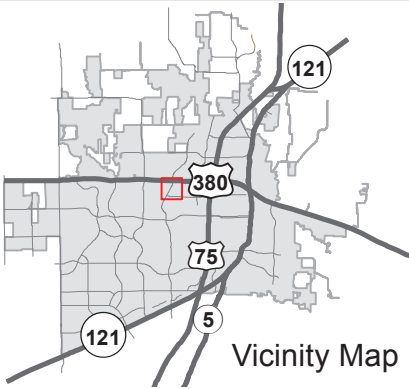
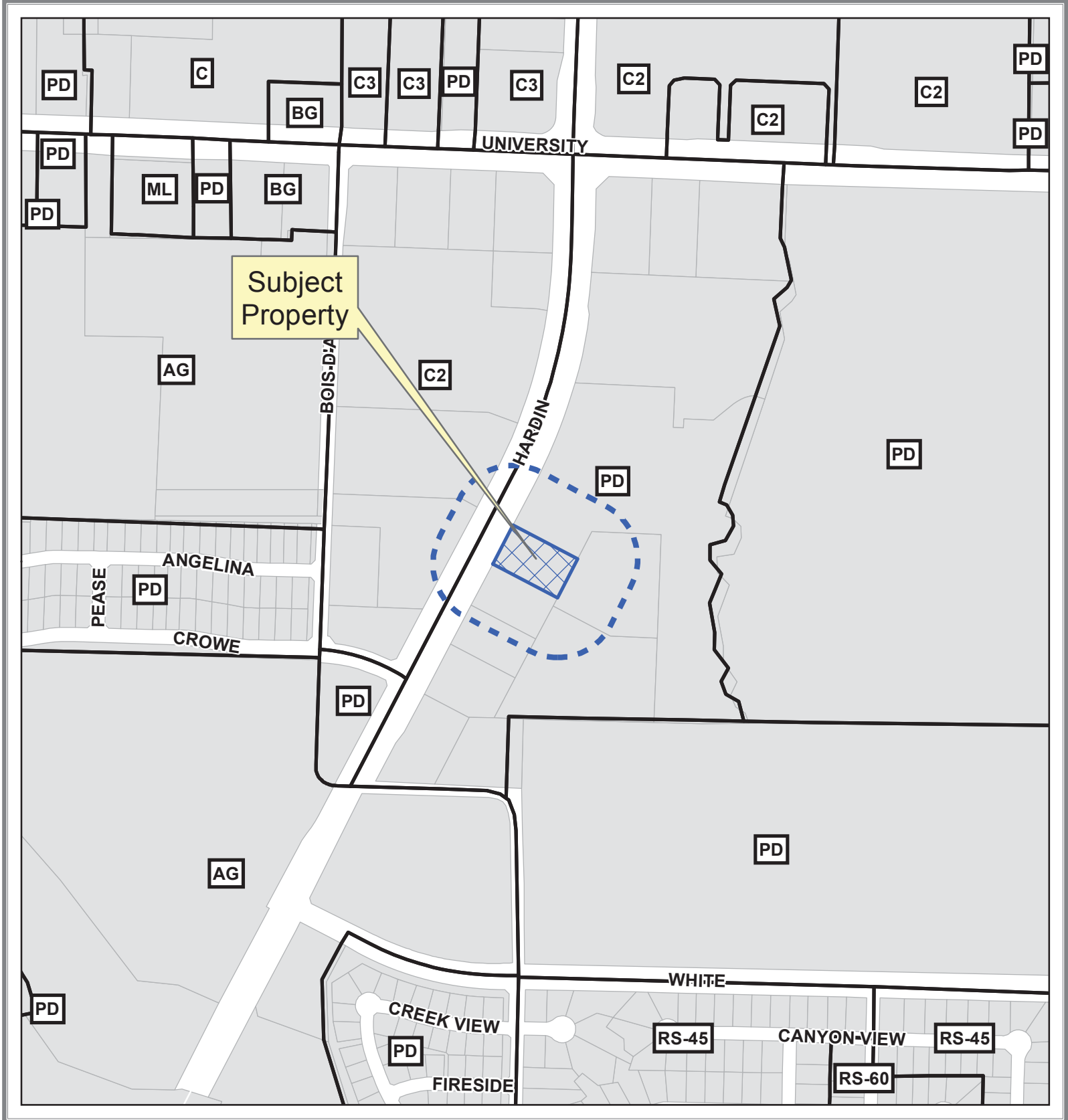


