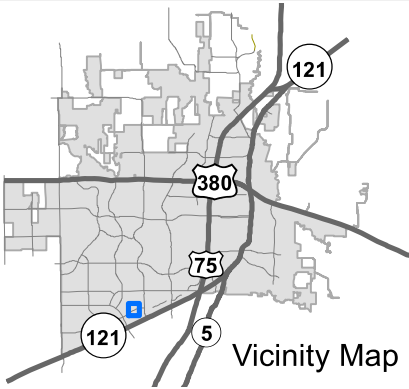
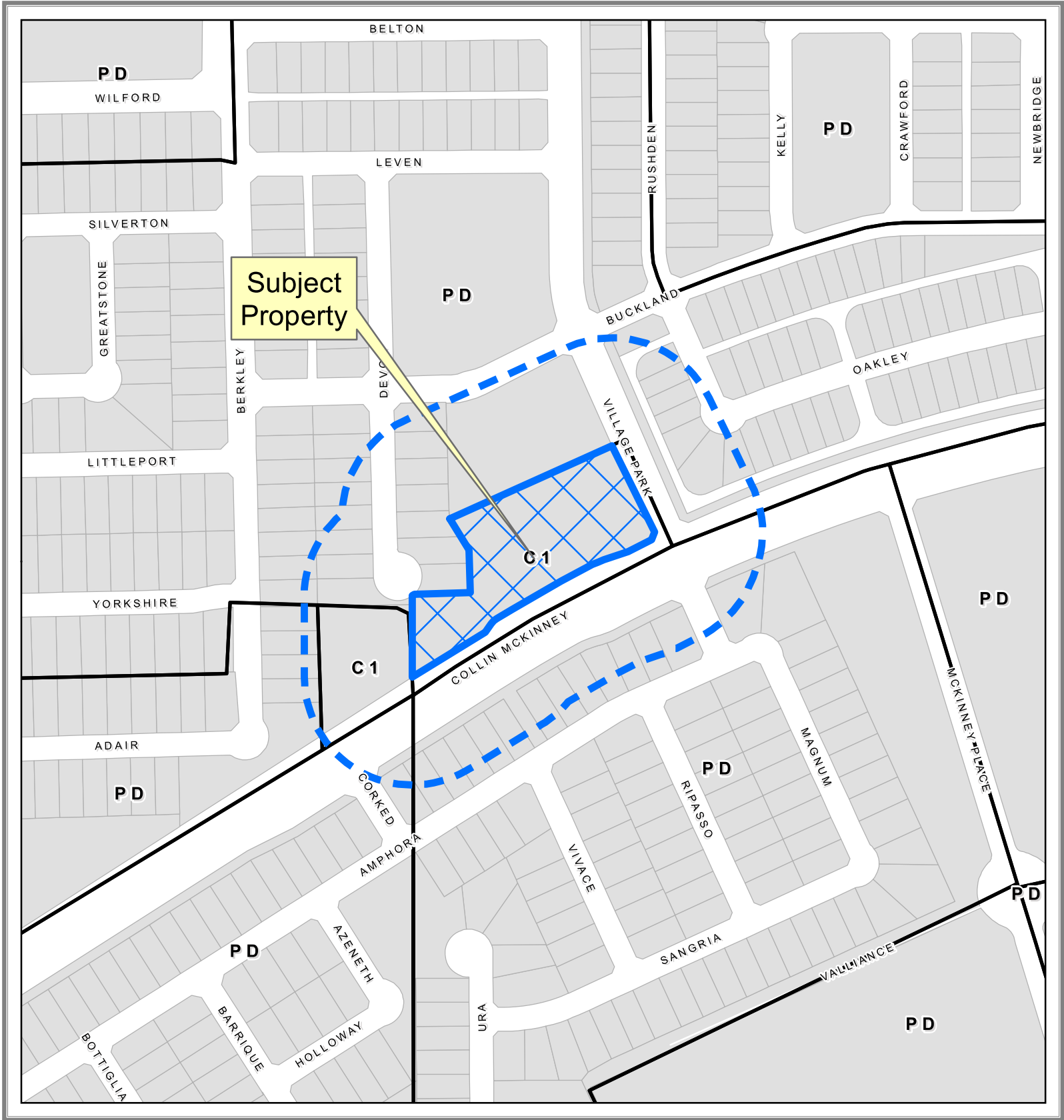
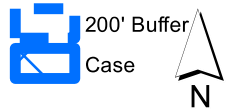
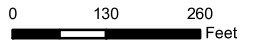


EXHIBIT A



Property Owner Notification Map

SUP2021-0003



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

SURVEY DESCRIPTION:

