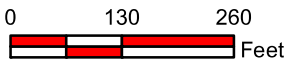
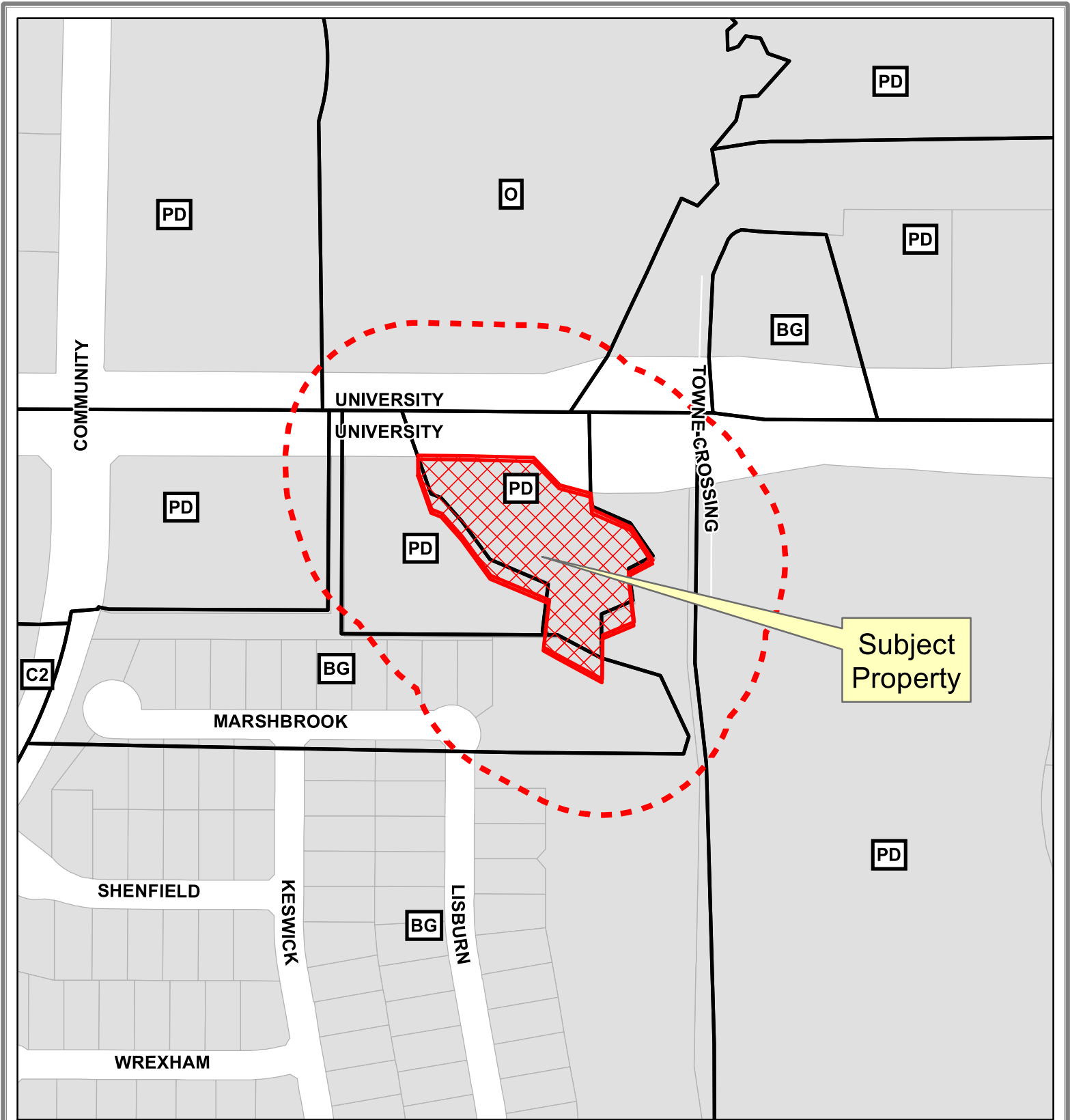


