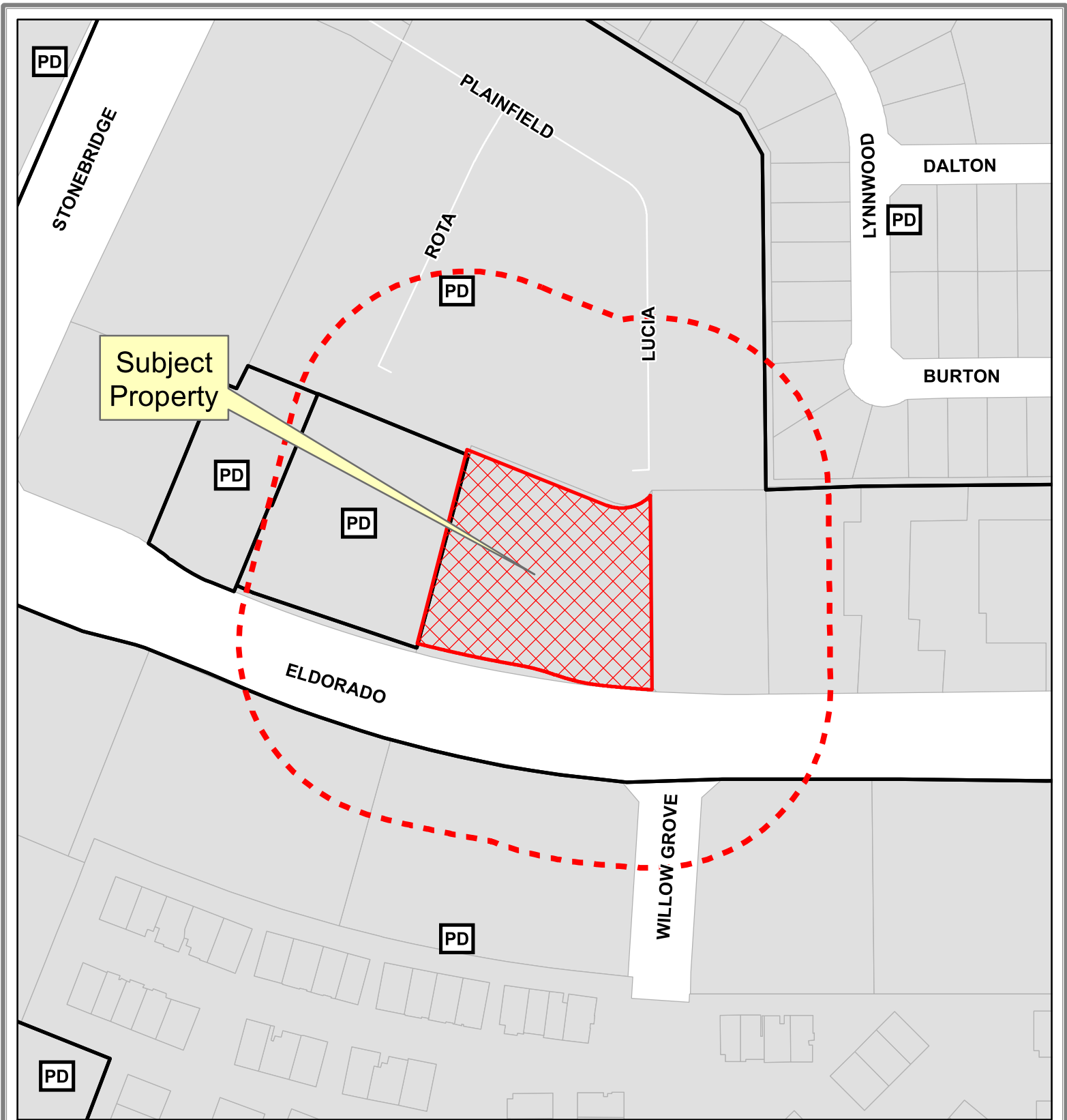


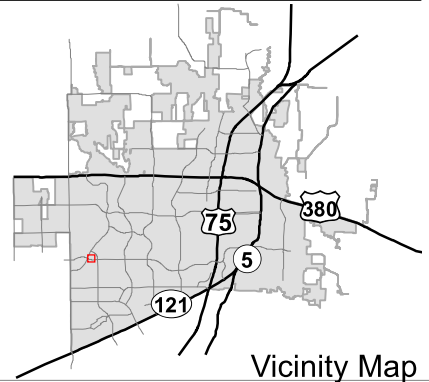
# EXHIBIT A



## Notification Map

Case: 17-063SUP

--- 200' Buffer



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 LOT 3, BLOCK A STONEBRIDGE PARCEL 903