EXHIBIT A



Property Owner Notification Map

19-0007SUP



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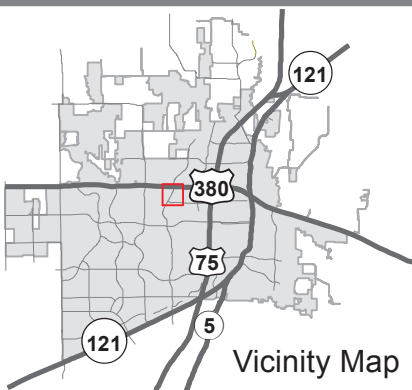


EXHIBIT B



Property Owner Notification Map

19-0007SUP



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EXHIBIT C

Metes and Bounds

BEING a tract of land situated in the William Hunt Survey, Abstract 450, City of McKinney, Collin County, Texas, and being Lot 6, Block A, of 380 Town Centre Addition, an addition to the City of McKinney, Collin County, Texas recorded in Instrument Number 20190507010002100, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for corner, said corner being in the south right-of-way line of U.S. Highway 380 (a variable width right-of-way), said corner also being in the east right-of-way line of N. Hardin Boulevard (a 120 foot right-of-way), said corner also being the most northerly northwest corner of Lot 3, Block A of said 380 Town Centre Addition;

THENCE South 15 degrees 10 minutes 34 seconds West, a distance of 1,358.52 feet to an "X" cut in concrete found for corner, said corner being in the southeast right-of-way line of said N. Hardin Boulevard, said corner also being the northwest corner of Lot 5, Block A of said 380 Town Centre Addition, said corner being the POINT OF BEGINNING;

THENCE South 62 degrees 24 minutes 21 seconds East, along the southwest line of said Lot 5, Block A, a distance of 272.98 feet to an "X" cut in concrete found for corner, said corner being in the northwest line of Lot 13, Block A of said 380 Town Centre Addition;

THENCE South 27 degrees 35 minutes 39 seconds West, along the northwest line of said Lot 13, Block A, a distance of 165.00 feet to an "X" cut in concrete found for corner, said corner being the southeast corner of Lot 7, Block A, of said 380 Town Centre Addition;

THENCE North 62 degrees 24 minutes 21 seconds West, along the northeast line of said Lot 7, Block A, a distance of 272.98 feet to a 5/8 inch iron rod found with red cap stamped "KHA" for corner, said corner being in the southeast right-of-way line of said N. Hardin Boulevard;

THENCE North 27 degrees 35 minutes 39 seconds East, along the southeast right-of-way line of said N. Hardin Boulevard, a distance of 165.00 feet back to the POINT OF BEGINNING and containing 45,041 square feet or 1.034 acres of land.