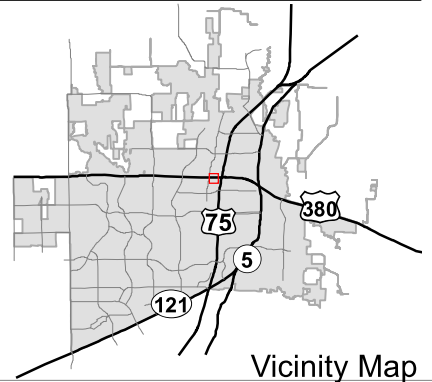
# EXHIBIT A



## Notification Map

Case: 16-192SUP

--- 200' Buffer



Vicinity Map

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**

Received 8.2.2016

DESCRIPTION OF PROPERTY

DESCRIPTION of a 1.499 acre tract of land situated in the Jacob Dunbaugh Survey, Abst. No. 257 and Samuel McFall Survey, Abst. No. 641, Collin County, Texas; said tract being part of City of McKinney Lot 1E of the Jawdabs Subdivision, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet F, Slide 164, M.R.C.C.T.

BEGINNING at a "+" cut found on top of the concrete Headwall at the North West corner of the Property.

THENCE, South 19 degrees, 28 minutes, 25 seconds East, a distance of 67.00 feet to a ½ inch iron rod with plastic cap found.

THENCE, South 68 degrees, 38 minutes, 56 seconds East, a distance of 18 feet to a ½ inch iron rod with plastic cap found for corner.

THENCE, South 41 degrees, 46 minutes, 01 seconds East, a distance of 53 feet to a ½ inch iron rod with plastic cap found for corner;

THENCE, South 36 degrees, 14 minutes, 33 seconds East, a distance of 82 feet to a ½ inch iron rod with plastic cap found for corner;

THENCE, South 67 degrees, 01 minutes, 27 seconds East, a distance of 108 feet to a ½ inch iron rod with plastic cap found for corner ;

THENCE, South 06 degrees, 37 minutes, 09 seconds West, a distance of 81 feet to a ½ inch iron rod with plastic cap found for corner;

THENCE, South 61 degrees, 34 minutes, 33 seconds East, a distance of 29 feet to a ½ inch iron rod with plastic cap found for corner;

THENCE, South 61 degrees, 34 minutes, 33 seconds East, a distance of 85 feet to a ½ inch iron rod with plastic cap found for corner;

THENCE, North 00 degrees, 19 minutes, 45 seconds East, a distance of 75 feet to a ½ inch iron rod with plastic cap found for corner;

THENCE, North 67 degrees, 44 minutes, 19 seconds East, a distance of 58 feet to a ½ inch iron rod with plastic cap found for corner;

THENCE, North 06 degrees, 39 minutes, 45 seconds West, a distance of 85 feet to a ½ inch iron rod with plastic cap found for corner;

THENCE, North 63 degrees, 34 minutes, 06 seconds East, a distance of 47 feet to a ½ inch iron rod with plastic cap found;

THENCE, North 33 degrees, 42 minutes, 02 seconds West, a distance of 68 feet to a ½ inch iron rod with plastic cap found for corner;

THENCE, North 65 degrees, 57 minutes, 55 seconds West, a distance of 72 feet to a ½ inch iron rod with plastic cap found for corner;

THENCE, North 05 degrees, 53 minutes, 13 seconds West, a distance of 28 feet to a ½ inch iron rod with plastic cap found for corner;

THENCE, North 74 degrees, 52 minutes, 42 seconds West, a distance of 55 feet to a ½ inch iron rod with plastic cap found for corner;

THENCE, North 43 degrees, 52 minutes, 23 seconds West, a distance of 64 feet to a ½ inch iron rod with plastic cap found for corner;

