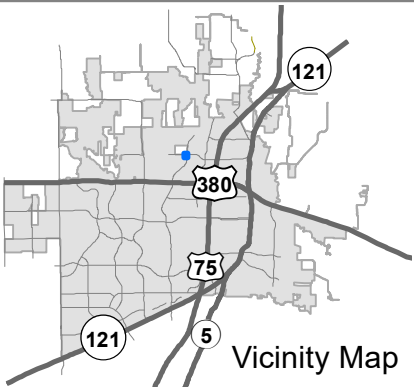
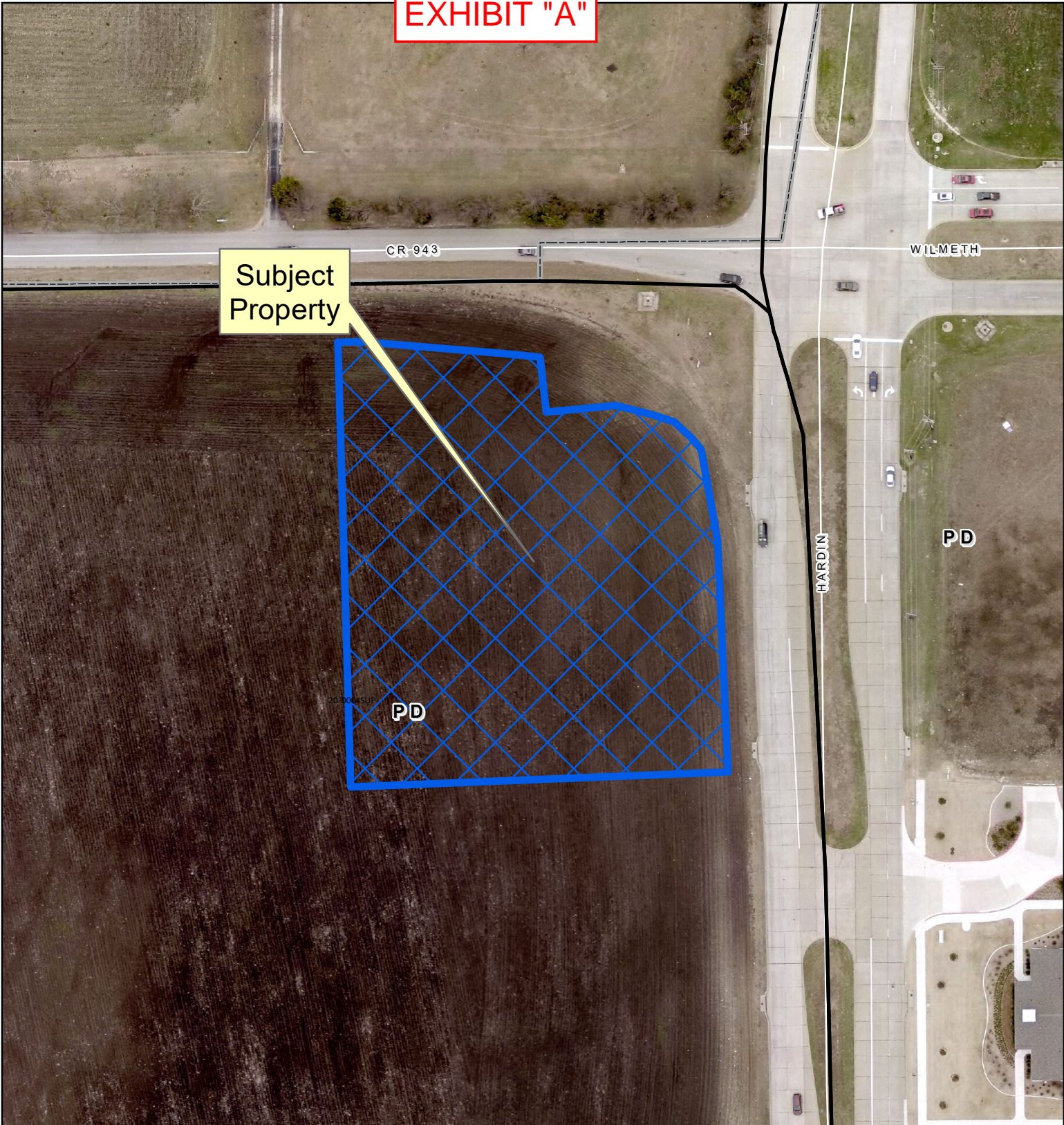


EXHIBIT "A"

Subject Property



Location Map

22-0006SUP

0 40 80 Feet



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"

SURVEYED DESCRIPTION:

Written to describe a portion or combine a portion of the parent tract.

