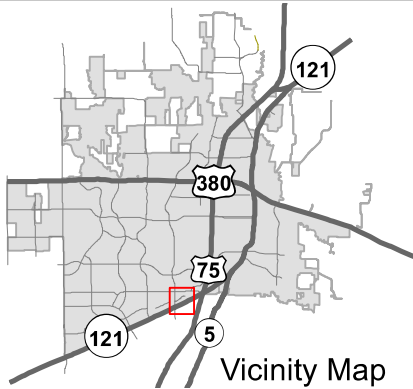
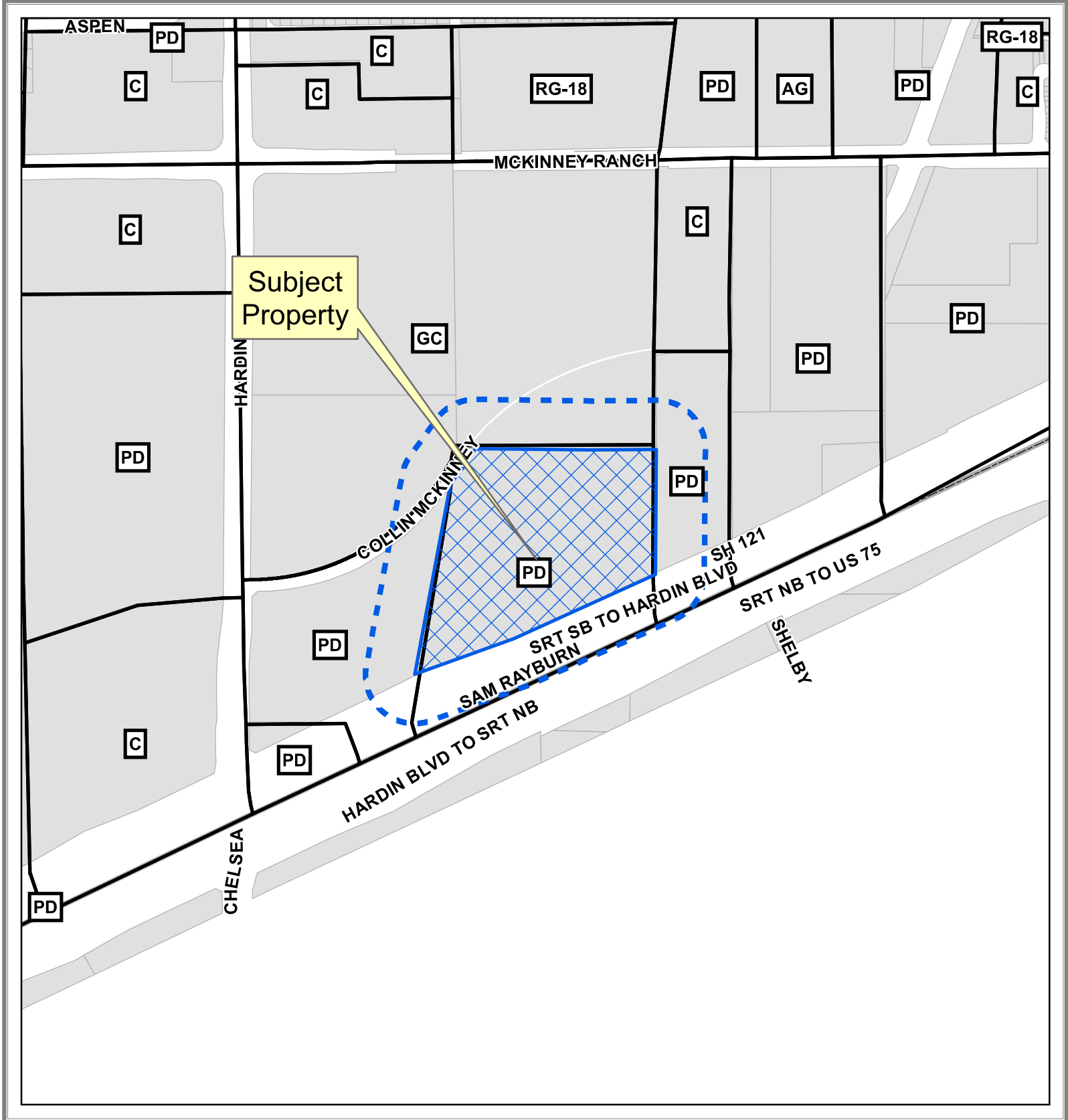
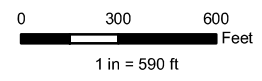


