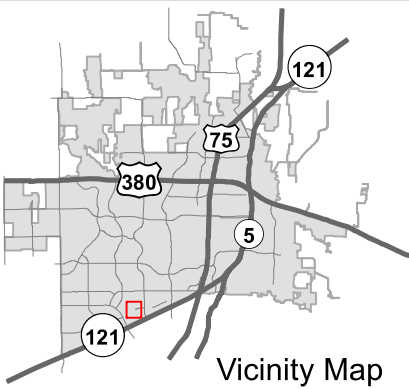
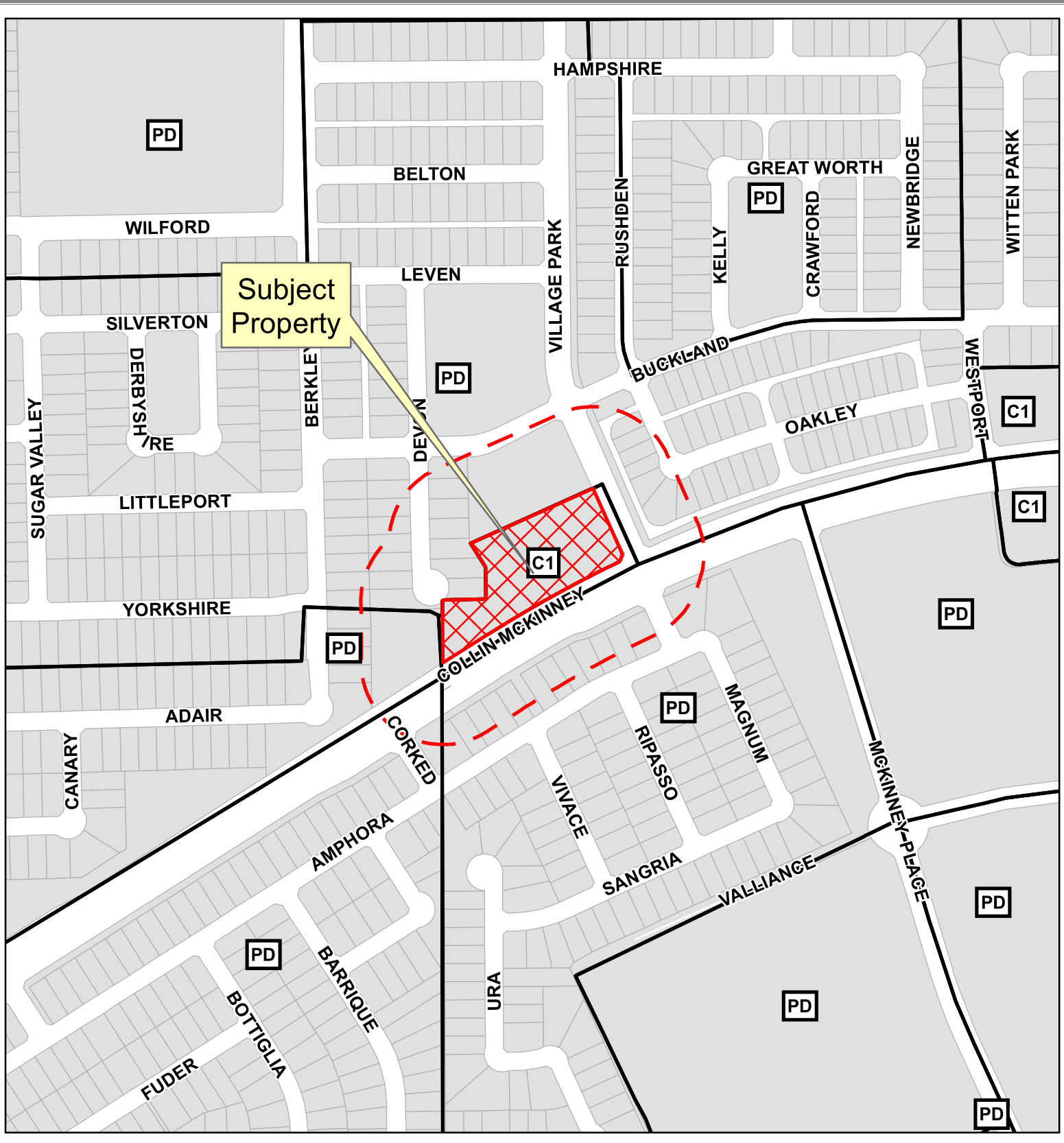