FIELD NOTES to that certain tract situated in the John McGarrah Survey, Abstract No. 572, City of McKinney, Collin County, Texas, said tract being a portion of the tract described in the deed to Jen Texas 22 LLC, a Texas limited liability company recorded under Instrument Number 20200904001497270, Official Public Records, Collin County, Texas (O.P.R.C.C.T.); the subject tract, surveyed by JPH Land Surveying, Inc., is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, North Central Zone):

BEGINNING at the southeast corner of the tract described in the Donation Right of Way Deed to the City of McKinney, a municipal corporation, for the south right of way of Wilmeth Road recorded under Instrument Number 20210716001437380, O.P.R.C.C.T., on the west line of that certain tract described in the deed to the City of McKinney, a Texas municipal corporation for the south right of way of Wilmeth Road and for the west right of way of Hardin Boulevard, recorded in Volume 5568, Page 4578, Deed Records, Collin County, Texas (tract is hereinafter referred to as "City of McKinney-Hardin Boulevard tract"), from which a found 1/2 inch rebar bears SOUTH 00°08'27" EAST, a distance of 2.00 feet;

THENCE with the perimeter and to the corners of the said City of McKinney-Hardin Boulevard tract, the following calls:

1. SOUTH 00°08'27" EAST, a distance of 38.23 feet to a found 1/2 inch rebar;
2. NORTH 89°51'33" EAST, a distance of 52.47 feet to a 1/2 inch rebar found at the beginning of a curve concave southwest (curve to the right) having a radius of 67.00 feet;
3. In a southeasterly direction, along the arc of the said curve, an arc length of 48.86 feet, passing through a central angle of 41°46'50" (a chord bearing of SOUTH 69°15'02" EAST, a chord distance of 47.78 feet) to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the north corner of the tract described in the Donation Right of Way Deed to the City of McKinney, a municipal corporation, recorded under Instrument Number 20210716001437390, O.P.R.C.C.T., being the beginning of a compound

EXHIBIT "B"

curve concave west (curve to the right) having a radius of 281.00 feet;

THENCE In a southerly direction, along the arc of the said compound curve and the curving west line of the said Donation Right of Way to the City of McKinney tract, an arc length of 38.85 feet, passing through a central angle of $07^{\circ}55'15''$, (a chord bearing of SOUTH $14^{\circ}09'05''$ EAST, a chord distance of 38.82 feet) to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the end of the compound curve;

THENCE NORTH $79^{\circ}48'33''$ EAST, with the south line of the Donation Right of Way to the City of McKinney tract, a distance of 5.82 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the west line of the City of McKinney-Hardin Boulevard tract, from which a found 1/2 inch capped rebar stamped "JBI" rebar bears NORTH $09^{\circ}32'09''$ WEST, a distance of 24.02 feet;

THENCE SOUTH $09^{\circ}32'09''$ EAST, with the said west line of the City of McKinney-Hardin Boulevard tract, a distance of 41.36 feet to a found 1/2 inch capped rebar stamped "JBI";

THENCE SOUTH $01^{\circ}12'00''$ EAST, continuing with the west line of the City of McKinney-Hardin Boulevard tract, a distance of 244.96 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying" from which a 1/2 inch capped rebar stamped "SPIARS ENG" found at the north corner of the tract identified as "Tract 6" on the unrecorded Final Plat for Taylor Burk and Hardin Boulevard Right-of-Way Dedication, prepared by Spiars Engineering, Inc., dated March, 2021 bears SOUTH $01^{\circ}12'00''$ EAST, a distance of 185.18 feet;

THENCE SOUTH $89^{\circ}50'47''$ WEST, through the interior of the aforementioned Jen Texas 22 LLC tract, a distance of 249.99 feet to the east line of the unrecorded Preliminary Plat of Painted Tree East, prepared by said Spiars Engineering, Inc., dated February, 2021;

THENCE NORTH $01^{\circ}12'00''$ WEST, continuing through the interior of the Jen Texas 22 LLC tract, and with the east line of the said the Preliminary Plat of Painted Tree East, a distance of 388.25 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the south right of way of Wilmeth Road;

THENCE with said south right of way of Wilmeth Road, the following calls:

1. NORTH $89^{\circ}38'34''$ EAST, a distance of 14.78 feet to a set 1/2 inch capped rebar

EXHIBIT "B"

stamped "JPH Land Surveying";

2. SOUTH $84^{\circ}04'48''$ EAST, a distance of 100.60 feet set 1/2 inch capped rebar stamped "JPH Land Surveying";

3. NORTH $89^{\circ}38'34''$ EAST, a distance of 18.83 feet returning to the POINT OF **BEGINNING** and enclosing 2.051 acres ($\pm 89,333$ square feet).

