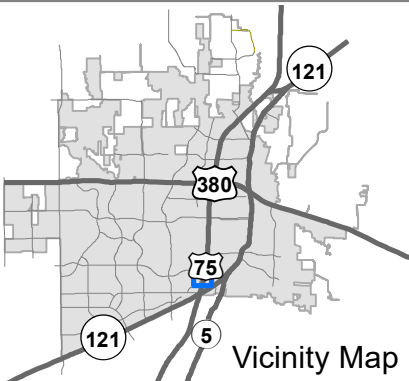
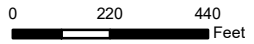


EXHIBIT "A"



Property Owner Notification Map

SUP2022-0020



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.



Legal Description for
Pat Lobb Toyota
3350 S Central Expressway
McKinney, TX 75070

March 7, 2023

LEGAL DESCRIPTION

Being a tract of land situated in the W. Hemphill survey, abstract No. 780, City of McKinney, Collin County, Texas, being all of lot 4R1, block C, Eldorado Park addition, an addition to the City of McKinney, Recorded in cabinet R, page 219, plat records, Collin County, Texas (PRCCT), less that portion thereof conveyed to the State of Texas, for right-of-way purposes, recorded in document no. 20150624000759760, official public records, Collin County, Texas (OPRCCT), with the subject tract being more particularly described as follows:

Beginning at a 1/2" iron rod found at the intersection of the West line of U.S. Highway 75, a variable width public right-of-way (also known as Central Expressway), with the North line of Craig Drive, a 60-foot public right-of-way, for the southwest corner of said right-of-way dedication;

Thence along the north and east line of Craig Drive, the following:

N 73° 22' 55" W, 77.13 feet;

And tangent curve to the right having a central angle of 100° 23' 16"-, a radius of 620.00 feet, a chord of N 23° 11' 17" W - 952.59 feet, an arc length of 1,086.30 feet to an "X" found in concrete;

N 27° 00' 22" E, 334.45 feet;

And tangent curve to the left having a central angle of 01° 25' 19", a radius of 1,430.00 feet, a chord of N 26° 17' 43" E - 35.49 feet, an arc length of 35.49 feet to a point being the intersection of Craig Drive with the centerline of a 60-foot wide firelane, mutual access, and utility easement, created by plat, recorded in cabinet P, page 780 PRCCT;

Thence along the centerline thereof, the following:

S 62° 59' 38" E, 30.00 feet to an "X" found in concrete;

A tangent curve to the right having a central angle of 19° 05' 57", a radius of 450.00 feet, a chord of S 53° 26' 41" E - 149.31 feet, an arc length of 150.00 feet to an "X" found in concrete;

S 43° 53' 43", 333.69 feet to an "X" found in concrete;

A non-tangent curve to the left having a central angle of 33° 03' 37", a radius of 250.00 feet, a chord of S 60° 25' 33" E - 142.26 feet, an arc length of 144.25 feet to an "X" found in concrete;

And S 76° 57' 23" E, 19.68 feet to the northwest corner of said right-of-way dedication;

Thence S 14° 45' 30" W, 154.28 feet along the west line thereof;

Thence S 16° 51' 40" W, 690.31 feet continuing along the west line of said dedication to the point of beginning with the subject tract containing 583,001 square feet or 13.384 acres of land.

LEGAL DESCRIPTION

EXHIBIT "C"

BEING A TRACT OF LAND SITUATED IN THE W. HEMPHILL SURVEY, ABSTRACT NO. 780, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, BEING ALL OF LOT 4R1, BLOCK C, ELDORADO PARK ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, RECORDED IN CABINET R, PAGE 219, PLAT RECORDS, COLLIN COUNTY, TEXAS (PRCCT), LESS THAT PORTION THEREOF CONVEYED TO THE STATE OF TEXAS, FOR RIGHT-OF-WAY PURPOSES, RECORDED IN DOCUMENT NO. 20150624000759760, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (OPRCCT), WITH THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE WEST LINE OF U.S. HIGHWAY 75, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY (ALSO KNOWN AS CENTRAL EXPRESSWAY), WITH THE NORTH LINE OF CRAIG DRIVE, A 60-FOOT PUBLIC RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY DEDICATION; THENCE ALONG THE NORTH AND EAST LINE OF CRAIG DRIVE, THE FOLLOWING:

