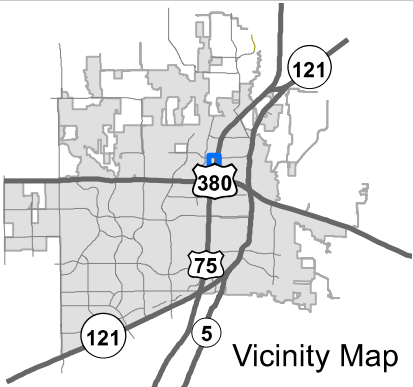
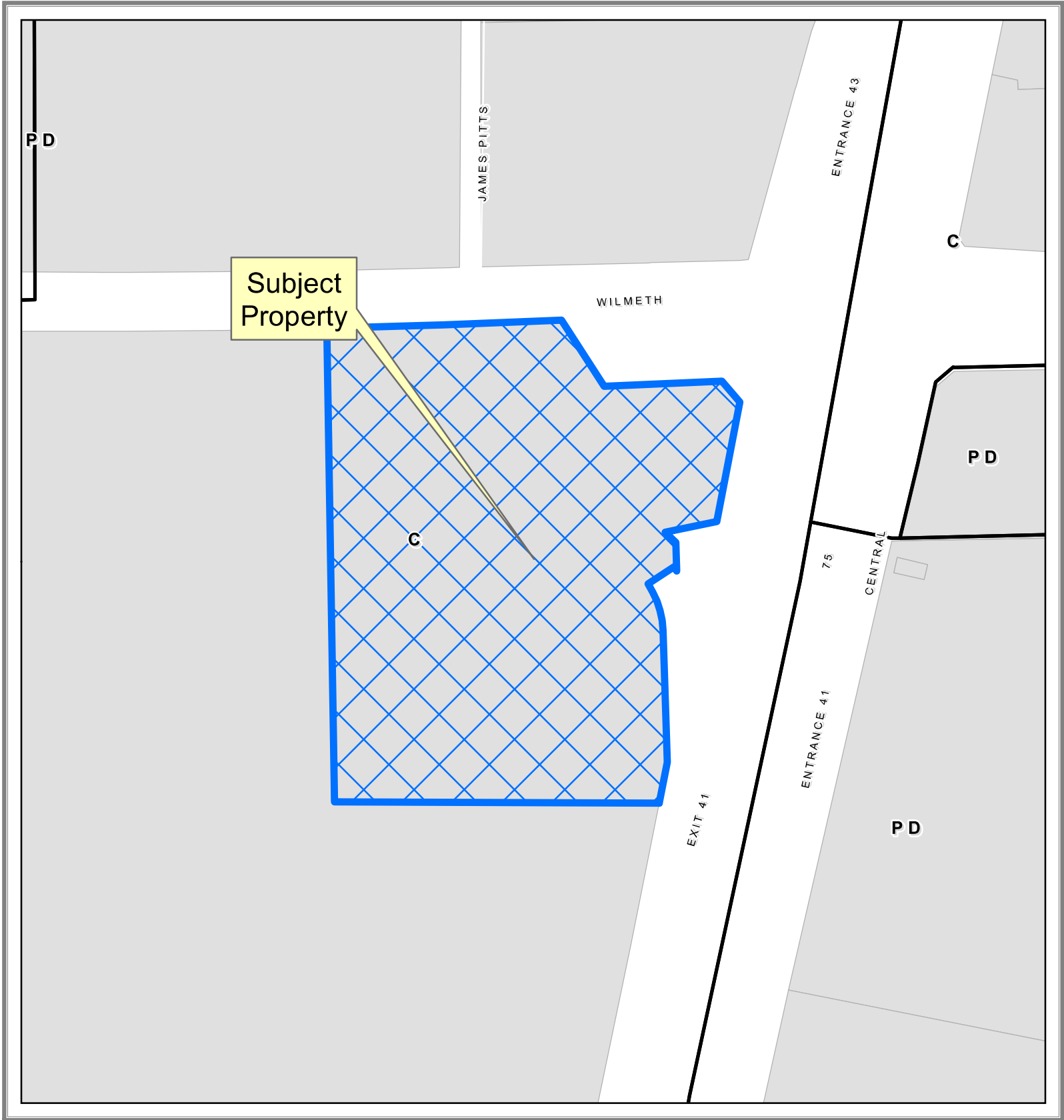
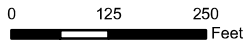