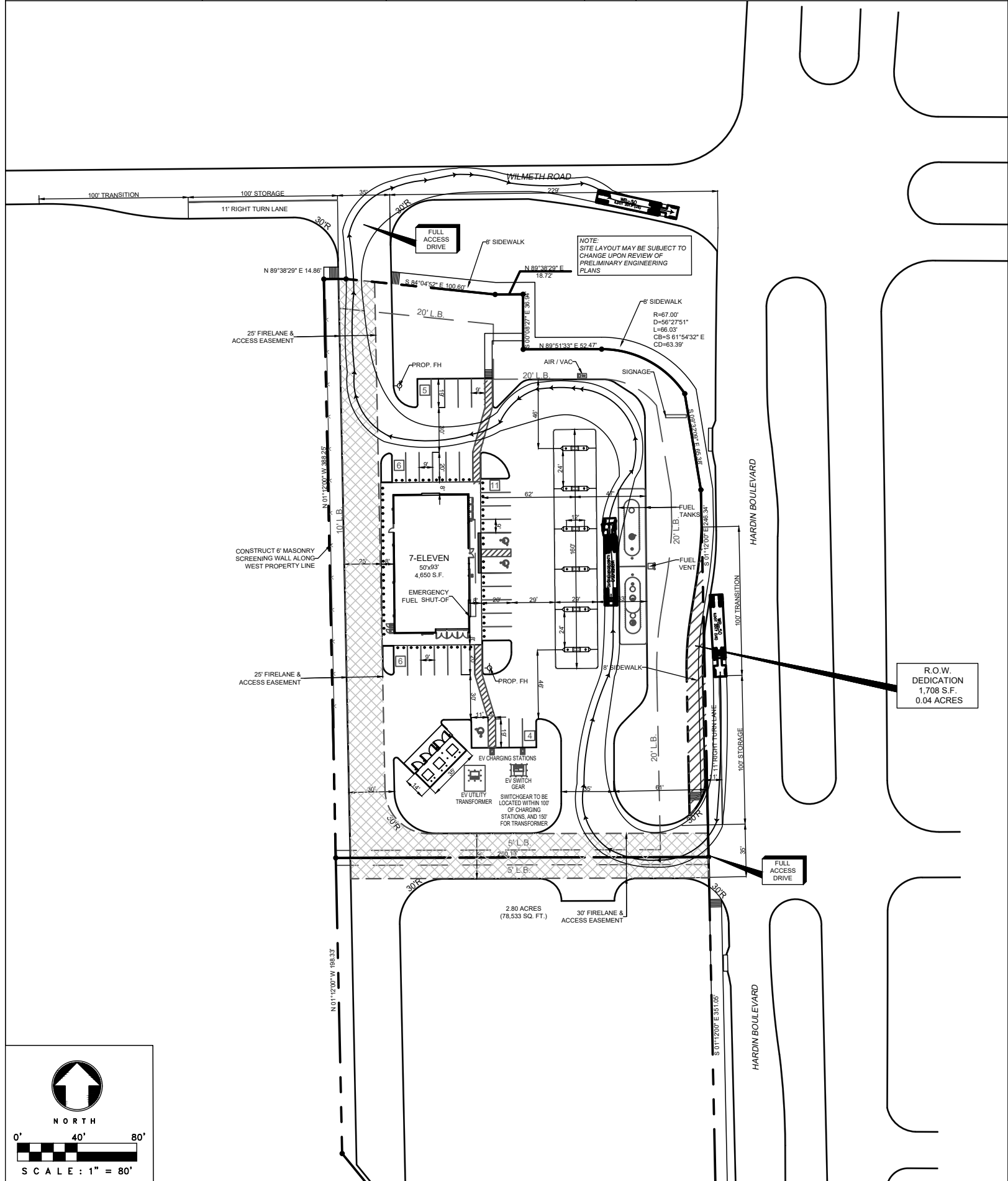
SUP EXHIBIT

KINNEY, TEXAS
WILMETH ROAD

EXHIBIT "C"

- NOTES:
1. THIS PRELIMINARY SITE PLAN IS FOR PLANNING PURPOSES ONLY.
 2. THIS PRELIMINARY SITE PLAN MUST BE REVIEWED BY ALL GOVERNING JURISDICTIONS FOR COMPLIANCE.
 3. ALL EXISTING CONDITIONS MUST BE VERIFIED.
 4. ALL MEASUREMENTS ARE ESTIMATED.

| | | | | | | | |
|----------------------|----------------|-----------|------------------|----------|-------------------|----------|--|
| PROTOTYPE: | 7-ELEVEN | DEVELOPER | | DESIGNER | | DATE | |
| BLDG SF: | 4,650 SF | COMPANY: | VAQUERO VENTURES | COMPANY: | STUDIO GREEN SPOT | 06-01-22 | |
| ACREAGE: | +/- 2.06 ACRES | NAME: | W.A. LANDRETH | NAME: | TOM TRONZANO | | |
| PARKING SPACES PRVD: | 32 SPACES | PHONE: | 817-228-5268 | PHONE: | 469-990-0475 | | |



R.O.W. DEDICATION
1,708 S.F.
0.04 ACRES

