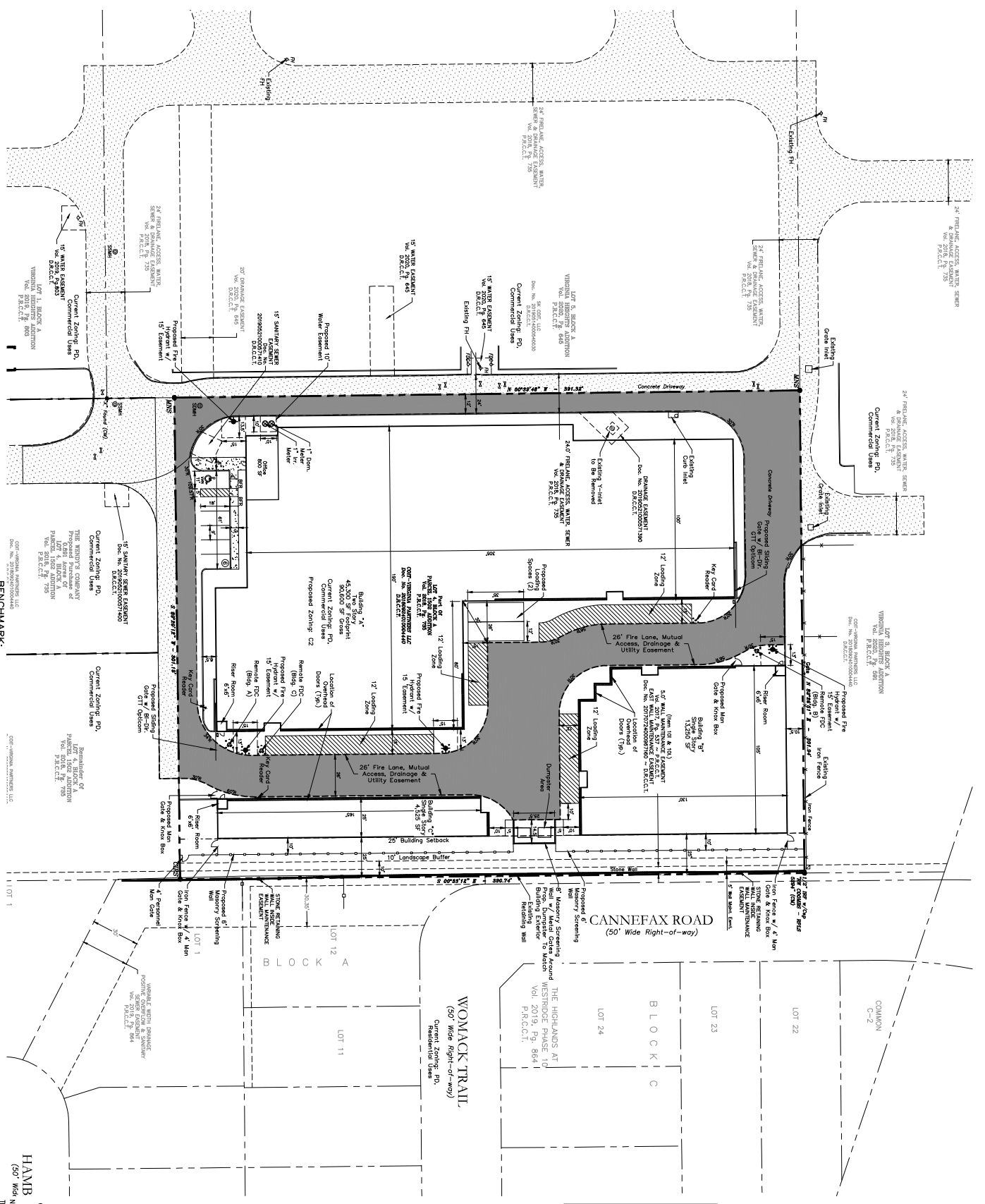
THENCE: South 00 deg. 33 min. 12 sec. East, along the common line of said Lot 4, Block A and The Highlands At Westridge Phase 10, a distance of 390.74 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the easterly southeast corner of this hereinafter described parcel of land;

THENCE: South 89 deg. 20 min. 12 sec. West, departing from said common line, over & across said Lot 4, Block A, along and near the center of a 24' Firelane, Access, Water, Sewer & Drainage Easement, as per the above described Conveyance Plat, recorded in Volume 2018, Page 735, P.R.C.C.T., a distance of 301.19 feet to a mag nail with a steel washer, stamped "RPLS 4701", set for the southwest corner of this parcel of land, on the west line of said Lot 4, Block A and same being the east line of Lot 5, Block A of Virginia Heights Addition, an addition to the City of McKinney, according to the plat thereof recorded in Volume 2020, Page 645, P.R.C.C.T.;