**BEING** all that certain lot, tract, or parcel of land situated in the J. Magner Survey, Abstract Number 623, in the City of McKinney, Collin County, Texas and being a portion of Lot 3 in Block A of Stonebridge Parcel 903, an addition to the City of McKinney, Collin County, Texas, as recorded under Volume 2015, Page 728, Plat Records of Collin County, Texas, (P.R.C.C.T.) said portion being more particularly described as follows:

**BEGINNING** at a ½ inch iron rod with yellow cap stamped, “Arthur Surveying Company” (ASC) found for the southeast corner of the herein described tract, same being the southwest corner of Lot 15 in Block A of Stonebridge Parcel 903 as recorded under Volume 2016, Page 435, (P.R.C.C.T.), said point also being in the north line of Eldorado Parkway, have a variable width Right of Way, and lying on a tangent curve to the right having a radius of 1652.00 feet, with a delta angle of 02 degrees 18 minutes 05 seconds, whose chord bears North 85 degrees 00 minutes 07 seconds West a distance of 66.35 feet;

**THENCE** with the north line of said Eldorado Parkway, over and across said Lot 3 (2015-728), and along said curve to the right, an arc length of 66.35 feet to a ½ inch iron rod with ASC cap set for corner, same being the east corner of a tract of land described by deed to The City of McKinney as recorded under County Clerk’s File Number 20151103001391580, Real Property Records of Collin County, Texas, (R.P.R.C.C.T.), said point also being the beginning of a tangent curve to the right having a radius of 235.50 feet, with a delta angle of 13 degrees 59 minutes 39 seconds, whose chord bears North 76 degrees 51 minutes 15 seconds West a distance of 57.38 feet;

**THENCE** with the north line of said McKinney tract and said Eldorado Parkway, and along said curve to the right, an arc length of 57.52 feet to a ½ inch rod with ASC cap set for corner, same being a northerly corner of said McKinney tract, said point also being the point of reverse curve to the left having a radius of 264.50 feet, with a delta angle of 10 degrees 21 minutes 22 seconds, whose chord bears North 75 degrees 02 minutes 06 seconds West a distance of 47.74;

**THENCE** with the north line of said McKinney tract and said Eldorado Parkway, and along said curve to the left, an arc length of 47.81 feet to a ½ inch iron rod with ASC cap set for corner, same being a northerly corner of said McKinney tract, said point also being the point of reverse curve to the right having a radius of 1641.00 feet, with a delta angle of 04 degrees 35 minutes 42 seconds, whose chord bears North 77 degrees 54 minutes 56 seconds West a distance of 131.57 feet;

**THENCE** with the north line of said McKinney tract and said Eldorado Parkway, and along said curve to the right, an arc length of 131.61 feet to an “X” cut set in concrete for

## EXHIBIT B

corner, same being the northwest corner of said McKinney tract, said point also being in the west line of said Lot 3 (2015-728), and being in the east line of Lot 14 in Block A of Stonebridge Parcel 903 as recorded under Volume 2014, Page 146, (P.R.C.C.T.);

**THENCE** North 14 degrees 23 minutes 14 seconds East, with the west line of said Lot 3 (2015-728), and the east line of said Lot 14 (2014-146), passing at a distance of 240.42 feet an "X" cut in concrete found for the northeast corner of said Lot 14 (2014-146), continuing for a total distance of 252.52 feet to an "X" cut in concrete set for corner, same being in the south line of Lot 1R2 in Block A of said Stonebridge Parcel 903 (2015-728);

