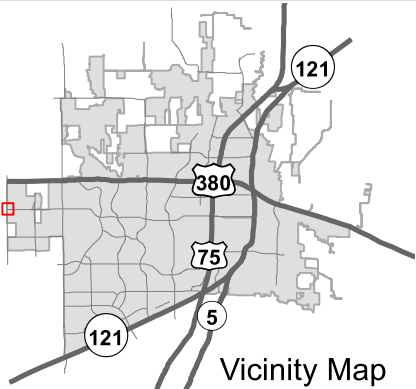
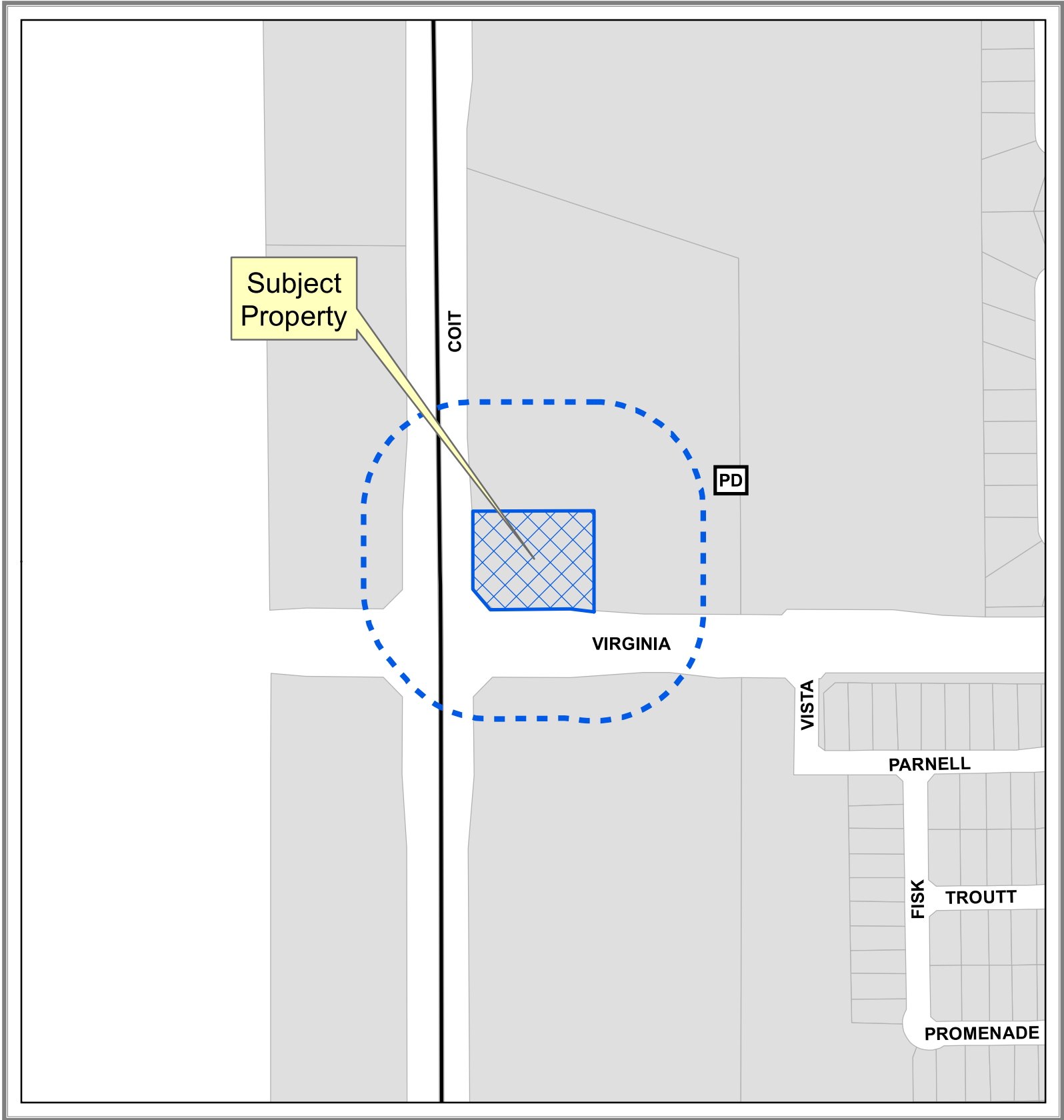
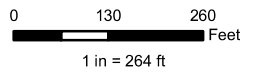