N 73°22'55" W, 77.13 FEET;
A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 100°23'16", A RADIUS OF 620.00 FEET, A CHORD OF N 23°11'17" W - 952.59 FEET, AN ARC LENGTH OF 1086.30 FEET TO AN "X" FOUND IN CONCRETE;

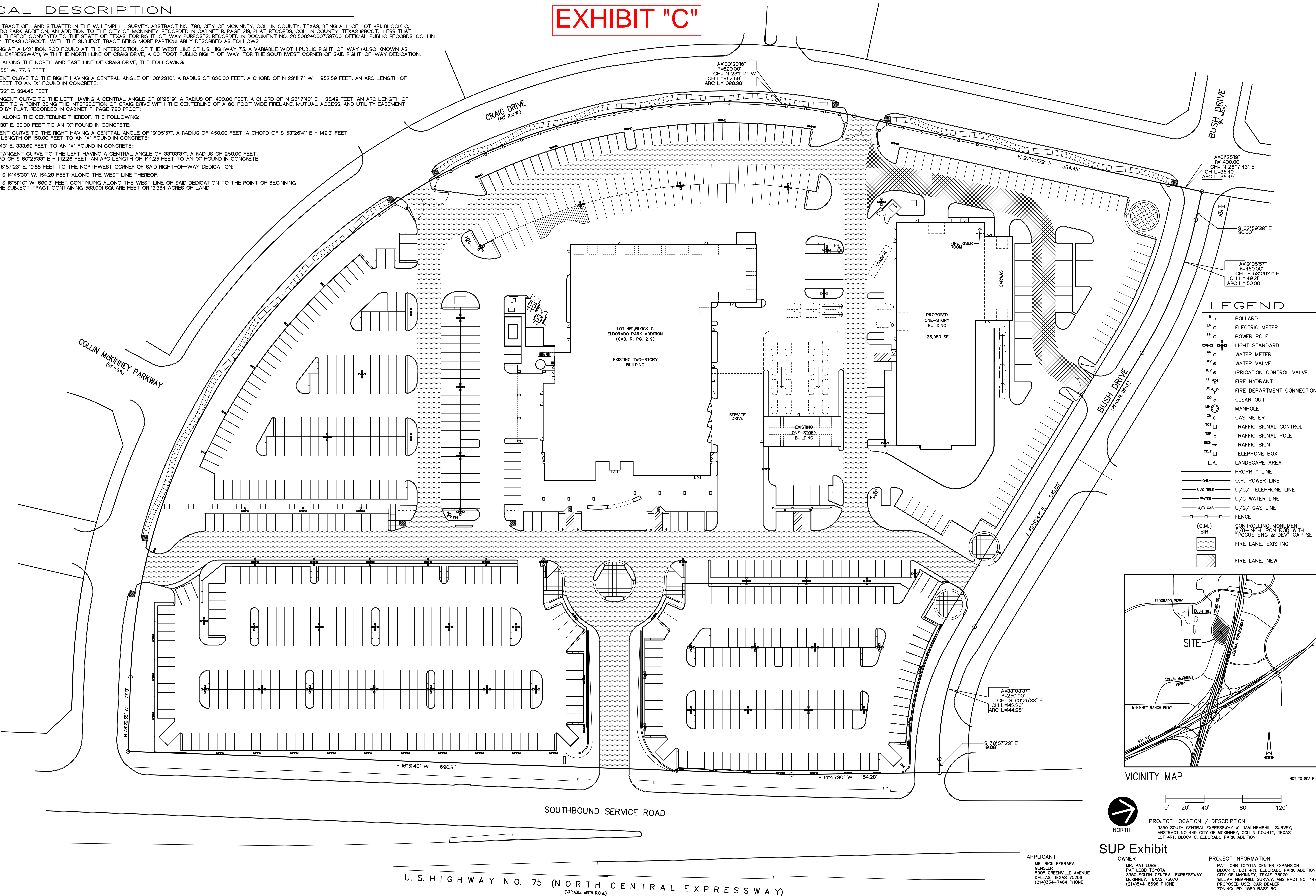
N 27°00'22" E, 334.45 FEET;
AND TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01°25'19", A RADIUS OF 1430.00 FEET, A CHORD OF N 26°17'43" E - 35.49 FEET, AN ARC LENGTH OF 35.49 FEET TO A POINT BEING THE INTERSECTION OF CRAIG DRIVE WITH THE CENTERLINE OF A 60-FOOT WIDE FIRELANE, MUTUAL ACCESS, AND UTILITY EASEMENT, CREATED BY PLAT, RECORDED IN CABINET P, PAGE 780 PRCT;