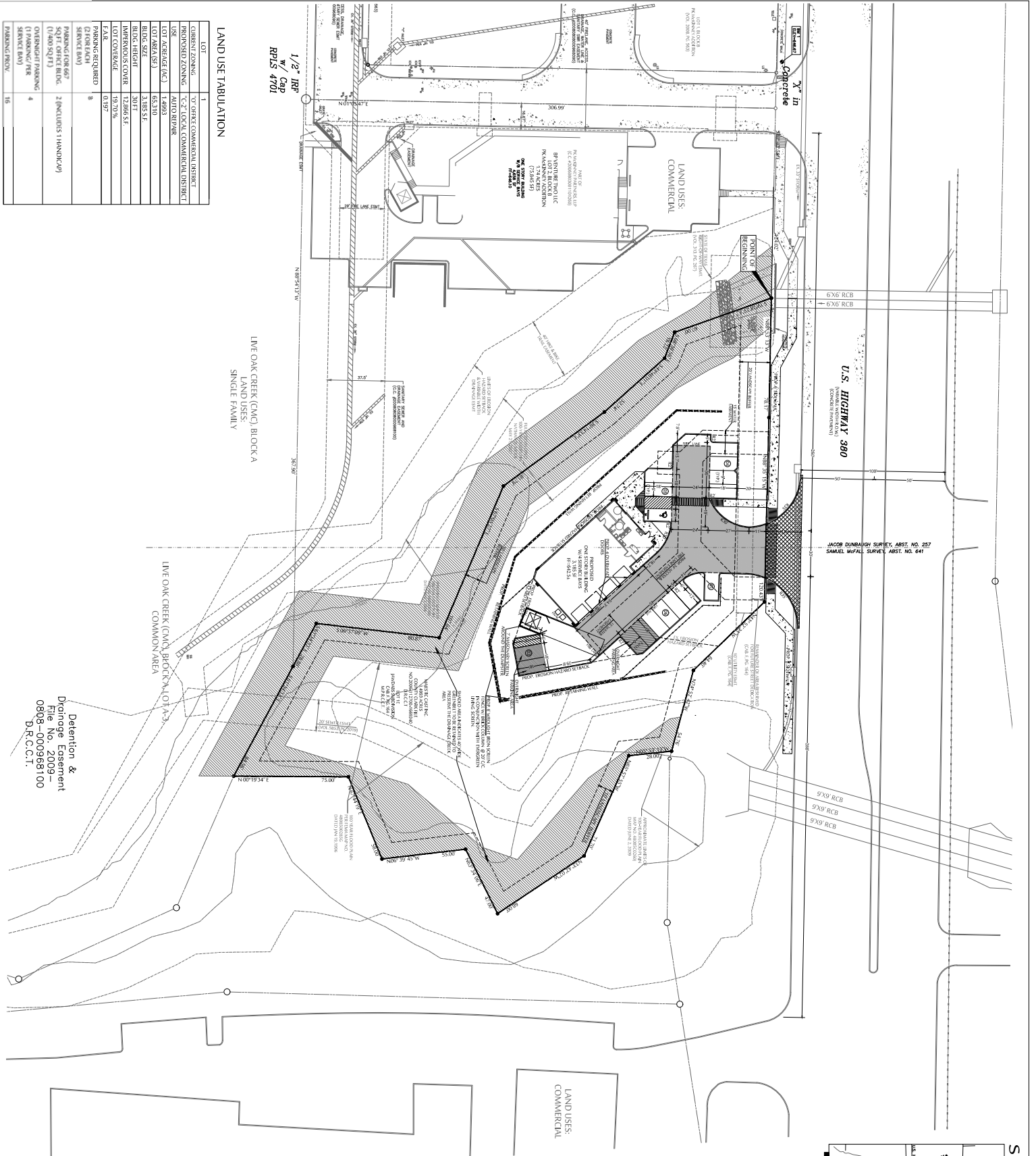
Received 8.2.2016

THENCE, North 88 degrees, 35 minutes, 15 seconds East, a distance of 120 feet to a ½ inch iron rod with plastic cap found for corner;

THENCE, North 89 degrees, 05 minutes, 60 seconds West, a distance of 76.20 feet to THE POINT OF BEGINNING.

CONTAINING: 65,310 square feet or 1.4993 acres of land, more or less.

