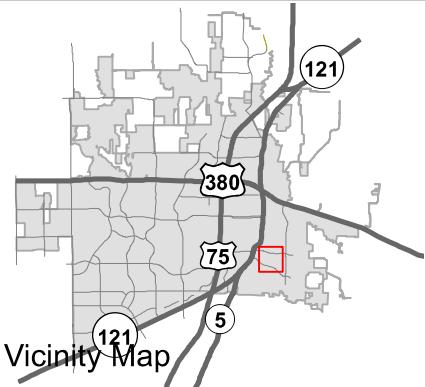
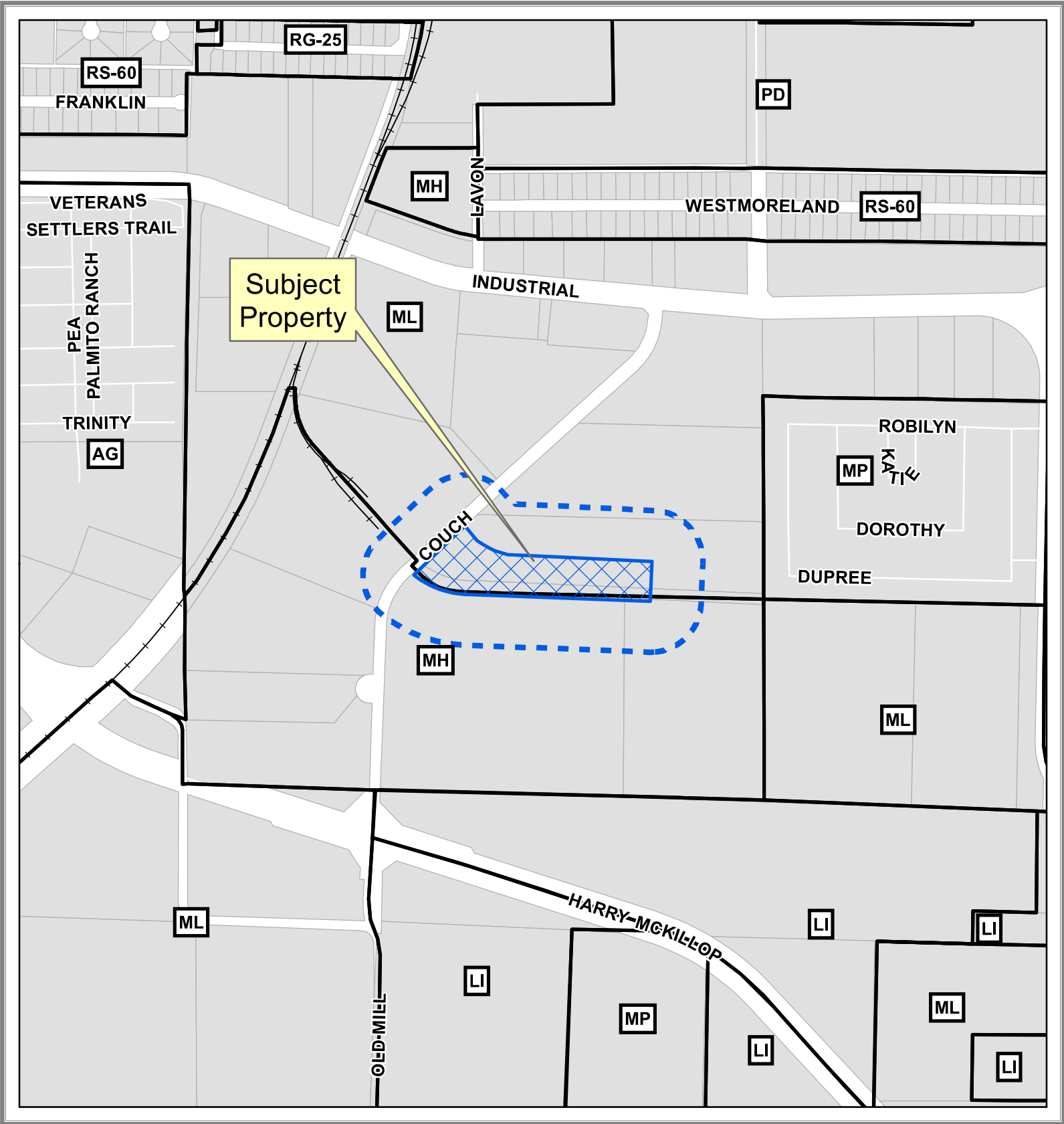
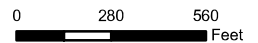