# EXHIBIT A



Location Map

SUP2022-0012



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

### Lot 4, Block A

SITUATED in the City of McKinney, in the John Manning Survey, Abstract No. 637 and the T.J. McDonald Survey, Abstract No. 576 of Collin County, Texas and being a part of Lot 2R, Block A of Wilmeth Central Addition, an addition to the City of McKinney, according to the Conveyance Plat thereof, recorded in Volume 2020, Page 856, Plat Records, Collin County, Texas (P.R.C.C.T.) and said parcel of land being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for the most northerly northeast corner of the above described Lot 2R, on the monumented south right-of-way line of Wilmeth Road (122' wide right-of-way);

THENCE: South 32 deg. 47 min. 52 sec. East, along the common line of said Lot 2R and Wilmeth Road, a distance of 149.69 feet to a point for corner from which a found 1/2 inch iron rod, bears North 04 deg. 35 min. 03 sec. East – 1.82 feet;

THENCE: North 87 deg. 15 min. 46 sec. East, continuing along said common line, a distance of 227.26 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for the northwesterly corner of a right-of-way corner clip at the intersection of said Wilmeth Road and U.S. Highway 75 (variable width right-of-way at this point);

THENCE: South 39 deg. 40 min. 05 sec. East, along said right-of-way corner clip, a distance of 52.97 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for the southern corner of said right-of-way corner clip, on the western right-of-way line of said U.S. Highway 75;

THENCE: Along the common line of said Lot 2R and said U.S. Highway 75 as follows:

South 11 deg. 08 min. 58 sec. West, a distance of 237.80 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for an angle corner;

South 78 deg. 08 min. 28 sec. West, a distance of 101.77 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for an angle corner;

South 46 deg. 39 min. 02 sec. East, a distance of 27.97 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for an angle corner;

South 01 deg. 27 min. 24 sec. East, a distance of 56.74 feet to a point for corner from which a found 5/8 inch iron rod, bears South 63 deg. 40 min. 09 sec. East – 0.83 feet and said point for corner being the beginning of a non-tangent curve to the left, having a radius of 229.91 feet, a central angle of 2 deg. 38 min. 58 sec. and a chord that bears North 32 deg. 22 min. 43 sec. West - 10.63 feet;

# EXHIBIT B

Continuing along said common line and with said curve to the left, an arc distance of 10.63 feet to a 1/2 inch iron rod found for corner at the end of said curve

South 56 deg. 17 min. 48 sec. West, a distance of 60.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the beginning of a non-tangent curve to the right, having a radius of 169.91 feet, a central angle of 32 deg. 22 min. 48 sec. and a chord that bears South 17 deg. 30 min. 52 sec. East - 94.75 feet;

Continuing along said common line and with said curve to the right, an arc distance of 96.02 feet to a 5/8 inch iron rod topped with an aluminum cap, stamped "Texas Department of Transportation" (TxDOT) found for corner at the end of said curve

South 01 deg. 32 min. 34 sec. East, a distance of 256.05 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for an angle corner;

South 11 deg. 30 min. 25 sec. West, a distance of 81.95 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southeast corner of this parcel of land;

THENCE: Due West, departing from U.S. Highway 75, over & across said Lot 2R, a distance of 623.22 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corner of this parcel of land;

THENCE: North 00 deg. 42 min. 29 sec. West, continuing across said Lot 2R, a distance of 920.57 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set on the south right-of-way line of the above described Wilmeth Road, for the northwest corner of this parcel of land and said point being in a non-tangent curve to the left, having a radius of 23,052.00 feet, a central angle of 0 deg. 43 min. 52 sec. and a chord that bears North 87 deg. 58 min. 48 sec. East - 294.14 feet;

THENCE: Along the common line of said Wilmeth Road and said Lot 2R and with said curve to the left, an arc distance of 294.14 feet to a point for corner from which a found 5/8 inch iron rod bears South 51 deg. 24 min. 14 sec. East - 0.41 feet;

THENCE: North 87 deg. 51 min. 11 sec. East, continuing along said common line, a distance of 159.20 feet to the POINT OF BEGINNING and containing 613,148 square feet or 14.076 acres of land.