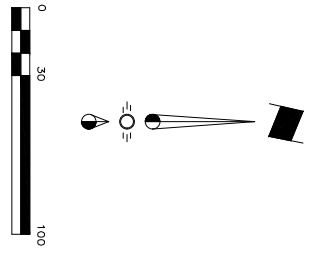
THENCE: North 00 deg. 39 min. 48 sec. West, along the common line of said Lot 4, Block A and said Lot 5, Block A, a distance of 391.32 feet to a mag nail with a steel washer, stamped "RPLS 4701", set for the northwest corner of said Lot 4, Block A and the northeast corner of said Lot 5, Block A and said point also being on the south line of the above described Lot 3, Block A of Virginia Heights Addition;

THENCE: North 89 deg. 26 min. 51 sec. East, along the common line of said Lot 4, Block A and said Lot 3, Block A, a distance of 301.94 feet to the POINT OF BEGINNING and containing 117,920 square feet or 2.707 acres of land.

# EXHIBIT C



**VICINITY MAP**  
NTS



**DATE OF MCKINNEY STANDARD NOTES:**  
Mechanical and heating and air conditioning equipment in non-residential uses shall be screened from view from the project's front, side, and rear adjacent residential properties.  
The lighting for the subject property will be constructed and operated in conformance with Chapter 58 of the City of McKinney Code of Ordinances.  
The Sanitation Container Screening Walls will be Brick Masonry, Stone Masonry, Or Other Architectural Masonry Finish, Including A Metal Gate, Primed And Painted. And The Sanitation Container Screening Walls will be Constructed in Accordance With The City Of McKinney Design Specifications. The Sanitation Screening Walls Will Be A Minimum Of 7' In Height.

**SYNOPSIS**

Address: Lot 4, Block A  
Parcel 1502 Addition  
Zoning: P-2  
Proposed Use: Self Storage  
Lot Area: 2,707 Acres (117,920 sf)  
Building Areas:  
Building A - 1st Story 45,300 sf  
Building B 13,250 sf  
Building C 4,525 sf  
Total Bldg Area 108,375 sf  
Floor Area Ratio: 53.5% (Total Bldg Footprint 63,075 sf)  
Building Heights:  
Building A 35'  
Building B 20'  
Building C 20'  
Required Parking: Office 1:400 (800/400) = 2 Specs.  
Self Storage = 4 Specs.

|                         |                         |
|-------------------------|-------------------------|
| Parking Required Total: | 6 Parking Spaces        |
| Parking Provided Total: | 6 Parking Spaces (1 HO) |

**ENGINEER:** Cross Engineering Consultants, Inc.  
1720 W. Virginia Street  
Pharr, TX 77581  
Phone (972) 562-4409  
Contact: Jen David Cross, P.E.

**ARCHITECT:** BACA  
100 North Travis Street, Suite 500  
Pharr, TX 77581  
Phone (972) 562-4409  
Contact: David Baca, AIA

**SURVEYOR:** Ringley & Associates, Inc.  
2221 Lakeside Blvd, Suite 1260  
Pharr, TX 77581  
Phone (972) 542-4226  
Contact: Rick Jones

**DEVELOPER:** Advantage Storage  
2221 Lakeside Blvd, Suite 1260  
Pharr, TX 77581  
Phone (972) 542-4226  
Contact: Rick Jones

**STOPI**  
CALL BEFORE YOU DIG

**CITY OF MCKINNEY, TEXAS**

**CROSS ENGINEERING CONSULTANTS**  
1720 W. Virginia Street  
Pharr, TX 77581  
Phone (972) 562-4409  
Contact: Jen David Cross, P.E.

**SPECIFIC USE PERMIT SUP**

**CITY OF MCKINNEY, TEXAS**

**CITY BENCHMARK:**  
BL-1 = "x" in south edge of concrete sidewalk on the north side of Virginia Parkway and the west side of a concrete drive entrance south of the subject property.  
BL-2 = "x" in concrete 24' fire lane on the southwest corner of the subject property.  
BL-3 = "x" in south edge of the north concrete driveway approximately 56.2' southeast of the northwest boundary corner of the subject property.  
BL-4 = "x" in south edge of the north concrete driveway approximately 56.2' southeast of the northwest boundary corner of the subject property.

**BENCHMARK:**  
BL-1 = "x" in south edge of concrete sidewalk on the north side of Virginia Parkway and the west side of a concrete drive entrance south of the subject property.  
BL-2 = "x" in concrete 24' fire lane on the southwest corner of the subject property.  
BL-3 = "x" in south edge of the north concrete driveway approximately 56.2' southeast of the northwest boundary corner of the subject property.  
BL-4 = "x" in south edge of the north concrete driveway approximately 56.2' southeast of the northwest boundary corner of the subject property.