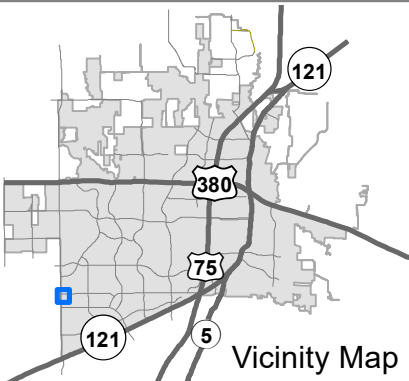
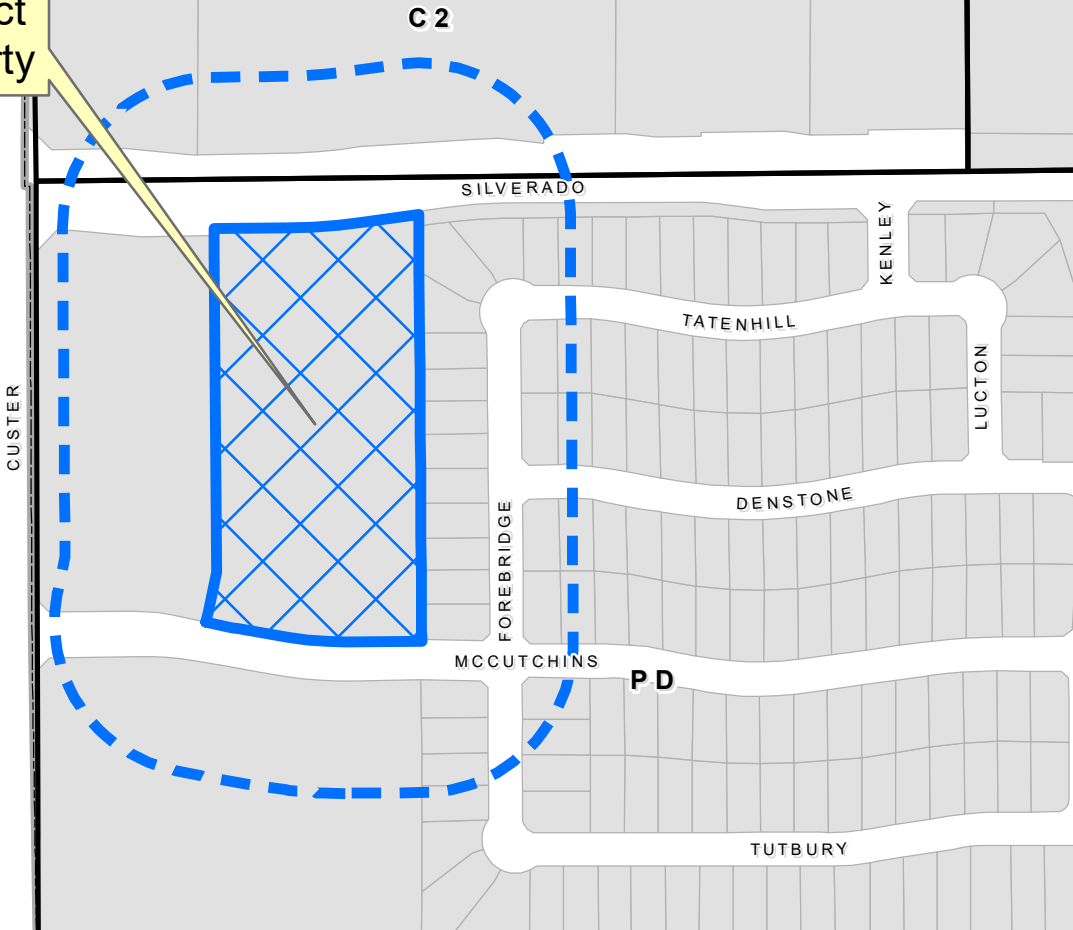


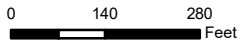
EXHIBIT "A"

Subject Property



Property Owner Notification Map

SUP2022-0019



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

BEGINNING at a point in the south line of Silverado Trail (a variable width right of way);

THENCE along the south line of said Silverado Trail as follows:

NORTH 89°21'19" EAST a distance of 106.55 feet to a 5/8 inch iron rod found for the beginning of a curve to the left having a radius of 900.00 feet and a chord bearing of NORTH 85°43'48" EAST;