EXHIBIT A



Property Owner Notification Map

SUP2020-0003



200' Buffer

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

BEING a tract of land situated in the Jonathan Phillips Survey, Abstract No. 719, City of McKinney, Collin County, Texas, and being all of a called 18.4457 acres tract conveyed to JEB 121, LLC, as recorded in County Clerks No. 20110829000910640, Land Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "4613" found for corner at the southwest corner of said 18.4457 acre tract, said iron rod being in the north Right Of Way line of State Highway No. 121/Sam Rayburn Tollway (a variable with ROW);

THENCE N 10°36'35" E a distance of 888.20' to a 1/2" iron rod found for corner at the southwest corner of a tract conveyed to the City of McKinney as recorded in County Clerks No. 20171215001656750, L.R.C.C.T., said iron rod being in a curve to the left;

THENCE along said curve to the left following the south line of the City of McKinney tract through a central angle of 01°52'45", a radius of 1085.00', an arc length of 35.58', with a chord bearing of N 34°22'33" E, and a chord length of 35.58' to a 1/2" iron rod with a yellow plastic cap stamped "4613" found for corner;

THENCE N 33°26'11" E following the south line of the City of McKinney tract a distance of 61.24' to a 1/2" iron rod with a yellow plastic cap stamped "4613" found for corner at the beginning of a curve to the right;

THENCE along said curve to the right following the south line of the City of McKinney tract through a central angle of 05°58'03", a radius of 1015.00', an arc length of 105.72', with a chord bearing of N 36°25'13" E, and a chord length of 105.67' to a 1/2" iron rod with a yellow plastic cap stamped "4613" found for corner;

THENCE S 89°14'42" E following the south line of said McKinney ISD tract a distance of 301.93' to a 1/2" iron rod with a yellow plastic cap stamped "4613" set for corner;