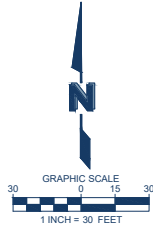
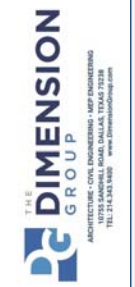
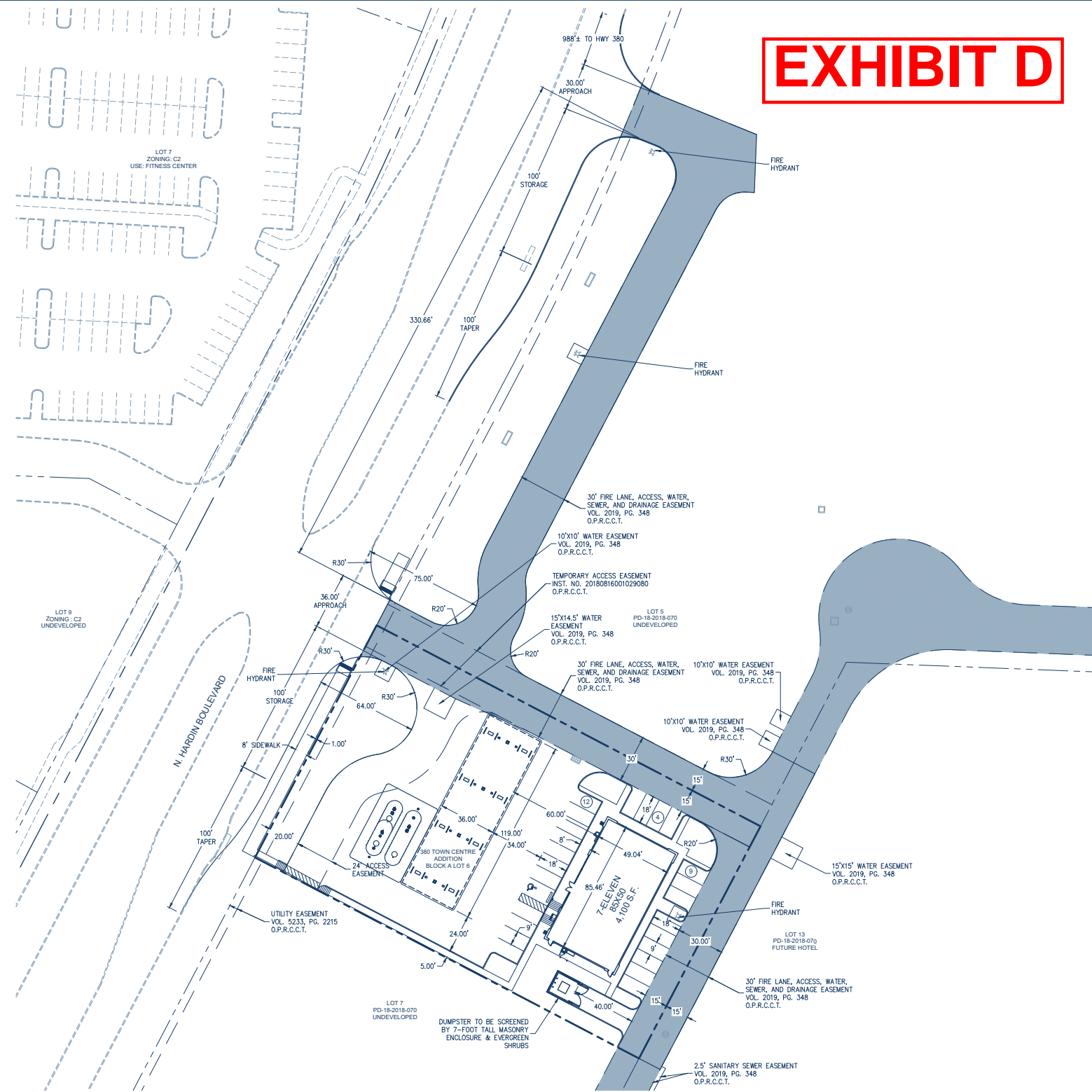


EXHIBIT D

SITE DATA	
ZONING	PD 2018-09-070 (BASE ZONING C3)
LAND AREA	45,041 S.F. (1.034 AC.)
IMPERVIOUS AREA	37,768 S.F. (84%)
BUILDING SIZE	4,100 S.F.
BUILDING HEIGHT	18'-8"
NO. OF FUEL PUMPS	16
PARKING REQUIRED	17 SPACES (1:250 S.F. RETAIL) 4 SPACES (16 PUMP STATIONS) 21 SPACES
PARKING PROVIDED	25 SPACES



VICINITY MAP
N.T.S.



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#	DATE	REVISION DESCRIPTION	BY

ZONING EXHIBIT	U.S. HIGHWAY 380 & HARDIN BLVD MCKINNEY, TEXAS
SHEET	ZE-1

Drawing name: L:\PROJECT DEVELOPMENT\2018\19-421 - McKinney, TX (Hwy 380 & Hardin Blvd)\01 Preliminary\Site Sketches\US 380 & Hardin-Zoning Exhibit.dwg Sep 23, 2019 - 8:37am

Project no: 19-421
Date: 9/23/2019 - 8:37 am
Drawn by: [blank]
Designed by: [blank]
Approved by: [blank]