Along said curve to the left through a central angle of 07°15'02" for an arc length of 113.89 feet to a 5/8 inch iron rod found for corner;

NORTH 82°06'18" EAST a distance of 82.39 feet to a 5/8 inch iron rod found for corner in the west line of Creekside at Craig Ranch Phase 1 as recorded in Cabinet 2015, Page 101, Plat Records, Collin County, Texas;

THENCE departing the proposed south line of said Silverado Trail and along said Creekside at Craig Ranch Phase 1, SOUTH 00°24'00" EAST a distance of 633.42 feet to a 5/8 inch iron rod set for corner in the north line of McCutchins Drive (a variable width right of way);

THENCE along the north line of said Proposed McCutchins Drive as follows:

SOUTH 89°21'40" WEST a distance of 113.67 feet to a 5/8 inch iron rod found for the beginning of a curve to the right having a radius of 465.00 feet and a chord bearing of NORTH 85°29'44" WEST;

Along said curve to the right through a central angle of 10°17'11" for an arc length of 83.48 feet to a 5/8 inch iron rod found for corner;

NORTH 80°21'09" WEST a distance of 77.51 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 238.00 feet and a chord bearing NORTH 79°18'00" WEST;

Along said curve to the right through a central angle of 02°06'19" for an arc length of 8.74 feet to a 5/8 inch iron rod found for corner;

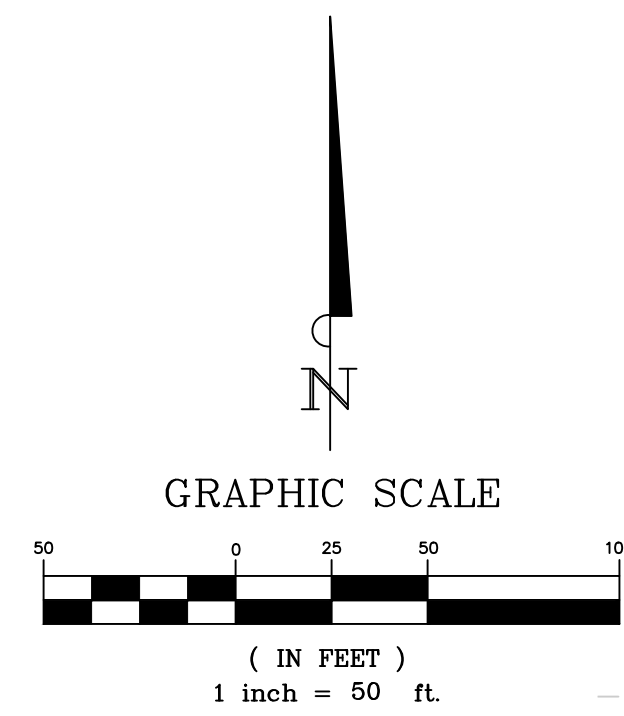
NORTH 78°15'13" WEST a distance of 45.76 feet to 5/8 inch iron rod found for corner in the east line of Lot 1, Block A of the SEC Custer Silverado Addition as recorded in Cabinet 2022, Page 376, Plat Records, Collin County, Texas;

THENCE departing the proposed north line of said McCutchins Drive and along said Lot 1, Block A SEC Custer Silverado Addition, NORTH 11°44'47" EAST a distance of 76.27 feet to a 5/8 inch iron rod found for corner;

NORTH 00°24'00" WEST a distance of 507.11 feet to the POINT OF BEGINNING;