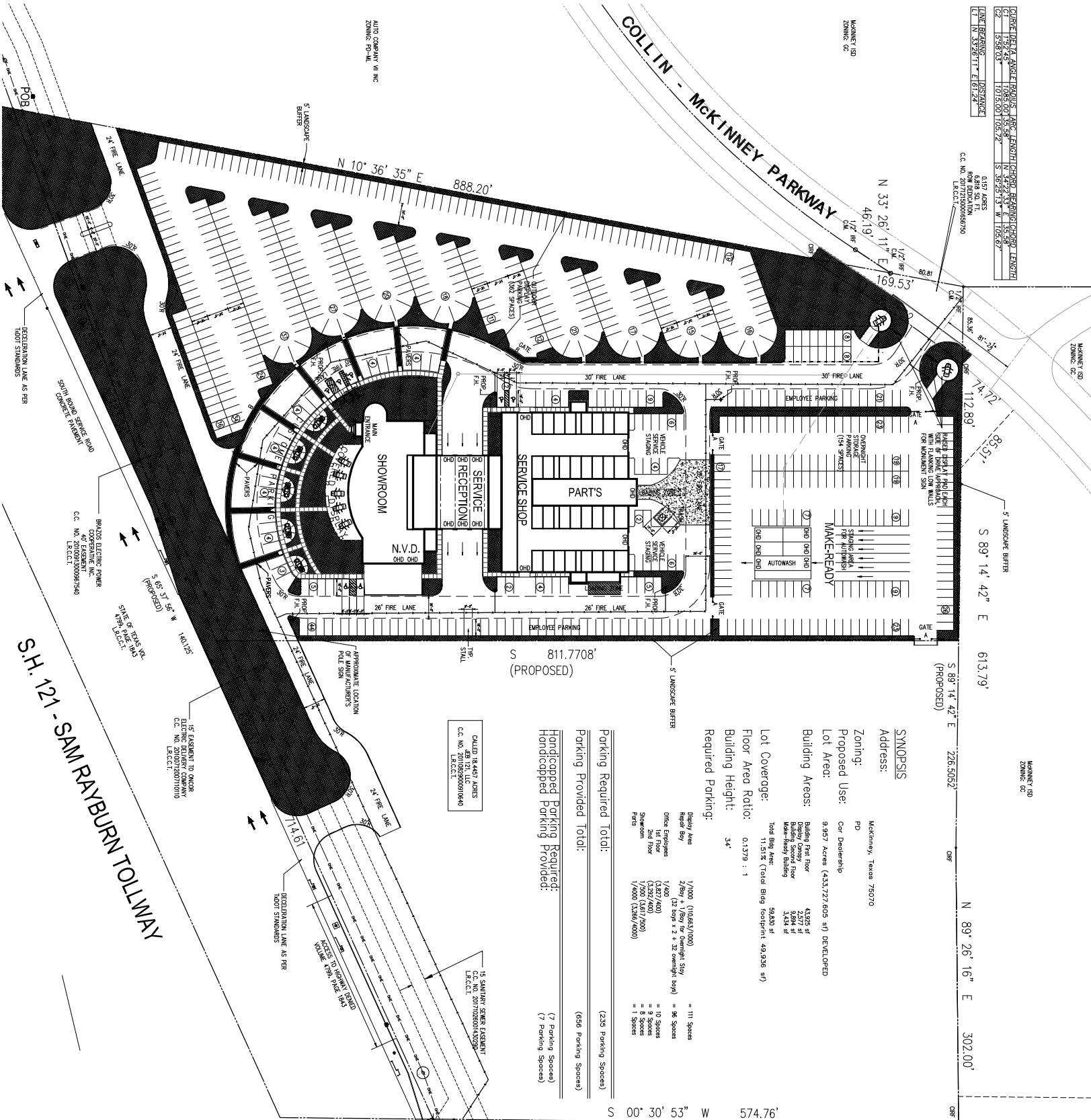
THENCE DUE SOUTH a distance of 811.78' to a 1/2" iron rod with a yellow plastic cap stamped "4613" set for corner in the north ROW line of State Highway No. 121/Sam Rayburn Tollway;

THENCE S 65°37'56" W following the north ROW line of State Highway No. 121/Sam Rayburn Tollway a distance of 140.13' to a 1/2" iron rod with a yellow plastic cap stamped "4613" found for corner;

THENCE S 70°02'52" W following the north ROW line of State Highway No. 121/Sam Rayburn Tollway a distance of 483.38' to the POINT OF BEGINNING and containing 433,821 Square Feet or 9.959 Acres of land.