# EXHIBIT C



LOT 1	1	C-2
CURRENT ZONING	1	C-2
PROPOSED ZONING	1	C-2
USE	1	COMMERCIAL DISTRICT
LOT AREA (AC)	1	1.4993
LOT AREA (SQ)	1	65,270
BLOCK SIZE	1	3,185 SF
IMPERVIOUS COVER	1	12,965 SF
LOT COVER	1	19.70%
E.A.R.	1	0.197
PARKING REQUIRED (2 FOR EACH SERVICE BAY)	1	8
PARKING FOR 60' (2 BAYS PER BAY)	1	2 (INCLUDES HANDICAP)
CONCRETE PAVING (1 PARKING PER SERVICE BAY)	1	4
PARKING REVD.	1	16

ABBREVIATION	DEFINITION
IRP	IRON ROD FOUND
NS	NON-SATURATED W/ CAP
QR	IRON ROD FOUND W/ CAP
CFC	CENTRAL FIRE CONTROL
NS	NON-SATURATED W/ CAP
IR	IRON ROD FOUND
NS	NON-SATURATED W/ CAP
GW	GROUND WATER
HK	HANDICAPED
HW	HANDICAPED WATER
WC	WOOD PILE
SP	SPECIAL
NS	NON-SATURATED W/ CAP
SW	SUBMITTER
TRD	TRAP DRAINAGE
W	WELL
W	WELL

ABBREVIATION	DEFINITION
SN	TREATMENT SIGN
UC	UNDERGROUND UTILITY MARKER
EM	ELECTRIC MARKER
CC	CONTROL ELEMENT MARKER
IN	INLET
HC	HANDICAPED
HW	HANDICAPED WATER
BB	BILL BOARD
M	MATERIAL
U	UTILITY
IS	IRON SIGN
W	WOOD PILE
W	WOOD PILE
W	WOOD PILE
H	HANDICAPED
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Shaq  
S.L.A.B.E.D.  
REGISTERED PROFESSIONAL ENGINEER  
97531

02/07/17

DATE: 02/07/17

SCALE: 1" = 30'

DRAWING: S.L.A.B.E.D.

TITLE: S.L.A.B.E.D.

PROJECT #: 016030

SHEET NO: 01

**BENCHMARKS**

City of McKinney Monument 17 N/A 0188 E/W=407.85

TXM 4-1 Square set in storm water on the South side of U.S. Highway 390 at approximately 3275' West of Community Drive E/W=463.91

TXM 4-2 Square set in storm water West of Community Drive, South of a concrete approach, approx. 3172' South of U.S. Highway 390. E/W=457.01

**NOTES:**

The underground utilities shown have been located from field survey information and existing drawings. The Surveyor/Engineer makes no guarantee that the underground utilities shown are in the exact location indicated, although the Surveyor/Engineer does certify that they are located as accurately as possible from information available. The Surveyor has not physically located the underground utilities. GC to confirm the location of all underground utilities and notify the Engineer if found different than the construction plans prior to any construction.

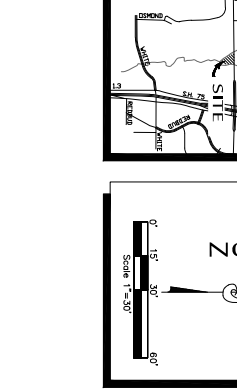
1. THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS GATE AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 38 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

**NOTES:**

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NORTH

SCALE: 1" = 30'

**SPECIFIC USE PERMIT**

**AUTO REPAIR SHOP**

LOT-1E, JAWDABS SUBDIVISION, CAB.F, SLIDE 164, M.R.C.C.T.

CITY OF MCKINNEY, DALLAS COUNTY, TEXAS.

No.	DATE	REVISION
7	02/07/17	CITY SUBMITTAL
6	01/24/17	CITY SUBMITTAL
5	10/27/16	CITY SUBMITTAL
4	10/12/16	CITY SUBMITTAL
3	9/21/16	CITY SUBMITTAL
2	7/26/16	CITY SUBMITTAL
1	5/31/16	CITY SUBMITTAL

DESIGN DEVELOPMENT CONSULTANTS, INC.

CIVIL, MUNICIPAL & LAND DEVELOPMENT CONSULTANT

PERM REGISTRATION # 10970  
 1001 W. ELLISS BLVD., HWY-10, SUITE # 211, ELLESS, TX, 76039  
 SITE OFFICE: 503 WADE COURT, ELLESS, TX, 76039  
 Tel: 214-868-9320 Fax: 214-868-531-8285