EXHIBIT A



Property Owner Notification Map

SUP2019-0005



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

SITUATED in the City of McKinney, in the W.S. Richardson Survey, Abstract No. 747 of Collin County, Texas and being a part of Lot 1, Block C of McKinney Industrial Park No. 2, an addition to the City of McKinney, according to the plat thereof recorded in Cabinet C, Page 46, Plat Records, Collin County, Texas (P.R.C.C.T.) and as described in a deed to RL6015, LP, recorded in Document No. 20181004001242700, Deed Records, Collin County, Texas (D.R.C.C.T.) and said parcel being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found on the southeast right-of-way line of Couch Drive (60' wide right-of-way) for the southwest corner of the above described Lot 1, Block C and same being the northwest corner of Lot 1R, Block D of McKinney Industrial Park No. 2, an addition to the City of McKinney, according to the Replat thereof, recorded in Cabinet 2008, Page 466, P.R.C.C.T.;

THENCE: North 46 deg. 37 min. 37 sec. East, along the common line of said Couch Drive and Lot 1, a distance of 310.56 feet to a point for corner and said point bears South 46 deg. 37 min. 37 sec. West - 153.37 feet from a 1/2 inch iron rod found for the northwest corner of said Lot 1, Block C and said point being in a non-tangent curve to the left, having a radius of 480.00 feet, a central angle of 36 deg. 01 min. 11 sec. and a chord that bears South 66 deg. 41 min. 41 sec. East - 346.22 feet;

THENCE: Departing from said Couch Drive, over & across said Lot 1, Block C and with said curve to the left, an arc distance of 354.20 feet to a point for corner;

THENCE: South 87 deg. 50 min. 04 sec. East, continuing across said Lot 1, Block C, a distance of 527.63 feet to a point for the northeast corner of this parcel;

THENCE: South 02 deg. 10 min. 00 sec. West, continuing across said Lot 1, Block C, a distance of 174.16 feet to a point for the southeast corner of this parcel on the south line of said Lot 1, Block C and same being the north line of Lot 2, Block D, an addition to the City of McKinney according to the Replat described above, recorded in Cabinet 2008, Page 466, P.R.C.C.T.;

THENCE: North 87 deg. 47 min. 53 sec. West, along the common line of said Lot 1, Block C and Lot 2, Block D, at 141.3 feet, pass a 1/2 inch iron rod, topped with a plastic cap, stamped "Bowden 4776", found for the northwest corner of said Lot 2, Block D and the northeast corner of the above described Lot 1R, Block D and continuing along the common line of said Lot 1, Block C and Lot 1R, Block D, a distance of 828.39 feet to a 1/2 inch iron rod found for corner at the beginning of a non-tangent curve to the right, having a radius of 407.04 feet, a central angle of 36 deg. 01 min. 11 sec. and a chord that bears North 70 deg. 03 min. 34 sec. West - 251.70 feet;

THENCE: Continuing along the common line of said Lot 1, Block C and Lot 1R, Block D and with said curve to the right, an arc distance of 255.89 feet to the POINT OF BEGINNING and containing 195,532 square feet or 4.489 acres of land.

EXHIBIT C

SYNOPSIS

Address: McKinney, Texas

Zoning: ML - Light Manufacturing

Proposed Use: Auto Storage, Office/Warehouse

Lot Area: 4.2 Acres (196,021 sq ft)

Building Area: 5,479 sq ft

Warehouse Area: 5,479 sq ft

Total Bldg Area: 8,749 sq ft

Previous: 1.87 Acres or 37%

Impervious: 2.83 Acres or 63%

Lot Coverage: 4.46% (Total Bldg Area 8,749 sq ft)

Floor Area Ratio: 0.04 : 1

Building Height: 28.5'

Required Parking: 1:400 (3,270/400) = 8 Specs.

Office Warehouse Loading Space: 1:4,000 (5,479/4000) = 2 Specs.

12,860' = 1 Spec.

Parking Required Total: 11 Parking Spaces

Parking Provided Total: 165 Parking Spaces (including 2 Handicap Spaces)