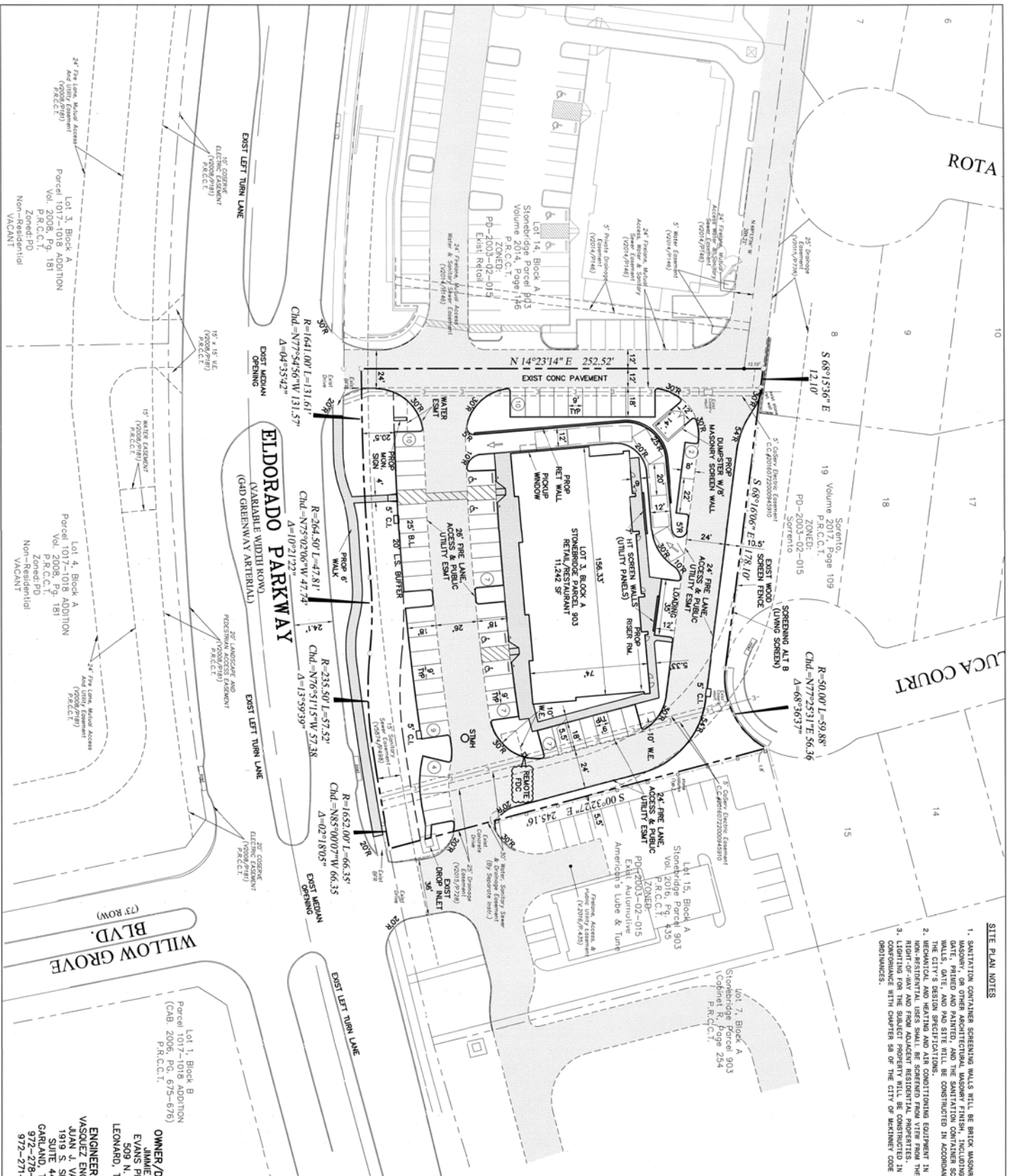
**THENCE** South 68 degrees 15 minutes 36 seconds east, with the south line of said Lot 1R2 (2015-728), a distance of 12.10 feet to an "x" cut in concrete set for corner;