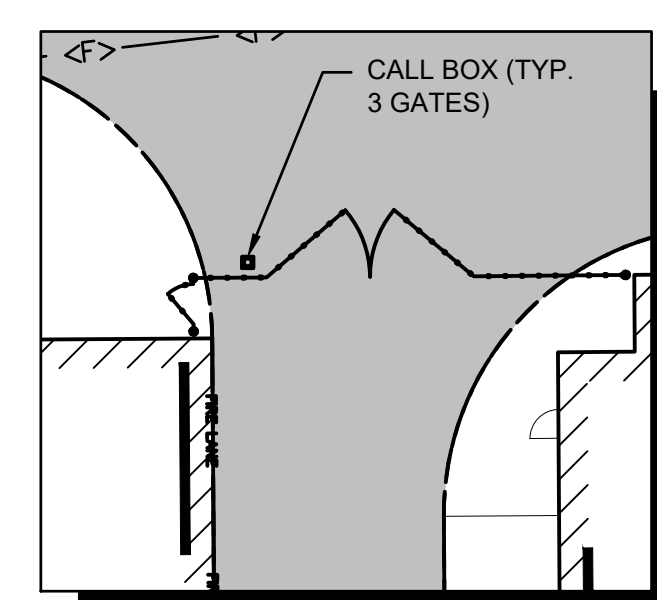
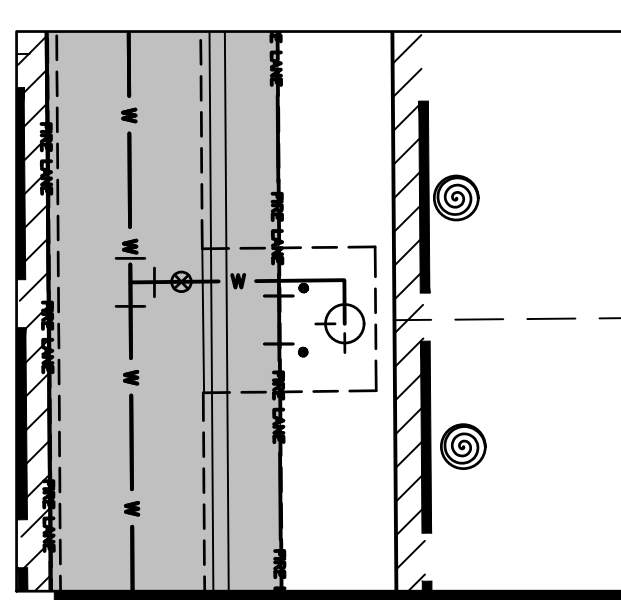
CONTAINING 4.264 acre or 185,746 square feet of land more or less.

EXHIBIT "C"



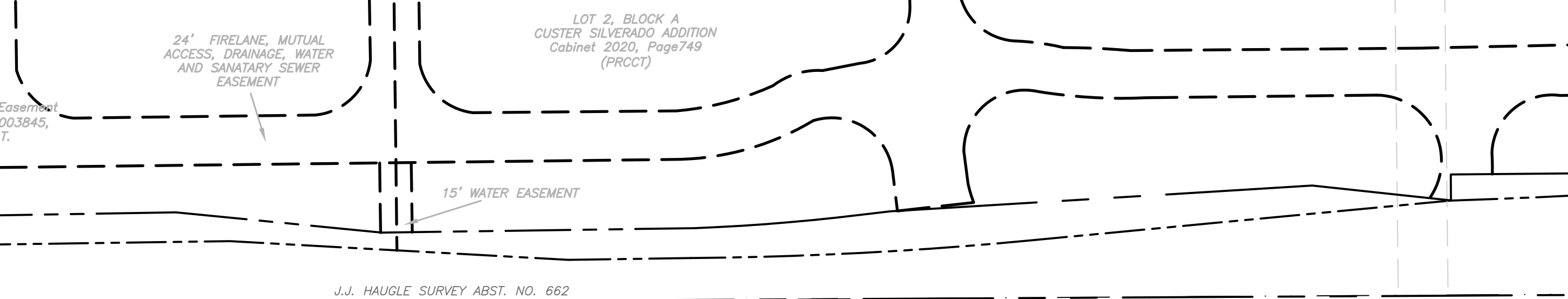
LEGEND

- PROPERTY BOUNDARY
- CL IN PROPOSED STORM LINE & CURB INLET
- W PROPOSED WATER LINE
- FH PROPOSED FIRE HYDRANT
- FD FIRE DEPT. HOSE REACH
- MH PROPOSED SANITARY SEWER, MANHOLE & LATERAL
- FL PROPOSED FIRE LANE
- BP BUILDING ACCESS POINT: DOOR
- RD ROLL UP DOOR
- FL 24' PROPOSED FIRE LANE PAVEMENT