# EXHIBIT C

**CITY OF MCKINNEY STANDARD NOTES:**

Mechanical and heating and air conditioning equipment in public right-of-way and from 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. The Sanitation Container Screening Walls, Gate, And Pad will Be Constructed in accordance with the City of McKinney Standard of 27 in Height.

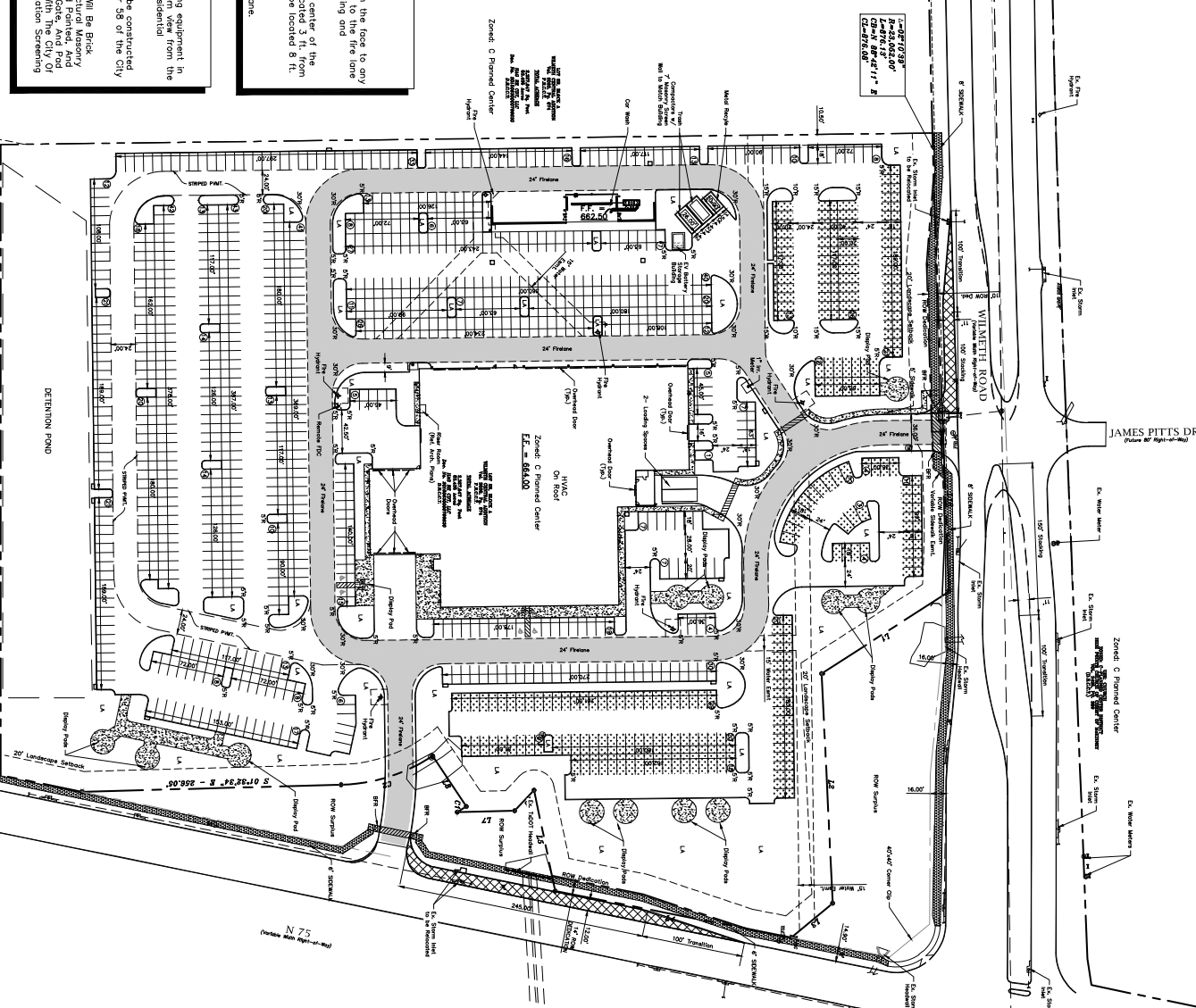
**REMOVE FDC GENERAL COMMENTS:**

Shall be protected by bollards.