BEING all of that tract of land located in the Oliver Hedgecoxe Survey, Abstract Number 392 in the City of McKinney, Collin County, Texas and being a portion of a tract of land to Forestar (USA) Real Estate Group, Inc. per Affidavit of Merger as recorded in Instrument Number 20140305000201870 of the Official Public Records of Collin County, Texas, also described in Volume 5170, Page 4448 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod with cap stamped "JBI." Found for the southwest corner of said Forestar 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 Forestar 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 to a 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 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 "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;

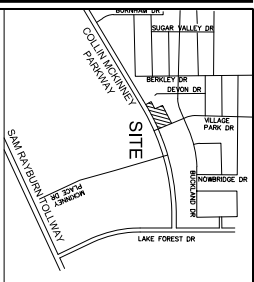
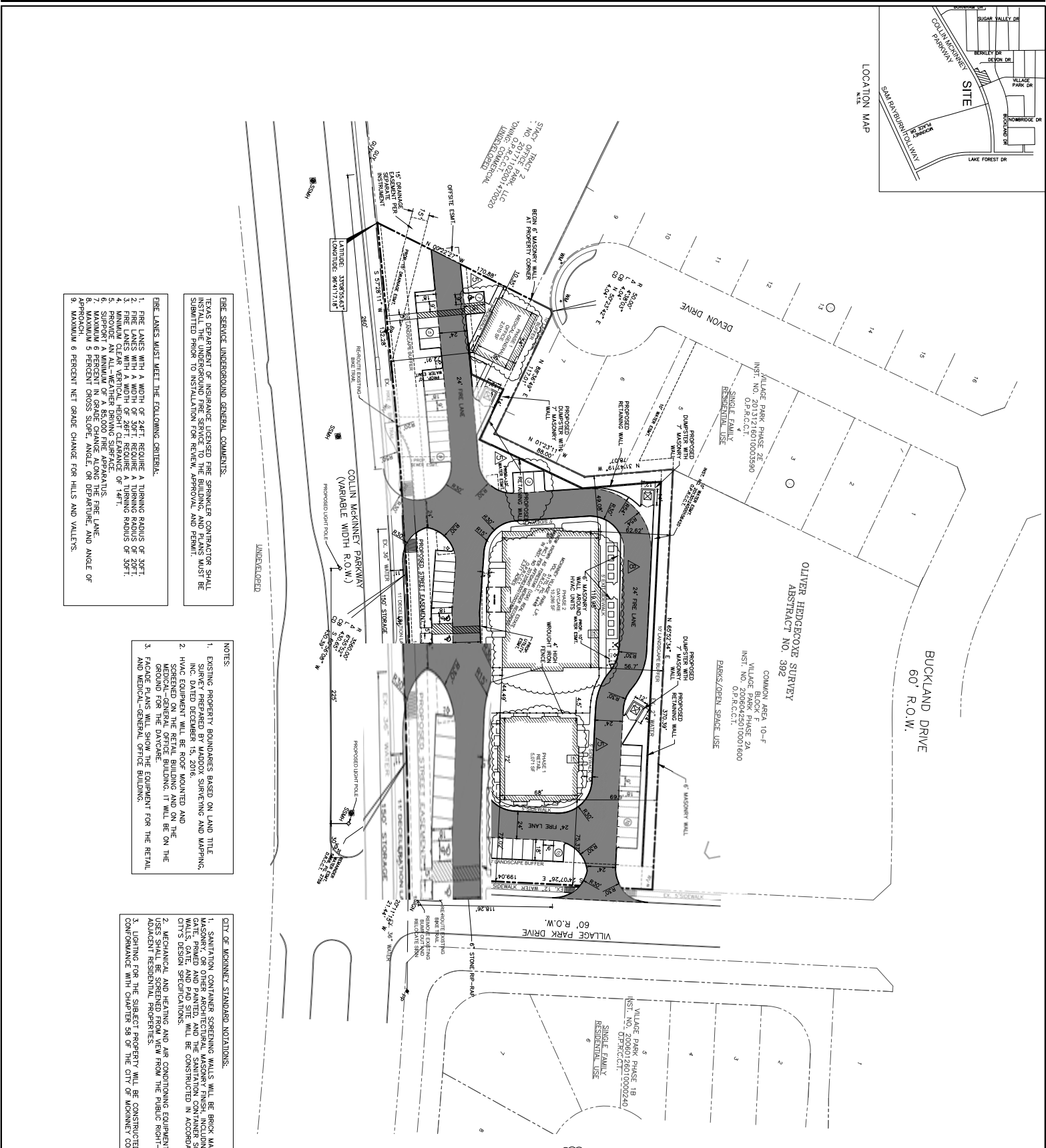
THENCE South 24 degrees 07 minutes 26 seconds East, along the southwest line of said Village Park Drive, a distance of 199.04 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the north end of a corner clip same;

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



FIRE SERVICE UNDERGROUND GENERAL COMMENTS:

TEXAS DEPARTMENT OF INSURANCE LICENSED FIRE SPRINKLER CONTRACTOR SHALL INSTALL THE UNDERGROUND FIRE SERVICE TO THE BUILDING, AND PLANS MUST BE SUBMITTED FROM TO INSTALLATION FOR REVIEW, APPROVAL, AND PERMIT.