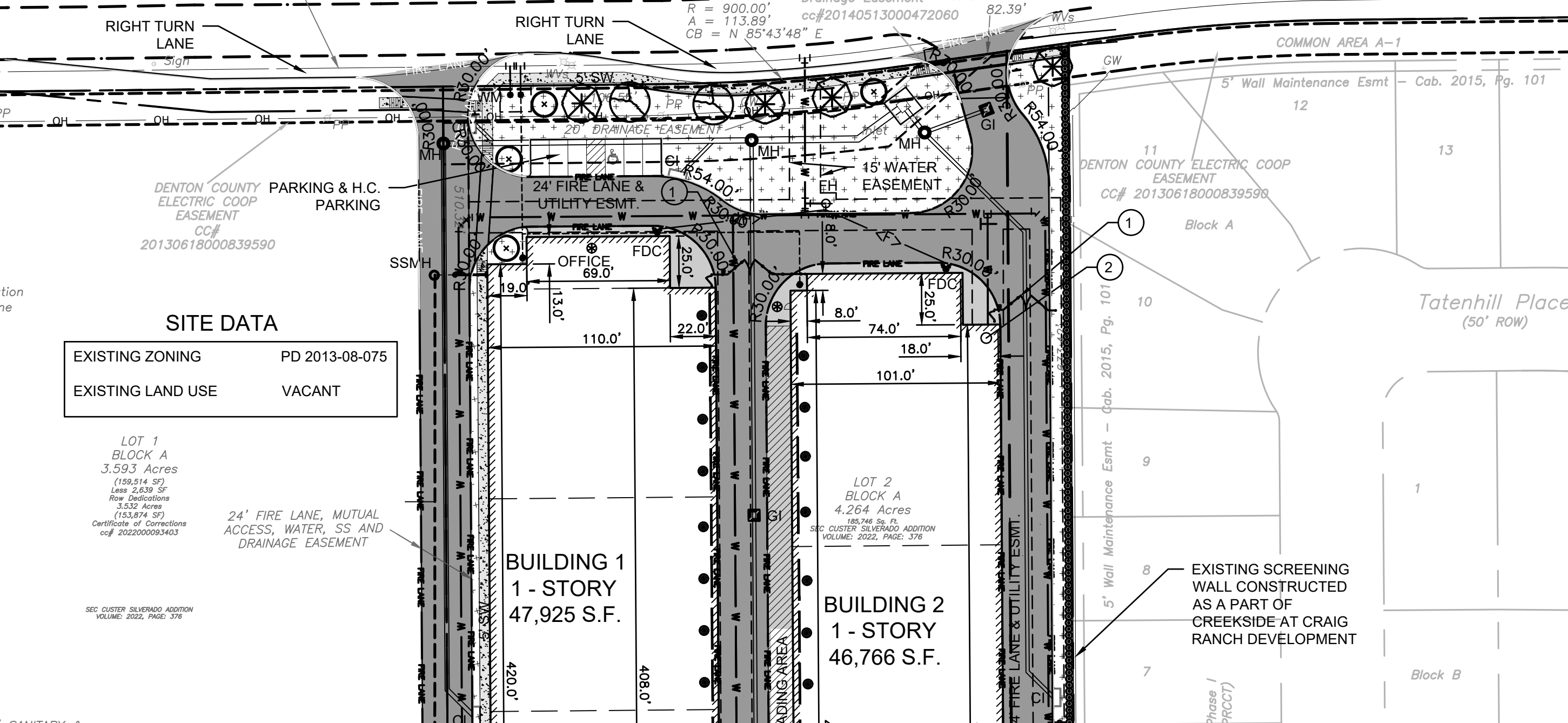


SITE DATA

| | |
|-------------------|----------------|
| EXISTING ZONING | PD 2019-04-026 |
| EXISTING LAND USE | VACANT |

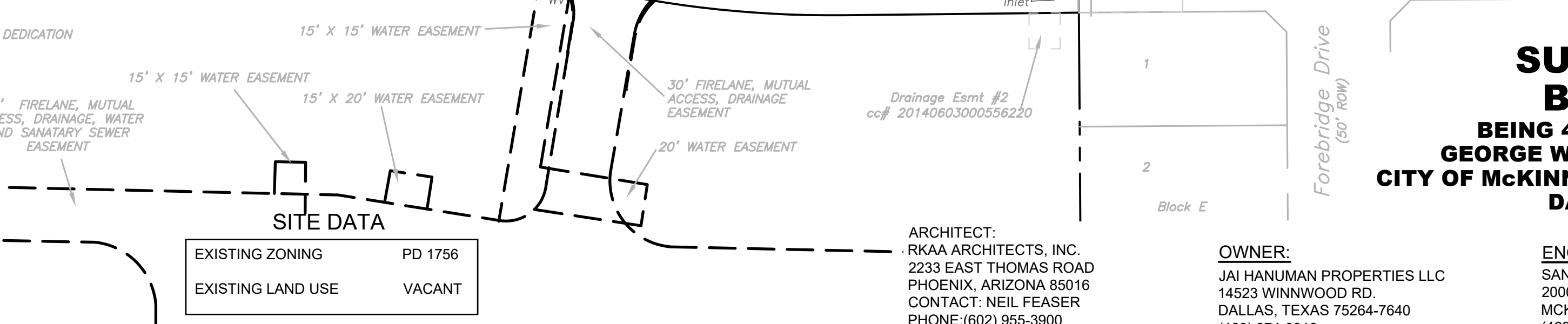
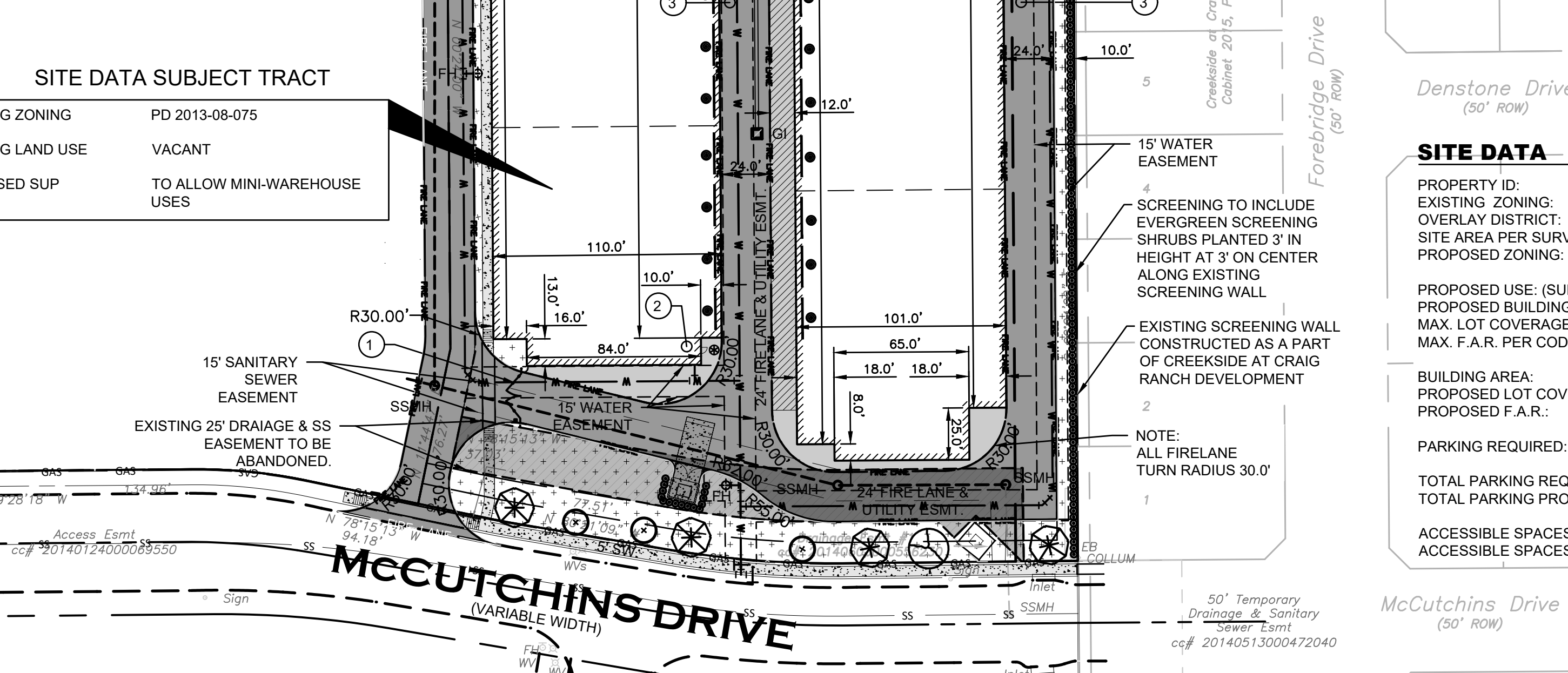


SILVERADO TRAIL (VARIABLE WIDTH)



SITE DATA

| | |
|-------------------|----------------|
| EXISTING ZONING | PD 2013-10-098 |
| EXISTING LAND USE | SF RESIDENTIAL |



FIRE PROTECTION SYSTEMS
BUILDING'S REQUIRED TO BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM, CLASS 1 STANDPIPE, AND FIRE ALARM SYSTEM WITH FULL OCCUPANT NOTIFICATION.

