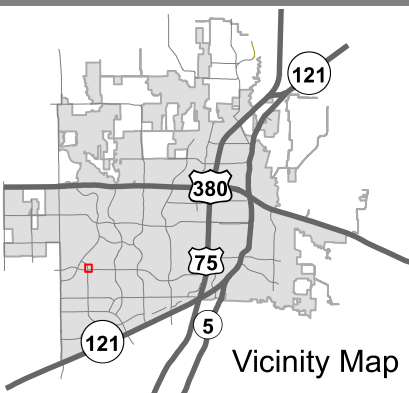
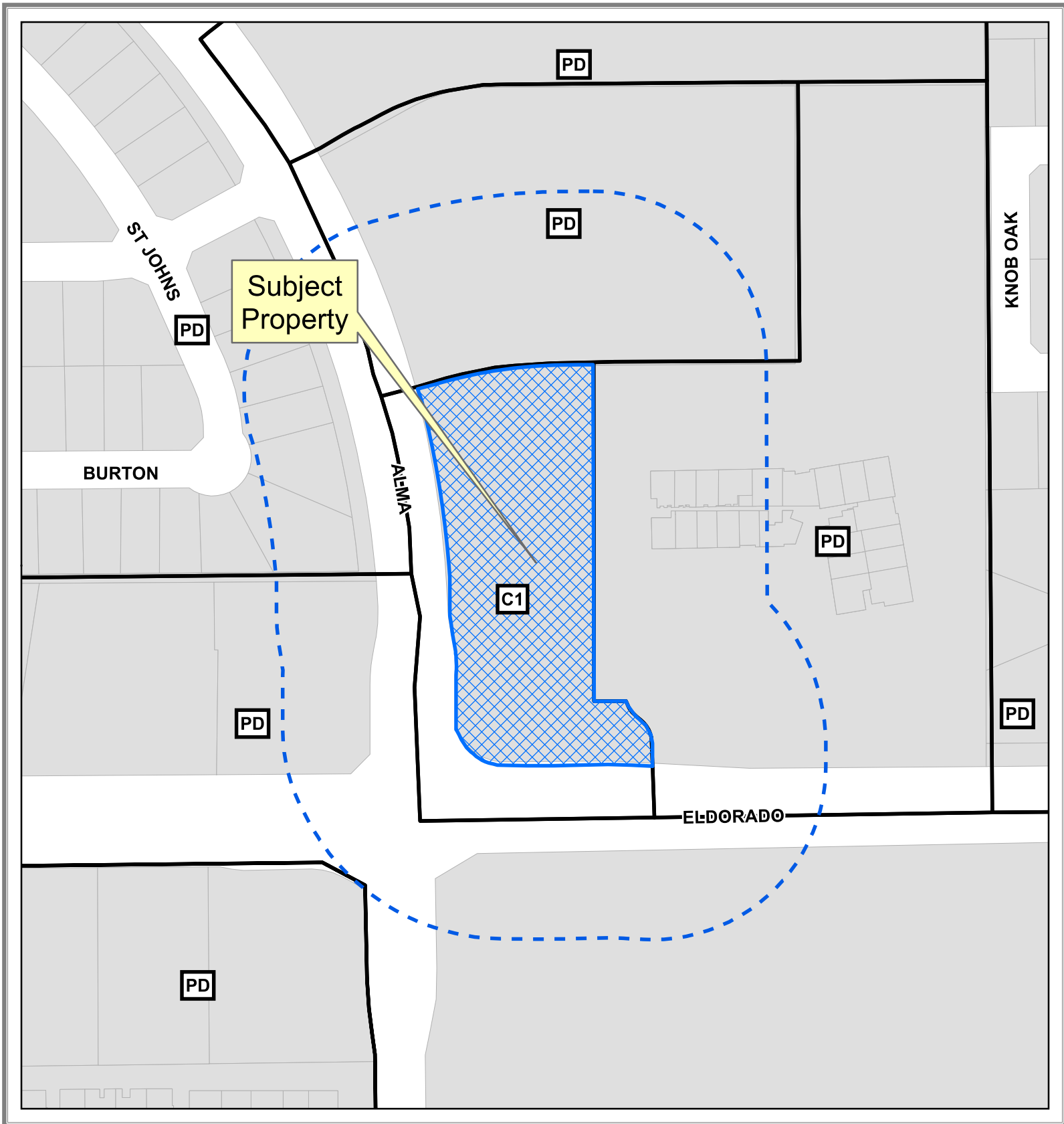
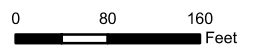