FIRE LANES MUST MEET THE FOLLOWING CRITERIA:

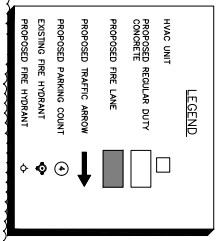
1. FIRE LANES WITH A WIDTH OF 24 FT. REQUIRE A TURNING RADIUS OF 30 FT.
2. FIRE LANES WITH A WIDTH OF 20 FT. REQUIRE A TURNING RADIUS OF 20 FT.
3. FIRE LANES WITH A WIDTH OF 16 FT. REQUIRE A TURNING RADIUS OF 16 FT.
4. PROVIDE AN ALL-WEATHER DRIVING SURFACE.
5. SUPPORT A MINIMUM OF A 6500 LB FIRE APPARATUS.
6. PROVIDE A MINIMUM OF 10% CROSS SLOPE.
7. MAINTAIN 5 PERCENT CROSS SLOPE ANGLE OR DEPARTURE AND ANGLE OF APPROACH.
8. MAINTAIN 6 PERCENT NET GRADE CHANGE FOR HILLS AND VALLEYS.

NOTES:

1. EXISTING PROPERTY BOUNDARIES BASED ON LAND TITLE SURVEY PREPARED BY MARCO SUPERVISING AND MAPPING, INC. IN 2007.
2. HVAC EQUIPMENT WILL BE ROOF MOUNTED AND SCREENED ON THE RETAIL BUILDING AND ON THE MEDICAL-GENERAL OFFICE BUILDING. IT WILL BE ON THE GROUND FOR THE DAYCARE.
3. FACED PLANS WILL SHOW THE EQUIPMENT FOR THE RETAIL AND MEDICAL-GENERAL OFFICE BUILDINGS.

CITY OF MCKINNEY STANDARD NOTATIONS:

1. SANITATION CONTAINER SCREENING WALLS WILL BE BRICK, MASONRY, STONE, 1 1/2" MINIMUM THICKNESS, 6" MINIMUM HEIGHT, AND SHALL BE PAINTED OR SCREENED. GATE, FRAMED AND PAID SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NONRESIDENTIAL BUILDINGS SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
3. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN ACCORDANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.



SITE DATA TABLE

County	COLLIN
Project Name	VILLAGE PARK RETAIL
Zoning	C1 - NEIGHBORHOOD COMMERCIAL DISTRICT
Proposed Use	DAY CARE/RETAIL/MEDICAL-GENERAL OFFICE
Site Area:	2,371 Acres 103,286 S.F.
Building Area	DAYCARE: 10,286 SF MEDICAL-GENERAL OFFICE (50%-90%): 2,010 SF RETAIL: 5,071 SF
Building Height:	DAYCARE: 2 nd - 1 STORY MEDICAL-GENERAL OFFICE: 2 nd - 2 nd - 1 STORY RETAIL: 2 nd - 1 STORY
Lot Coverage:	17,467 S.F. / 103,286 S.F. = 16.9%
Floor Area Ratio:	RETAIL: 1,750 SF / 103,286 S.F. = 0.168:1
Parking Required:	1,750 SF = 5,071 SF / 250 = 21 SPACES
DAY CARE (200 CHILDREN)	1/8 CHILDREN = 200 CHILDREN / 8 = 25 SPACES
OFFICE 1/250 SF = 2,010 SF / 200 = 7 SPACES	TOTAL REQ = 53 SPACES
Parking Provided:	Regular = 53 SPACES Handicap = 5 SPACES Total = 60 SPACES
Impermeable Area:	67,205 SF 65.0%
Pervious Area:	35,791 SF 35.0%



FIRM REGISTRATION F-10158

07/01/19 BUILDING LAYOUT REVISION

CITY OF MCKINNEY, TX

VILLAGE PARK SQUARE

MCKINNEY, TEXAS

LOT 1, BLOCK A

VILLAGE PARK SQUARE ADDITION

APPLICANT:

MAZIDI GROUP

CIVIL ENGINEERING AND ENVIRONMENTAL PROFESSIONALS
11100 FERNALD AVE., DALLAS, TX 75218 214-663-1088
CONTACT: COSITA MAZIDI

OWNER:

PERFECT GENERAL CONTRACTORS

13569 GRAYHAWK BLVD, FRISCO, TX 75033
PHONE: 469-252-4122
CONTACT: SRI CHALUVAIDI

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