EXHIBIT A

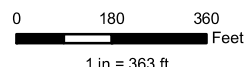


Notification Map

18-0002SUP

--- 200' Buffer

Source: City of McKinney GIS
Date: 4/12/2018



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

VILLAGE PARK SQUARE, LLC

METES AND BOUNDS DESCRIPTION FOR A 2.371-ACRE TRACT

BEING all of that tract of land located in the Oliver Hedgecoxe Survey, Abstract Number 392 in the City of McKinney, Collin County, Texas, conveyed to Village Park Square, LLC as described in Instrument No. 20170525000677010 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2" rod with cap stamped "JBI." Found for the southwest corner of said Village Park tract, also for the southeast corner of a tract of land described by deed to Centurion Acquisitions, L.P. as recorded in Instrument No. 201307030000933370 of the Official Public Records of Collin County, Texas, also lying on the northwest line of Collin McKinney Parkway, a variable width right-of-way;

THENCE North 00 degree 22 minutes 27 seconds West, along the common line of said Village Park tract and said Centurion tract, passing at a distance of 151.31 feet a 5/8 inch iron rod found for the southeast corner of Lot 9, Block E, Village Park Phase 2E, an addition to the City of McKinney recorded in Instrument No. 201312160003590 of the Official Public Records of Collin County, Texas, and continuing for a total distance of 170.88 feet to 5/8 inch iron rod found with cap stamped "R.P.L.S. 5430" set on the south right-of-way line of Devon Drive, and being for the beginning of a curve to the left;

THENCE along the south right-of-way of said Devon Drive with said curve to the left with a radius of 50.00 feet, a central angle of 04 degrees 38 minutes 03 seconds, an arc length of 4.04 feet, a chord bearing of North 50 degrees 23 minutes 42 seconds East, a chord length of 4.04 feet to a 5/8 inch iron rod found with cap stamped "R.P.L.S. 5430" set for the southwest corner of Lot 7, Block E of said Village Park Phase 2E;

THENCE North 88 degrees 36 minutes 49 seconds East, along the south line of said Lot 7, a distance of 117.01 to a 1/2 inch iron rod found for the southeast corner of same;

THENCE North 01 degree 23 minutes 11 seconds West, along the east line of said Block E, a distance of 88.00 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at an angle point in same;

THENCE North 31 degrees 47 minutes 19 seconds West, continuing along the east line of said Block E, a distance of 78.07 to a 5/8 inch iron rod found for the southwest corner of Common Area 10-F of Village Park Phase 2A, an addition to the City of McKinney recorded in Instrument No. 200604250100001600 of the Official Public Records of Collin County, Texas;

THENCE North 65 degrees 52 minutes 34 seconds East, along the south line of said Common Area 10-F, a distance of 370.39 to a 5/8 inch iron rod with cap stamped

EXHIBIT B

"R.P.L.S. 5430" set for the southeast corner of same, also lying on the southwest line of Village Park Drive, a 60 feet wide right-of-way;