Exhibit A



Property Owner Notification Map

SUP2019-0004



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

BEING a tract of land situated in the J. Magner Survey, Abstract No. 624, City of McKinney, Collin County, Texas, and being all of Lot 1R2, Block A, Parcel 905 Addition, according to the plat thereof recorded in Volume 2016, Page 10, Map Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at the westerly, southwest corner of said Lot 1R2, same being the intersection of the northerly right-of-way line of Eldorado Parkway, as created in Parcel 905, Lots 1 and 2, Block A, an addition to the City of McKinney, Texas, according to the Record Plat, recorded in Volume 2009, Page 436, Map Records of Collin County, Texas, with the easterly right-of-way line of Alma Road, a variable width right-of-way, as created in Cabinet L, Page 549, Map Records of Collin County, Texas;

THENCE along the westerly line of said Lot 1R2, and the easterly right-of-way line of said Alma Road, the following:

North $00^{\circ}01'16''$ West, a distance of 60.71 feet to a 1/2-inch iron rod with a cap found for corner at the beginning of a tangent curve to the left having a central angle of $11^{\circ}06'55''$, a radius of 214.00 feet, a chord bearing and distance of North $05^{\circ}34'44''$ West, 41.45 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 41.52 feet to a 1/2-inch iron rod with a cap found for corner at the end of said curve;

North $11^{\circ}08'11''$ West, a distance of 30.19 feet to a 1/2-inch iron rod with a cap found for corner at the beginning of a tangent curve to the right having a central angle of $8^{\circ}44'13''$, a radius of 186.00 feet, a chord bearing and distance of North $06^{\circ}46'04''$ West, 28.34 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 28.36 feet to a 1/2-inch iron rod with a cap found for corner at the beginning of a reverse curve to the left having a central angle of $12^{\circ}12'07''$, a radius of 1350.00 feet, a chord bearing and distance of North $08^{\circ}30'01''$ West, 286.96 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 287.50 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner at the western-most northwest corner of said Lot 1R2, common to the southwest corner of Lot 2, Block A, Parcel 905 Addition, according to the plat thereof recorded in Volume 2009, Page 456, said Map Records of Collin County, Texas;

THENCE along a northerly line of said Lot 1R2, and the southerly line of said Lot 2, the following:

North $75^{\circ}23'55''$ East, a distance of 40.74 feet to the beginning of a tangent curve to the right having a central angle of $14^{\circ}36'28''$, a radius of 600.00 feet, a chord bearing and distance of North $82^{\circ}42'09''$ East, 152.56 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 152.97 feet to the end of said curve;

South $89^{\circ}59'37''$ East, a distance of 43.18 feet to a MAG nail set for the northeast corner of said Lot 1R2, same being the westerly, northwest corner of Lot 1R1, Block A of said

Exhibit B

Parcel 905 Addition, recorded in Volume 2016, Page 10, Map Records of Collin County, Texas;

THENCE in a southerly direction, along the easterly line of said Lot 1R2, and the westerly line of said Lot 1R1, the following:

South 00°00'23" West, a distance of 439.30 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner;

South 89°59'37" East, a distance of 41.75 feet to an "X" cut set at the beginning of a non-tangent curve to the left having a central angle of 38°36'49", a radius of 42.00 feet, a chord bearing and distance of South 35°54'05" East, 27.77 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 28.31 feet to an "X" cut set for corner at the beginning of a reverse curve to the right having a central angle of 55°11'14", a radius of 42.00 feet, a chord bearing and distance of South 27°36'53" East, 38.91 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 40.45 feet to an "X" cut set for corner at the point of tangency of said curve;

South 00°01'16" East, a distance of 24.46 feet to the southeast corner of said Lot 1R2 and the southwest corner of said Lot 1R1, same being on the northerly right-of-way line of aforesaid Eldorado Parkway;

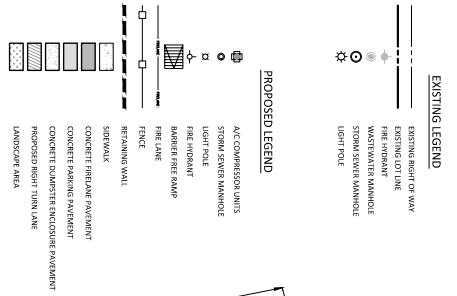
THENCE along the southerly line of said Lot 1R2, and the northerly right-of-way line of said Eldorado Parkway, the following:

North 87°00'01" West, a distance of 54.38 feet to a corner;

South 89°58'44" West, a distance of 137.50 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 71°15'18", a radius of 66.00 feet, a chord bearing and distance of North 54°23'37" West, 76.89 feet;

In a westerly direction, with said curve to the right, an arc distance of 82.08 feet to the **POINT OF BEGINNING** and containing 2.420 acres (105,433 square feet) of land, more or less.