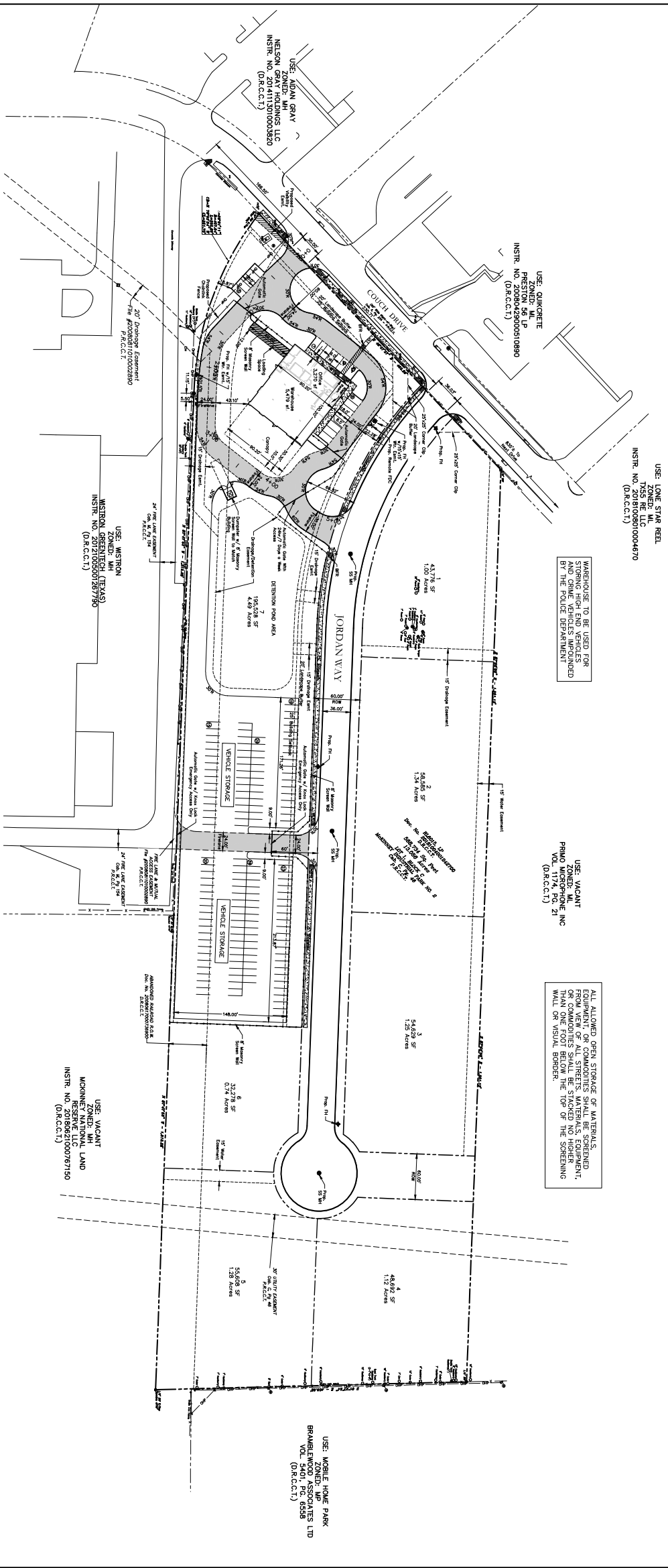
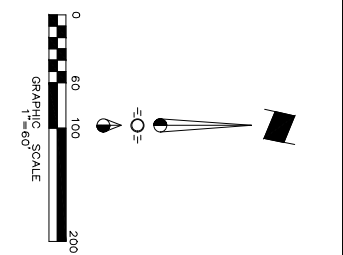
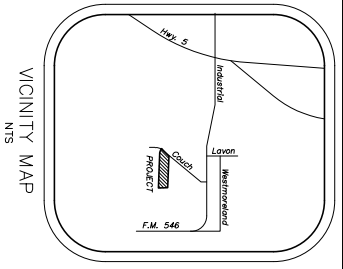
NOTE:
Masonry Sanitation Screening Wall Height To A Minimum Of 7 ft

CITY OF MCKINNEY STANDARD NOTES:

Mechanical and Heating and/or conditioning equipment in non-residential uses shall be screened from view from the properties 1'-0" or more from adjacent residential properties.

The Lighting for the subject property will be constructed in accordance with Ordinance 55 of the City of McKinney Code of Ordinances.

The Sanitation Containment Screening Wall, Wall By Brick, Masonry, Stone Masonry, Or Other Architectural Masonry Finish, Including A Metal Gate, Pinned And Painted, And The Wall Shall Be Constructed In Accordance With The City Of McKinney Design Specifications.



REQUIRE TO BE USED FOR STORING HIGH END VEHICLES AND CRIME VEHICLES IMPOUNDED BY THE POLICE DEPARTMENT

USE: VACANT ZONED: ML PRIMO MICROPHONE INC (D.R.C.C.T.) 21

ALL ALLOWED OPEN STORAGE OF MATERIALS FROM VIEW OF ADJACENT PROPERTIES. ALL STREETS, WATER, BE EQUIPMENT, OR COMMODITIES SHALL BE STACKED NO HIGHER THAN ONE FOOT BELOW THE TOP OF THE SCREENING WALL ON VISUAL BORDER.

OWNER:
RJ0015 LP
601 Digital Drive
Piano, Texas 75075
Contact: Curtis Jordan

ENGINEER:
Cross Engineering Consultants, Inc.
701 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4409
Contact: Lawrence Slingby

SURVEYOR:
111 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Contact: Lawrence Slingby

Issue Dates:	Revisions:	Drawn:
1 06/03/19		
2 06/25/19		
3 07/11/19		
4		
5		
6		

CROSS ENGINEERING CONSULTANTS
111 S. Tennessee St.
McKinney, Texas 75069
972.562.4409
Drawn By: Checked By: Scale: 1"=60'

SUP PLAN
JORDAN TOWING
RJL6015 LP
City of McKinney, Texas

Sheet No. SUP
Project No. 13000

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.