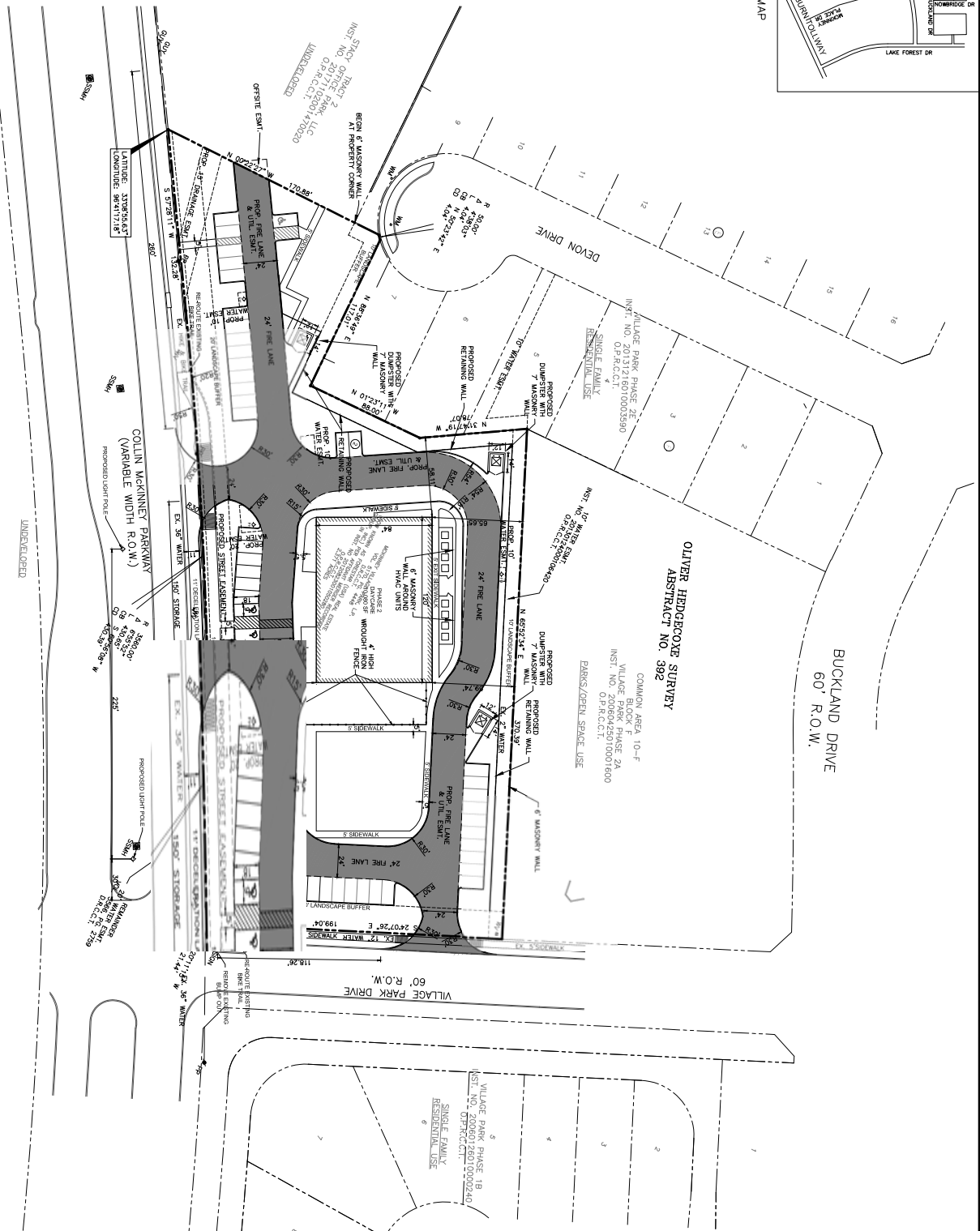
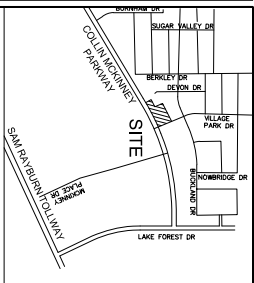
THENCE South 24 degrees 07 minutes 26 seconds East, along the southwest line of said Village Park Drive, a distance of 199.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the north end of a corner clip same;