Exhibit C

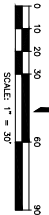
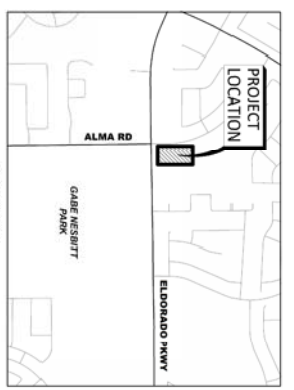
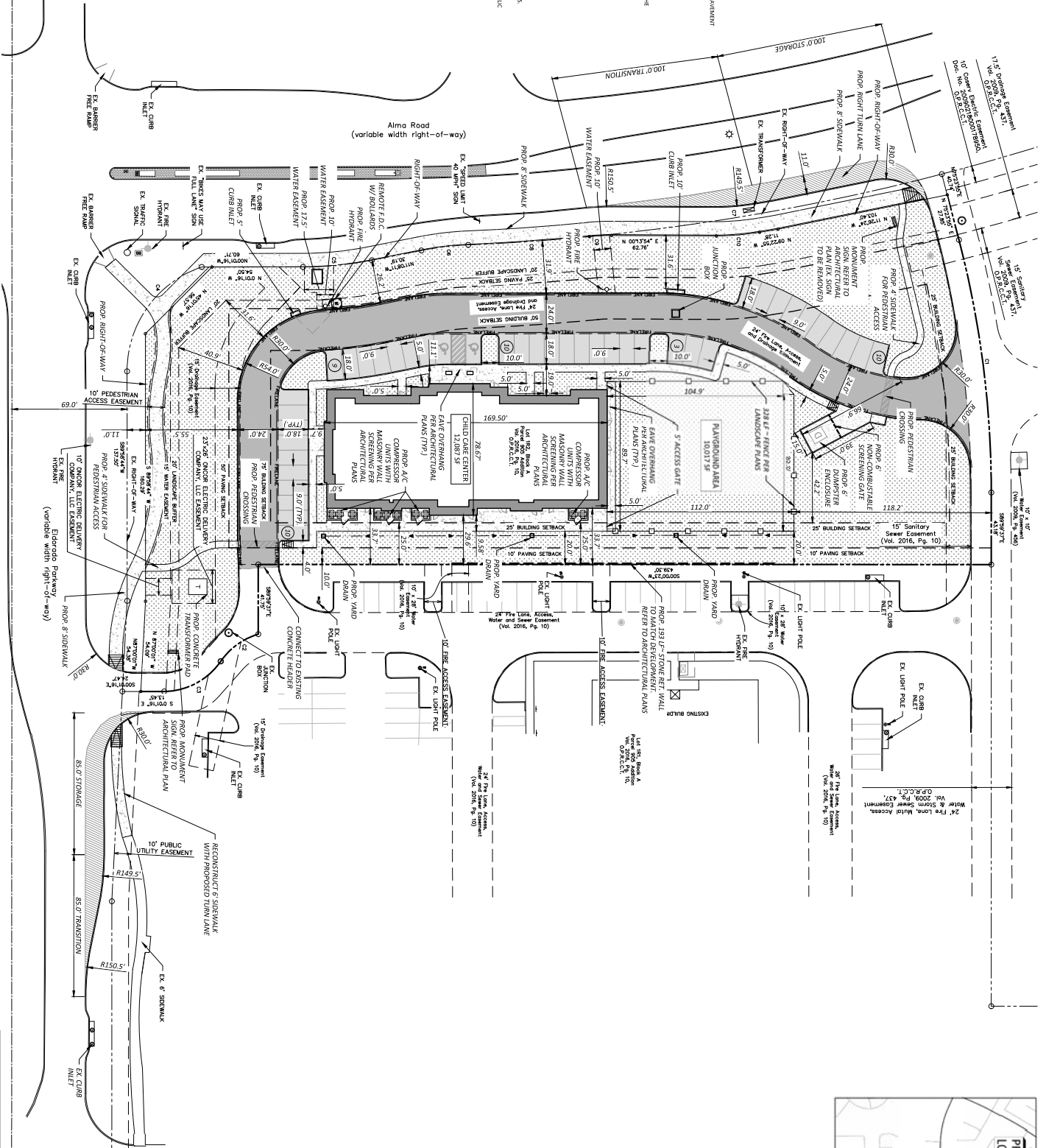