THENCE ALONG THE CENTERLINE THEREOF, THE FOLLOWING:
S 62°59'38" E, 30.00 FEET TO AN "X" FOUND IN CONCRETE;

A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19°05'57", A RADIUS OF 450.00 FEET, A CHORD OF S 53°26'41" E - 149.31 FEET, AN ARC LENGTH OF 150.00 FEET TO AN "X" FOUND IN CONCRETE;

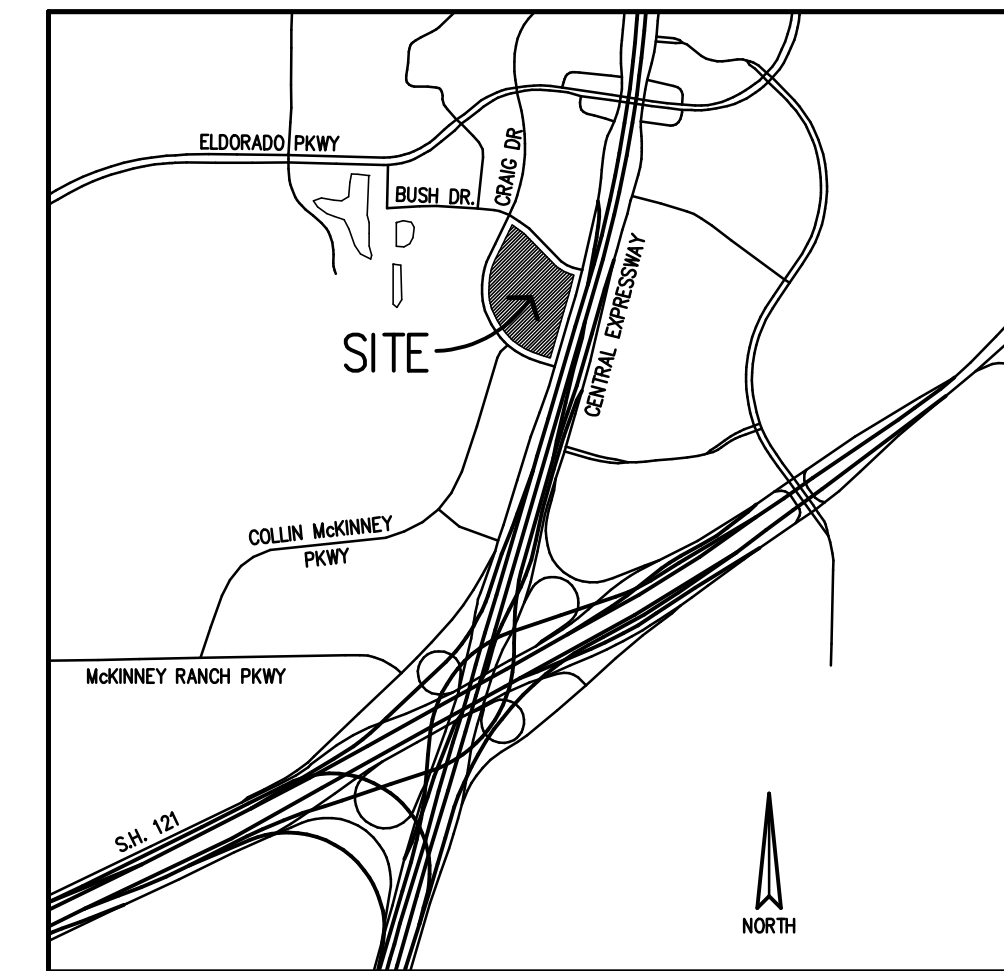
S 43°53'43" E, 333.09 FEET TO AN "X" FOUND IN CONCRETE;
A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°03'37", A RADIUS OF 250.00 FEET, A CHORD OF S 60°25'33" E - 142.26 FEET, AN ARC LENGTH OF 142.26 FEET TO AN "X" FOUND IN CONCRETE;