**THENCE** South 68 degrees 16 minutes 06 seconds East, continuing along the south line of said Lot 1R2 (2015-728), a distance of 178.10 feet to a ½ inch iron rod with ASC cap set for corner, said point being the beginning of a curve to the left having a radius of 50.00 feet, with a delta angle of 68 degrees 36 minutes 37 seconds, whose chord bears North 77 degrees 25 minutes 31 seconds East a distance of 56.36 feet;

**THENCE** continuing along the south line of said Lot 1R2 (2015-728), and along said curve to the left, an arc length of 59.88 feet to a point for corner, said point also being the northwest corner said Lot 15 (2016-435), from which a ½ inch iron rod found bears North 61 degrees 19 minutes 20 seconds East a distance of 0.73 feet;

**THENCE** South 00 degrees 32 minutes 27 seconds East, with the west line of said Lot 15 (2016-435), a distance of 245.16 feet to **THE POINT OF BEGINNING** and containing 1.473 acres of land, more or less.

# EXHIBIT C

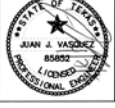


- SITE PLAN NOTES**
1. SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL WALL. FENCE AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
  2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY BY A SCREENING WALL (MINIMUM 6' HIGH) WITH A SCREENING AT B (LIVING SCREEN).
  3. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.



NO.	DATE	APP.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 00850, ON 04/07/2017



**VASQUEZ ENGINEERING L.L.C.**  
 1919 S. SHILOH RD  
 Suite 440, LB44  
 Garland, Texas 75042  
 Ph: 972-278-2948  
 TX Registration # F-12266

- NOTES**
1. BOUNDARY & TOPOGRAPHIC BASED ON SURVEY BY ARTHUR SURVEYING CO., 11/15/2016.
  2. ALL DIMENSIONS TO EDGE OF PAVEMENT, FACE OF BUILDING OR FACE OF CURB, UNLESS OTHERWISE NOTED.
  3. THERE ARE NO TREES ON-SITE.
  4. SEE SHEET C1-07 FOR SITE CIVIL PLANS.

**SITE SUMMARY TABLE**

Site Address	ELDORADO PARKWAY (LOT 3, BLK A)
Zoning District	PD-2003-02-015 (R-2)
Proposed Use	RETAIL/RESTAURANT
Site Area:	1,473 Acres @ 64,173 S.F.
Building Area:	11,242 S.F.
Building Height:	1 STORY - 30'-0"
Lot Coverage:	11,242 S.F. / 64,173 = 17.8%
Floor Area Ratio:	11,242 S.F. / 1,473 = 7.63
Parking Required:	RETAIL 1 890/250 SF 7,242/250 = 29 SPACES RESTAURANT 1 890/150 SF 4,000/150 = 27 SPACES
Parking Provided:	REGULAR = 56 SPACES HANDICAP = 4 SPACES TOTAL = 60 SPACES
Impervious Area Ratio:	48,460 S.F. / 64,173 = 75.5%
Pervious Area Ratio:	15,712 S.F. / 64,173 = 24.5%

**OWNER/DEVELOPER**  
**JIMMIE EVANS**  
 EVANS PROPERTIES  
 509 N. HWY 69  
 LEONARD, TEXAS 76102

**ENGINEER/APPLICANT**  
**VASQUEZ ENGINEERING, LLC**  
 JUAN J. VASQUEZ, P.E.  
 1919 S. SHILOH ROAD  
 SUITE 440, LB 44  
 GARLAND, TEXAS 75042  
 972-271-1363 FAX

**SPECIFIC USE PERMIT**  
**STONEBRIDGE ELDORADO**  
**RETAIL CENTER**  
 LOT 3, BLOCK A  
**STONEBRIDGE PARCEL 903**  
 1.473 ACRES  
**CITY OF MCKINNEY,**  
**COLLIN COUNTY, TEXAS**  
 APRIL 07, 2017

Scale: 1" = 30'  
 Designed by: JVV  
 Drawn by: JVV  
 Checked by: JVV  
 622-0210v3\SUP SPECIFIC USE PERMIT.dwg  
 Date: 04/07/2017

SHEET  
**SP1**