Exhibit A



Property Owner Notification Map

18-0005SUP



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

METES AND BOUNDS DESCRIPTION

STATE OF TEXAS
COUNTY OF COLLIN

BEING a tract of land situated in the WILLIAM MCCARTY SURVEY, ABSTRACT NO. 575, City of McKinney, Collin County, Texas and being a portion of Lot 1, Block A, Parcel 1502 Addition, an addition to the City of McKinney, Collin County, Texas according to the plat thereof recorded in Volume 2017, Page 537, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "PETSHE" found for corner at the northwest end of a corner clip at the intersection of the north right-of-way line of Virginia Parkway (variable width right-of-way) and the east right-of-way line of Coit Road (variable width right-of-way);

THENCE North 00 degrees 39 minutes 33 seconds West, departing said corner clip and along said east right-of-way line, a distance of 160.89 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PETSHE" found for corner;

THENCE North 89 degrees 20 minutes 27 seconds East, departing the east right-of-way line of said Coit Road and over and across said Lot 1, Block A, a distance of 249.99 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 00 degrees 39 minutes 33 seconds East, continuing over and across said Lot 1, Block A, a distance of 207.34 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being situated in the north right-of-way line of said Virginia Parkway;

THENCE North 86 degrees 07 minutes 04 seconds West, along said north right-of-way line, a distance of 49.28 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PETSHE" found for corner;

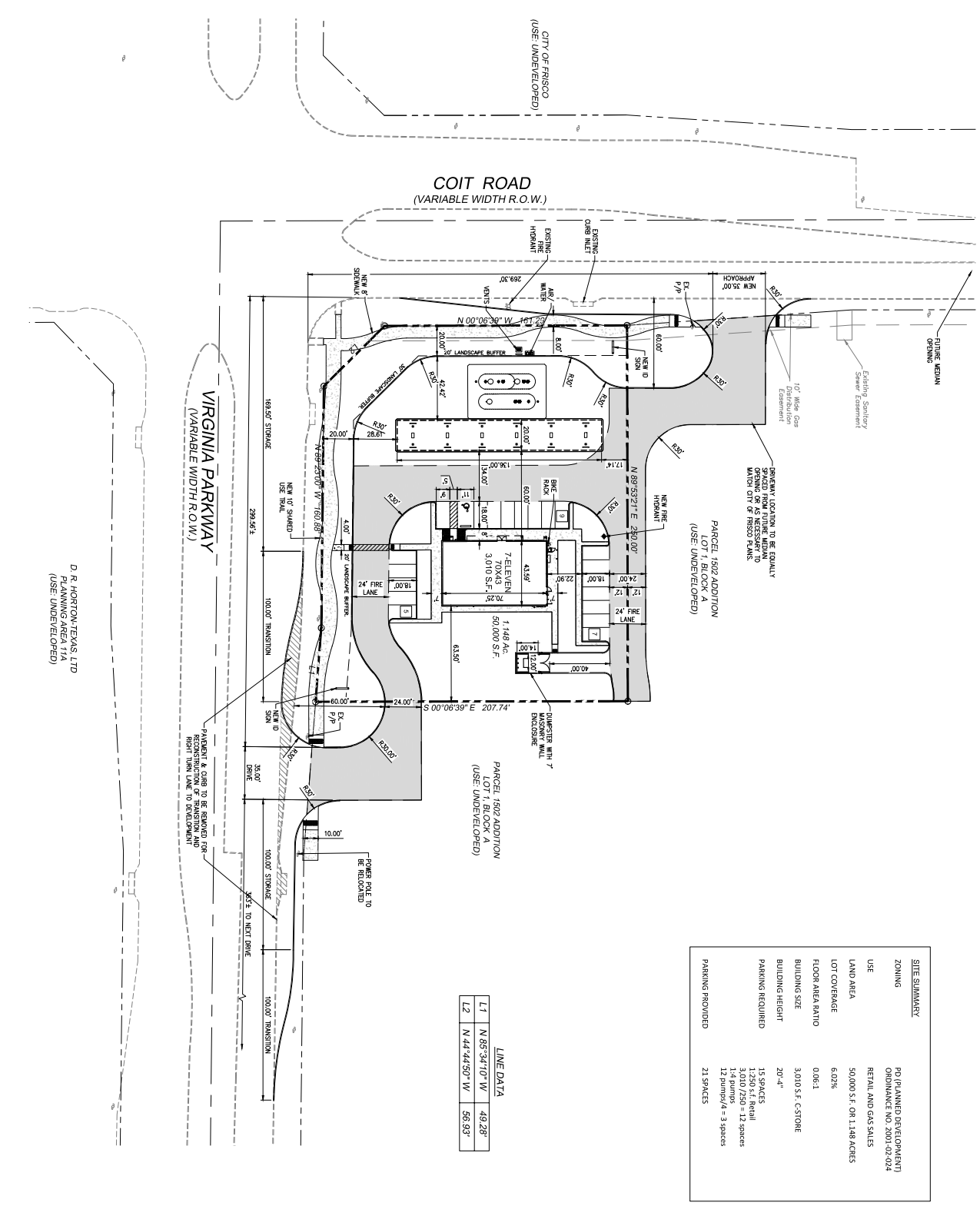
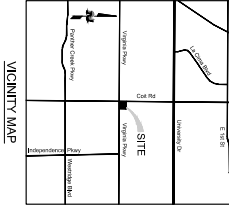
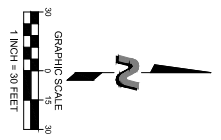
THENCE North 89 degrees 55 minutes 54 seconds West, continuing along said north right-of-way line, a distance of 160.88 feet to a point for corner (unable to set, falls in Power Pole), said point being the southeast end of said corner clip;