Shall be located a minimum of 3 ft. from the face to any and adjacent fire hydrant. Parking screening and landscaping are considered obstructions.

Shall be located 8 ft. to 10 ft. from the center of the fire hydrant, and adjacent to. Shall be located 3 ft. from the back of curb. Remove FDC and FH shall be located 8 ft. from landscaping.

Shall be located near the corner of the fire hydrant building on the outside edge of the fire hydrant.



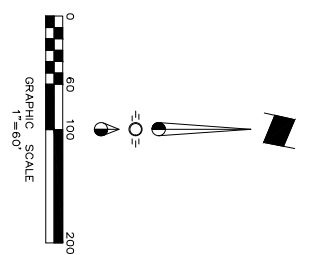
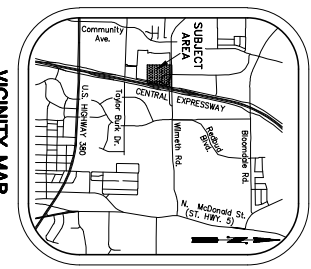
**CITY OF MCKINNEY BENCHMARK:**

CDM-41 =

**SITE BENCHMARKS:**

Blk-1 = 'X' in southeast corner of a concrete curb that on the south side of St. Highway No. 2, north of the entrance to Oak Ridge Golf Course and south of the Highway 75 southbound service road.

Blk-2 = 'Y' in southeast corner of a concrete curb that on the north side of a driveway entrance on the east side of the subject property.



- LEGEND**
- Proposed Freeway
  - Proposed Turn Lane
  - Display Area
  - Striped Pavement (not freeways)
  - Proposed Wheel Stop Typical
  - Existing Fire Hydrant
  - Proposed Fire Hydrant
  - Barrier Free Ramp
  - LA Landscape Area

**SYNOPSIS**

**Location:** US Hwy 75 & Wilmeth Road  
**Zoning:** Zone C Planned Center  
**Proposed Use:** Automobile Dealership  
**Lot Area:** 14,076 Acres (813,146 sq ft)  
**Building Area:** 70,664 sq ft  
**Loading Space:** 2 Spaces  
**Lot Coverage:** 9.34% (Total Bldg Area 57,270 sq ft)  
**Floor Area Ratio:** .09 : 1  
**Building Height:** 26'  
**Required Parking:**  
 Dispatch Area: 1/1000 284845/1000 288 Spaces  
 Repair Bay: 2/Bay + 1/Bay For Overnight 141 Spaces  
 Office Employees: 1/400 (1/400) 63 Spaces  
 Second Floor: 1/3425 (400) 34 Spaces  
 Showroom: 1/500 (23,294/500) 47 Spaces  
 Parts: 1/4000 (8977/4000) 3 Space  
 573 Spaces

Parking Required Total:	573 Parking Spaces
Parking Provided Total:	911 Parking Spaces (4 HO)

**ENGINEER:**  
 Cross Engineering Consultants, Inc.  
 1720 W. Virginia St.  
 McKinney, Texas 75069  
 Phone (972) 562-4409  
 Fax (972) 562-4400  
 Contact: Van David Cross, P.E.

**ARCHITECT:**  
 Pauline Associates  
 925 Tuskegee Road, Suite 110  
 Charlotte, NC 28208  
 Phone (704) 377-2990  
 Fax (704) 377-2990  
 Contact: David Eyer

**SURVEYOR:**  
 Gregory & Associates  
 7701 W. Virginia St.  
 McKinney, TX 75069  
 Phone (972) 542-8852  
 Fax (972) 542-8852  
 Contact: Lawrence Willey

Issue Dates:	1	Revision & Date:	1
	2		2
	3		3
	4		4
	5		5
	6		6

**CROSS ENGINEERING CONSULTANTS**  
 1720 W. Virginia Street  
 McKinney, Texas 75069  
 972.562.4409  
 TOLL FREE: 1-800-875-5555

**DAVID CROSS, P.E. NO. 82818 ON 1/5/2023**  
 RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY. THIS DOCUMENT IS FOR CONSTRUCTION OR FINAL BIDDING OR FINAL PURPOSES.

**CITY OF MCKINNEY, TEXAS**

**SUP SITE PLAN**

**BMW OF MCKINNEY**

H&R Co Ltd.

Sheet No. **SP**  
 Project No. 232030