EXHIBIT C

LINE BEARING	DISTANCE
1-159.25°	1085.00' (55.58')
2-159.25°	1015.00' (55.72')
3-159.25°	1015.00' (55.72')
4-159.25°	1015.00' (55.72')
5-159.25°	1015.00' (55.72')
6-159.25°	1015.00' (55.72')
7-159.25°	1015.00' (55.72')
8-159.25°	1015.00' (55.72')
9-159.25°	1015.00' (55.72')
10-159.25°	1015.00' (55.72')
11-159.25°	1015.00' (55.72')
12-159.25°	1015.00' (55.72')
13-159.25°	1015.00' (55.72')
14-159.25°	1015.00' (55.72')
15-159.25°	1015.00' (55.72')
16-159.25°	1015.00' (55.72')
17-159.25°	1015.00' (55.72')
18-159.25°	1015.00' (55.72')
19-159.25°	1015.00' (55.72')
20-159.25°	1015.00' (55.72')
21-159.25°	1015.00' (55.72')
22-159.25°	1015.00' (55.72')
23-159.25°	1015.00' (55.72')
24-159.25°	1015.00' (55.72')
25-159.25°	1015.00' (55.72')
26-159.25°	1015.00' (55.72')
27-159.25°	1015.00' (55.72')
28-159.25°	1015.00' (55.72')
29-159.25°	1015.00' (55.72')
30-159.25°	1015.00' (55.72')
31-159.25°	1015.00' (55.72')
32-159.25°	1015.00' (55.72')
33-159.25°	1015.00' (55.72')
34-159.25°	1015.00' (55.72')
35-159.25°	1015.00' (55.72')
36-159.25°	1015.00' (55.72')
37-159.25°	1015.00' (55.72')
38-159.25°	1015.00' (55.72')
39-159.25°	1015.00' (55.72')
40-159.25°	1015.00' (55.72')
41-159.25°	1015.00' (55.72')
42-159.25°	1015.00' (55.72')
43-159.25°	1015.00' (55.72')
44-159.25°	1015.00' (55.72')
45-159.25°	1015.00' (55.72')
46-159.25°	1015.00' (55.72')
47-159.25°	1015.00' (55.72')
48-159.25°	1015.00' (55.72')
49-159.25°	1015.00' (55.72')
50-159.25°	1015.00' (55.72')
51-159.25°	1015.00' (55.72')
52-159.25°	1015.00' (55.72')
53-159.25°	1015.00' (55.72')
54-159.25°	1015.00' (55.72')
55-159.25°	1015.00' (55.72')
56-159.25°	1015.00' (55.72')
57-159.25°	1015.00' (55.72')
58-159.25°	1015.00' (55.72')
59-159.25°	1015.00' (55.72')
60-159.25°	1015.00' (55.72')
61-159.25°	1015.00' (55.72')
62-159.25°	1015.00' (55.72')
63-159.25°	1015.00' (55.72')
64-159.25°	1015.00' (55.72')
65-159.25°	1015.00' (55.72')
66-159.25°	1015.00' (55.72')
67-159.25°	1015.00' (55.72')
68-159.25°	1015.00' (55.72')
69-159.25°	1015.00' (55.72')
70-159.25°	1015.00' (55.72')
71-159.25°	1015.00' (55.72')
72-159.25°	1015.00' (55.72')
73-159.25°	1015.00' (55.72')
74-159.25°	1015.00' (55.72')
75-159.25°	1015.00' (55.72')
76-159.25°	1015.00' (55.72')
77-159.25°	1015.00' (55.72')
78-159.25°	1015.00' (55.72')
79-159.25°	1015.00' (55.72')
80-159.25°	1015.00' (55.72')
81-159.25°	1015.00' (55.72')
82-159.25°	1015.00' (55.72')
83-159.25°	1015.00' (55.72')
84-159.25°	1015.00' (55.72')
85-159.25°	1015.00' (55.72')
86-159.25°	1015.00' (55.72')
87-159.25°	1015.00' (55.72')
88-159.25°	1015.00' (55.72')
89-159.25°	1015.00' (55.72')
90-159.25°	1015.00' (55.72')
91-159.25°	1015.00' (55.72')
92-159.25°	1015.00' (55.72')
93-159.25°	1015.00' (55.72')
94-159.25°	1015.00' (55.72')
95-159.25°	1015.00' (55.72')
96-159.25°	1015.00' (55.72')
97-159.25°	1015.00' (55.72')
98-159.25°	1015.00' (55.72')
99-159.25°	1015.00' (55.72')
100-159.25°	1015.00' (55.72')



SYNOPSIS

Address: McKinney, Texas 75070

Zoning: PD

Proposed Use: Car Dealership

Lot Area: 9.957 Acres (433,727.605 sq ft) DEVELOPED

Building Areas:

Building Part Floor	4,395 sq ft
Building Second Floor	9,884 sq ft
Make-Ready Building	3,454 sq ft
Total Bldg Area:	17,733 sq ft