AND S 76°57'23" E, 18.68 FEET TO THE NORTHWEST CORNER OF SAID RIGHT-OF-WAY DEDICATION;
THENCE S 14°45'30" W, 154.28 FEET ALONG THE WEST LINE THEREOF;
THENCE S 19°54'00" W, 690.31 FEET CONTINUING ALONG THE WEST LINE OF SAID DEDICATION TO THE POINT OF BEGINNING WITH THE SUBJECT TRACT CONTAINING 583,001 SQUARE FEET OR 13.364 ACRES OF LAND.

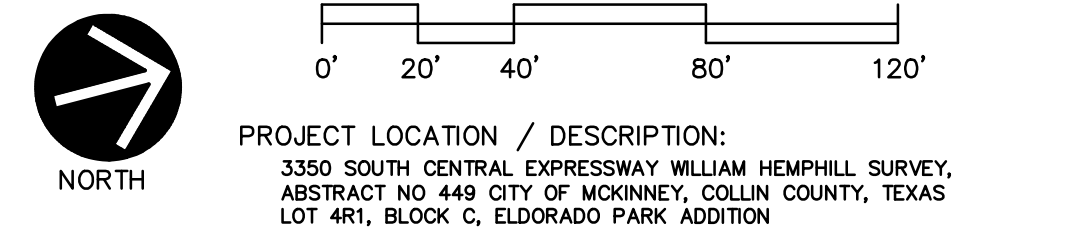


LEGEND

- B O BOLLARD
- EM O ELECTRIC METER
- PP O POWER POLE
- Light Standard Symbol LIGHT STANDARD
- WM O WATER METER
- WV O WATER VALVE
- ICV O IRRIGATION CONTROL VALVE
- FH O FIRE HYDRANT
- FDC O FIRE DEPARTMENT CONNECTION
- CO O CLEAN OUT
- MR O MANHOLE
- GM O GAS METER
- TCS O TRAFFIC SIGNAL CONTROL
- TSP O TRAFFIC SIGNAL POLE
- SIGN O TRAFFIC SIGN
- TELE O TELEPHONE BOX
- L.A. LANDSCAPE AREA
- PROPRTY LINE
- OHL O.H. POWER LINE
- U/G TELE U/G TELEPHONE LINE
- WATER U/G WATER LINE
- U/G GAS U/G GAS LINE
- FENCE
- (C.M.) SIR CONTROLLING MONUMENT 5/8-INCH IRON ROD WITH POGUE ENG & DEY CAP SET
- FIRE LANE, EXISTING
- FIRE LANE, NEW



VICINITY MAP NOT TO SCALE



SUP Exhibit

PROJECT LOCATION / DESCRIPTION:
3350 SOUTH CENTRAL EXPRESSWAY WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS LOT 4R1, BLOCK C, ELDORADO PARK ADDITION

<p>APPLICANT</p> <p>MR. RICK FERRARA GENSLER 5005 GREENVILLE AVENUE DALLAS, TEXAS 75206 (214)334-7484 PHONE</p>	<p>OWNER</p> <p>PAT LOBB TOYOTA 3350 SOUTH CENTRAL EXPRESSWAY MCKINNEY, TEXAS 75070 (214)334-8696 PHONE</p>	<p>PROJECT INFORMATION</p> <p>PAT LOBB TOYOTA CENTER EXPANSION BLOCK C, LOT 4R1, ELDORADO PARK ADDITION CITY OF MCKINNEY, TEXAS 75070 WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449 PROPOSED USE: CAR DEALER ZONING: PD-1589 BASE BG</p>
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U. S. HIGHWAY NO. 75 (NORTH CENTRAL EXPRESSWAY)
(VARIABLE WIDTH R.O.W.)