THENCE South 20 degrees 11 minutes 15 seconds West, along said corner clip, a distance of 21.44 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the south end of said clip and also lying on the northwest right-of-way of the aforementioned Collin McKinney Parkway, and for the beginning of a curve to the left;

THENCE along the northwest right-of-way of said Collin McKinney Parkway with said curve to the left with a radius of 3560.00 feet, a central angle of 06 degrees 55 minutes 52 seconds, an arc length of 430.65 feet, a chord bearing of South 60 degrees 56 minutes 08 seconds West, a chord length of 430.39 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the end of said curve;

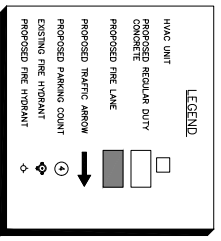
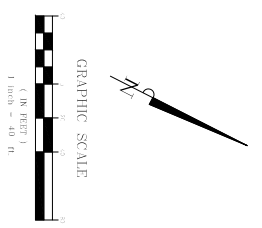
THENCE South 57 degrees 28 minutes 11 seconds West, continuing along the northwest right-of-way of said Collin McKinney Parkway, a distance of 132.28 to the POINT OF BEGINNING, containing 103296 square feet, or 2.371 acres of land

EXHIBIT C



- NOTES:
1. EXISTING PROPERTY BOUNDARIES BASED ON LAND TITLE SURVEY PREPARED BY MADDOX SURVEYING AND MAPPING, INC. DATED DECEMBER 15, 2016.
 2. HVAC EQUIPMENT WILL BE ROOF MOUNTED AND SCREENED.

- CITY OF MCKINNEY STANDARD NOTATIONS:
1. SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE, BRICK AND STONE, OR CONCRETE BLOCK WITH BRICK OR STONE FINISH. WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
 2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NONRESIDENTIAL ADJACENT RESIDENTIAL PROPERTIES.
 3. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN ACCORDANCE WITH CHAPTER 59 OF THE CITY OF MCKINNEY CODE OR ORDINANCES.



SITE DATA TABLE

County	COLLIN
Project Name	VILLAGE PARK SQUARE DAYCARE
Zoning	CI - NEIGHBORHOOD COMMERCIAL DISTRICT
Proposed Use	DAY CARE
Site Area	2.371 Acres 103,296 S.F.
Building Area	10,080 S.F.
Building Height	DAYCARE: 2 nd - 1 STORY
Lot Coverage	10,080 S.F. / 103,296 S.F. = 9.8%
Floor Area Ratio	10,080 S.F. / 103,296 S.F. = 0.098:1
Parking Required	DAY CARE (200 CHILDREN) 1/8 CHILDREN = 200 CHILDREN / 8 = 25 SPACES TOTAL REQ = 25 SPACES
Parking Provided	Regular = 25 SPACES Handicap = 2 SPACES TOTAL = 27 SPACES
Impervious Area	60,203 SF 58.6%
Permeous Area	42,793 SF 41.4%



FIRM REGISTRATION E-10158
CITY OF MCKINNEY, TX

VILLAGE PARK SQUARE DAYCARE
SPECIFIC USE PERMIT EXHIBIT
FORESTAR USA REAL ESTATE GROUP, INC.
OLIVER HEDGROVE SURVEY
ABSTRACT NO. 392

APPLICANT:
MAZIDI GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL PROFESSIONALS
11105 FERNALD AVE., DALLAS, TX 75218 214-663-1088
CONTACT: COSTA MAZIDI

OWNER:
PERFECT GENERAL CONTRACTORS
13569 GRAYHAWK BLVD. FRISCO, TX 75033
PHONE: 469-252-4122
CONTACT: SRI CHALUVAADI

DESIGNED: GNM
DRAWN: SOM
CHECKED: GNM
SCALE: AS SHOWN
JOB NO. M02751
DATE: DEC. 2017

DAYCARE CENTER
SUP EXHIBIT
EXH -A