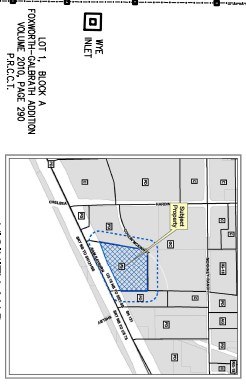
Lot Coverage: 11.51% (Total Bldg Footprint: 49,936 sq ft)

Floor Area Ratio: 0.1379 : 1

Building Height: 34'

Required Parking:

Repair Area	1/200 (11663/700)	= 111 Spaces
Repair Bay	2/Bay + 1/Bay (for Overnight Stay)	= 96 Spaces
Other Facilities	1/400 (32 bays x 2 + 32 overnight bays)	= 10 Spaces
1st Floor	1/200 (4307/700)	= 21 Spaces
2nd Floor	1/200 (4307/700)	= 21 Spaces
Showroom	1/400 (3240/700)	= 8 Spaces
Parking Provided Total:	(656 Parking Spaces)	
Handicapped Parking Required:	(7 Parking Spaces)	
Handicapped Parking Provided:	(7 Parking Spaces)	



LEGAL DESCRIPTION

Being a tract of land situated in the Southern Phillips Survey, District No. 719, City of McKinney, Collin County, Texas, and being all of a certain 18,447 acres tract conveyed to EB 121, LLC, as recorded in County Clerk No. 20100200910406, and being a portion of said tract, being more particularly described as follows: Beginning at the southeast corner of said 18,447 acre tract, said tract from road being in the north Right Of Way of State Highway No. 121/Sam Rayburn Tolley (a variable width road) N 10°35'11" E a distance of 888.20' to a 1/2" iron rod found for corner at the southwest corner of a tract conveyed to the City of McKinney as recorded in County Clerk No. 2017120105059750, L.L.C.C.T., said iron rod being in a curve to the north; thence along said curve to the left, following the south line of the City of McKinney tract through a central angle of 01°24'45", a radius of 1065.00', an arc length of 35.58', with a chord bearing of N 34°23'5" E, and a chord length of 35.98' to a 1/2" iron rod with a yellow plastic cap stamped "4613" found for corner; thence N 33°26'11" E following the south line of the City of McKinney tract a distance of 61.24' to a 1/2" iron rod with a yellow plastic cap stamped "4613" found for corner at the beginning of a curve to the right; thence along the south line of the City of McKinney tract through a central angle of 05°58'03", a radius of 1015.00', an arc length of 105.72', with a chord bearing of N 30°53'5" E, and a chord length of 105.67' to a 1/2" iron rod with a yellow plastic cap stamped "4613" found for corner; thence S 69°14'45" E following the south line of said McKinney tract a distance of 84.92' to a 1/2" iron rod with a yellow plastic cap stamped "4613" set for corner; thence S 70°25'32" W following the north ROW line of State Highway No. 121/Sam Rayburn Tolley a distance of 483.30' to the point of beginning and containing 43,503 square feet or 5.99 acres of land.

CITY OF MCKINNEY STANDARD NOTES.

Mechanical and Heating and air conditioning equipment in public right-of-way and from adjacent residential properties.

The Lighting for the subject property will be constructed in accordance with Chapter 56 of the City of McKinney Code of Ordinances.

The Sanitation Consider Screening Walls will be Brick Masonry, Stone Masonry, or Other Architectural Masonry Finish, including a Metal Gate, Privacy Wall and Fencing and Site will be Constructed in Accordance With The City of McKinney Design Specifications. The Sanitation Screening Walls will be a Minimum Of 7' in Height.

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

PROJECT: 2002
 DATE: 05-11-2020
 SCALE:
 RELEASE DATE: 04/08/2020

PRELIMINARY SITE PLAN

1" = 60'-0"

860 TOTAL PARKING SPACES

TRULIE NORTH