NOTES

- ALL DIMENSIONS ARE FROM THE PROPERTY CORNER AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
- ALL CURB RADIUS ARE 25' UNLESS OTHERWISE NOTED.
- ALL PROPOSED CURBS, INCLUDING EASEMENTS, SHALL BE 6".
- ALL CURB'S STRIKEMENTS UNLESS NOTED OTHERWISE.
- ALL PARKING SPACES SHALL BE A MINIMUM OF 9' WIDE BY 18' DEEP.

CITY OF MCKINNEY STANDARD NOTATIONS

- SANITATION CAN BE SCREENING WALLS SHALL BE BUILT IN MASSIVE, INCLUDING A METAL GATE, FINISHED AND PAINTED, AND THE SANITATION CONCRETE ON THE INSIDE WITH A 2" REINFORCING STEEL. THE SANITATION ARCHITECTURAL PLAN EX SIGN TO BE REMOVED.
- NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.



SITE SUMMARY TABLE

ZONING: C1 (NEIGHBORHOOD COMMERCIAL)
 PROPOSED USE: DAYCARE CENTER
 PROPERTY AREA: 100,739.5 SF
 IMPERVIOUS AREA: 46,387 SF
 BUILDING AREA: 12,087 SF
 BUILDING HEIGHT: 28 FT
 FLOOR AREA RATIO: 0.12
 LOT COVERAGE OF BUILDING: 11.98%
 TOTAL LANDSCAPE AREA: 54,909 SF
 LOT COVERAGE OF LANDSCAPING: 54.9%

PARKING SUMMARY TABLE

PARKING REQUIRED: 20 TOTAL SPACES (1 SPACE PER 8 STUDENTS, 280 STUDENT CAPACITY)
 PARKING PROVIDED: 43 TOTAL SPACES
 2 ACCESSIBLE SPACES
 TOTAL PARKING AREA: 713,27 SF
 PARKING RATIO: 285.3 SF / SPACE
 LOT COVERAGE OF PARKING: 6.8%

Proposed Property Line Curve Data

Curve No.	Radius	Arc Length	Delta	Chd. Brng.	Chd. Dist.
C1	1350.00'	77.69'	08.9705°	N03°56'31"W	77.68'
C2	132.90'	13.40'	05.5835°	N02°38'43"W	13.39'
C3	197.10'	187.10'	08.5810'	N04°54'50"W	28.04'

Existing Property Line Curve Data

Curve No.	Radius	Arc Length	Delta	Chd. Brng.	Chd. Dist.
C1	600.00'	152.97'	14.9879°	S82°42'09"E	152.96'
C2	42.00'	28.30'	88.9135°	S91°01'22"E	27.77'
C3	132.90'	13.40'	05.5835°	N02°38'43"W	13.39'
C4	66.00'	82.08'	71.5111°	S52°23'33"E	76.88'
C5	212.00'	41.52'	11.9654°	N03°24'43"W	41.45'
C6	188.00'	28.37'	08.4418°	S05°46'05"E	28.34'
C7	1350.00'	287.20'	12.7120°	N03°30'02"W	286.96'

CITY OF MCKINNEY
 PARCEL 905 ADDITION, LOT 1R, BLOCK A
DAY CARE CENTER

Not intended for construction, bidding or permit purposes.
 Engineer: WALTER C. STANON
 P.E. Serial No.: 13828
 Date: JULY 02, 2019

Texas Board of Professional Engineers Registration No. F-439
 6509 Windcrest Drive, Suite 600 • Plano, Texas 75024 • 972.488.3880

SCALE: AS SHOWN DESIGNED BY: VCS
 DATE: JULY 02, 2019 CHECKED BY: SCG
 JOB NO.: 14752-0002-00 DRAWN BY: ACH

OWNER
 BUCKLEY PROPERTIES, LLC
 5784 LAKE FOREST DRIVE, SUITE 275
 ATLANTA, GEORGIA 30328
 CONTACT: RICHARD BUCKLEY

No.	Date	REVISIONS	App.

SHEET NO. **1** OF **3**