AN APPROVED FIRE HYDRANT SHALL BE LOCATED WITHIN 100 FT., AS THE HOSE LAYS, OF THE FIRE DEPARTMENT CONNECTION (FDC).

- PROPOSED GATE (FIRE ACCESS) AUTOMATIC WITH BI-DIRECTIONAL OPTICOM WITH CALL BOX PER PERMIT FROM THE FIRE MARSHAL'S OFFICE. NOTE: PEDESTRIAN ACCESS GATES AT NORHERLY GATES.
- PROPOSED RISER ROOM LOCATION SHALL BE A MINIMUM 6'X6' CLEAR WIDTH WITH DIRECT EXTERIOR ACCESS AND DEDICATED TO LIFE SAFETY EQUIPMENT. [2021 ORDINANCE 901.4.7 AND 901.4.7.5]
- PROPOSED FIRE LANE PAVEMENT 8" 4000 PSI CONCRETE WITH #4 BARS AT 18" OCEW ON A 8" LIME STABILIZED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE PLASTICITY INDEX SHALL NOT EXCEED 12.

SITE DATA

| | |
|------------------------------|----------------------------------|
| PROPERTY ID: | 2859226 |
| EXISTING ZONING: | PD |
| OVERLAY DISTRICT: | REC (REGIONAL EMPLOYMENT CENTER) |
| SITE AREA PER SURVEY: | 4.264 ACRES (185,746 S.F.) |
| PROPOSED ZONING: | C-2 |
| PROPOSED USE: (SUP REQUIRED) | MINI STORAGE |
| PROPOSED BUILDING HEIGHT: | 29'6" |
| MAX. LOT COVERAGE PER CODE: | 70% |
| MAX. F.A.R. PER CODE: | 1.0 |
| BUILDING AREA: | 85,900 S.F. |
| PROPOSED LOT COVERAGE: | 25.1% |
| PROPOSED F.A.R.: | 0.25 |
| PARKING REQUIRED: | |
| TOTAL PARKING REQUIRED: | 04 SPACES |
| TOTAL PARKING PROVIDED: | 05 SPACES |
| ACCESSIBLE SPACES REQUIRED: | 01 SPACES |
| ACCESSIBLE SPACES PROVIDED: | 02 SPACES |

SUP EXHIBIT BEST BOX

BEING 4.264 ACRES OUT OF
GEORGE WHITE SURVEY, ABS 993
CITY OF MCKINNEY, COLLIN COUNTY TEXAS
DATED: 2/2/2023

ARCHITECT:
RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: NFEASER@RKAA.COM

OWNER:
JAI HANUMAN PROPERTIES LLC
14523 WINNWOOD RD
DALLAS, TEXAS 75264-7640
(469) 374-0910
ATTN: MANJU MENON

ENGINEER:
SANCHEZ AND ASSOCIATES, LLC
2000 N MCDONALD STREET, #100
MCKINNEY, TEXAS 75071
(469) 424-5900
ATTN: CASEY GREGORY, PE

APPLICANT:
BEST BOX
222 S CENTRAL AVENUE, #500
ST. LOUIS, MO 63105
(314) 368-1741
ATTN: MARK RUBIN

Master Planning
Civil Engineering
Land Development

3000 N. McDonald Street, Suite 100
McKinney, TX 75071
Tel 469.424.5900
Fax 214.544.5200
Certificate of Registration No. F-8665

SANCHEZ & ASSOCIATES

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

BEST BOX MCKINNEY, TEXAS

SUP EXHIBIT

Scale: SEE GRAPHIC SCALE
Designed by: CDR
Drawn by: CDR
Checked by: RCG
Date: 1/30/2023
Project No. 02201.001

EXHIBIT