THENCE North 45 degrees 17 minutes 44 seconds West, along said corner clip, a distance of 56.93 feet to the POINT OF BEGINNING CONTAINING within these metes and bounds 1.146 acres or 49,899 square feet of land, more or less.

Exhibit C

[X-REF.dwg] Drawing name: L:\7-Eleven\09_Projects\Scholar\2018\18-060 - #043417 - McKinney, TX NEC Virginia & Coit\01 Preliminary\Site Sketch\18-060 NEC Virginia & Coit SUP SITE PLAN.dwg Aug 07, 2018 - 1:54pm

CAUTION NOTICE TO CONTRACTORS
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.



LINE DATA

L1	N 65°34'10" W	49.28'
L2	N 44°44'50" W	56.93'

SITE SUMMARY

ZONING	PD (PLANNED DEVELOPMENT)
USE	RETAIL AND GAS SALES
LAND AREA	50,000 S.F. OR 1.148 ACRES
LOT COVERAGE	6.02%
FLOOR AREA RATIO	0.06:1
BUILDING SIZE	3,010 S.F. C-STORE
BUILDING HEIGHT	20'-4"
PARKING REQUIRED	15 SPACES
	1,250 S.F. Retail
	3,010 / 250 = 12 spaces
	14 pumps = 3 spaces
	12 pumps/4 = 3 spaces
	21 SPACES
PARKING PROVIDED	

No.	DATE	REVISION DESCRIPTION

project no.: 18-060 drawn: CJS
 date: 01/24/18 approved:

SHEET SUP

**SPECIFIC USE PERMIT EXHIBIT
 7-ELEVEN STORE**
 7-ELEVEN STORE
 NEC VIRGINIA PARKWAY & COIT ROAD
 MCKINNEY, TEXAS

THE DIMENSION GROUP
 ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING

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