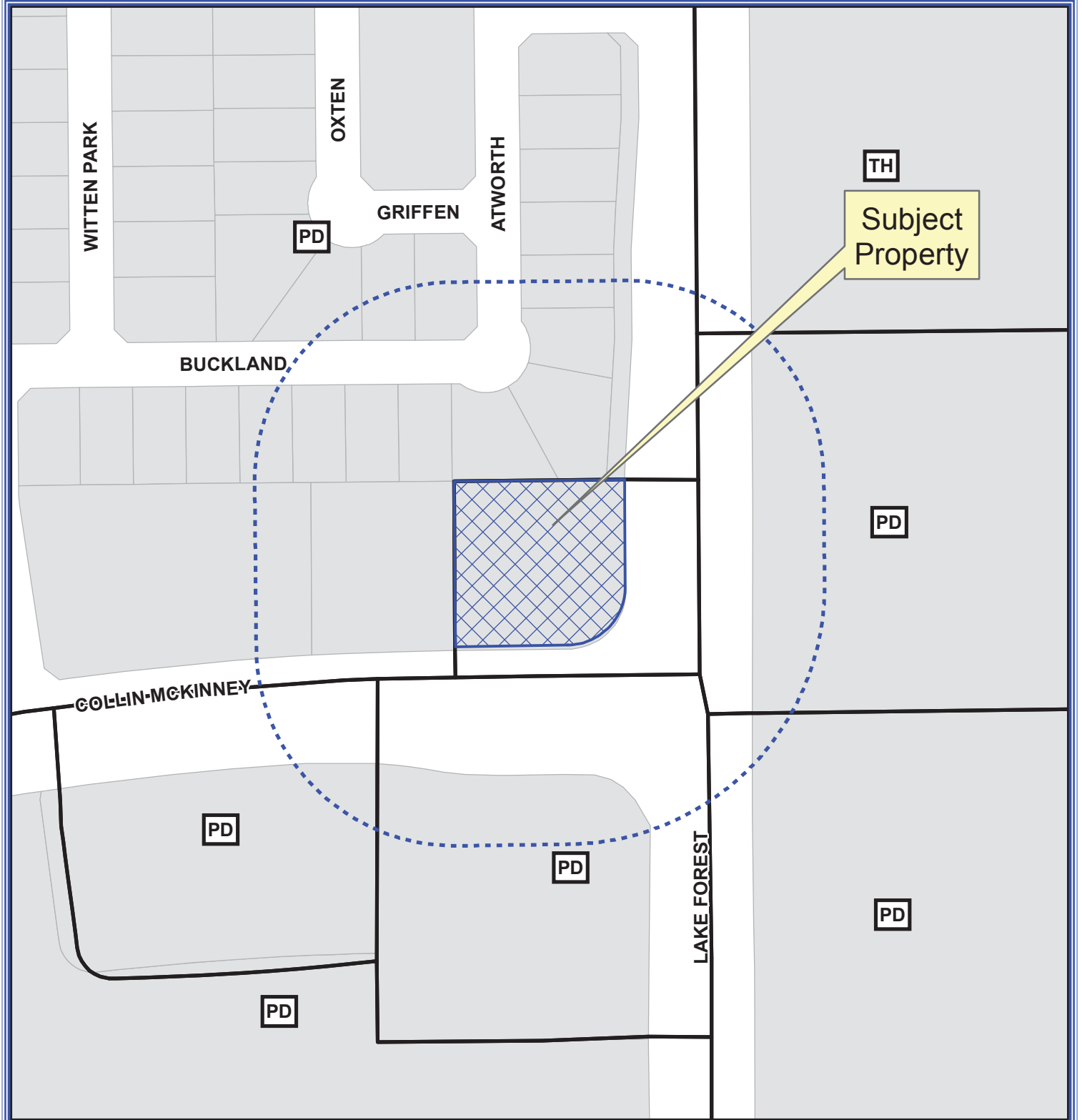


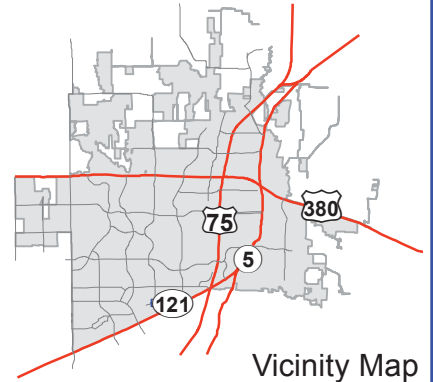
# EXHIBIT A



## Notification Map

Case: 16-248SUP

--- 200' Buffer



Path: S:\MCKGIS\notification\Projects\2016\16-248SUP.mxd

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 Oliver Hedgecox Survey, Abstract Number 392, Collin County, Texas, and being a portion of Lot 17, Block A, of Village park, Phase 1A, as recorded in Cabinet P, Slide 607, Plat Records, Collin County, Texas, and being all of that certain tract of land described by deed to JJAAZ Land Investments, as recorded in Document Number 20110408000368100, Official Public 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 yellow cap found at the northeast corner of said Lot 17, being in the west right-of-way line of Lake Forest Drive (a variable width public right-of-way) also marking the southeast corner of Lot A1, Block A, of said Village Park, Phase 1A;

THENCE S 00°34'38" E, 124.82 feet along the east property line of said Lot 17 common with the west right-of-way of said Lake Forest Drive to a 1/2 inch iron rod with a yellow cap found at the beginning of a curve to the right;

THENCE continuing along said common line and then along the south property line of said Lot 17 common with the north right-of-way line of Collin McKinney Parkway (a variable width right-of-way), 103.56 feet along the arc of said curve to the right, through a central of 89°54'15", whose radius is 66.00 feet, and the long chord which bears S 44°22'19" W, 93.26 feet to a 1/2 inch iron rod with a yellow cap found;

THENCE S 89°19'15" W, 126.01 feet along the common line of the south property line of said JJAAZ tract and the said north right-of-way line to a 1/2 inch iron rod with a yellow cap found, being the southwest property corner of said JJAAZ tract and the southeast property corner of that certain tract of land described by deed to Denton Total Health and Fitness, as recorded in Document Number 20110408000367750, Official Public Records, Collin County, Texas;

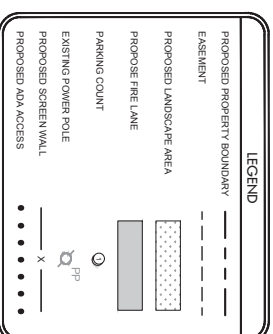
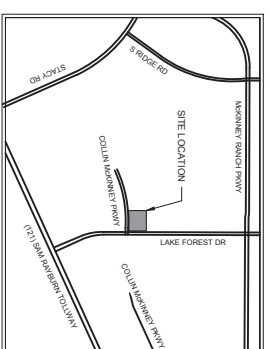
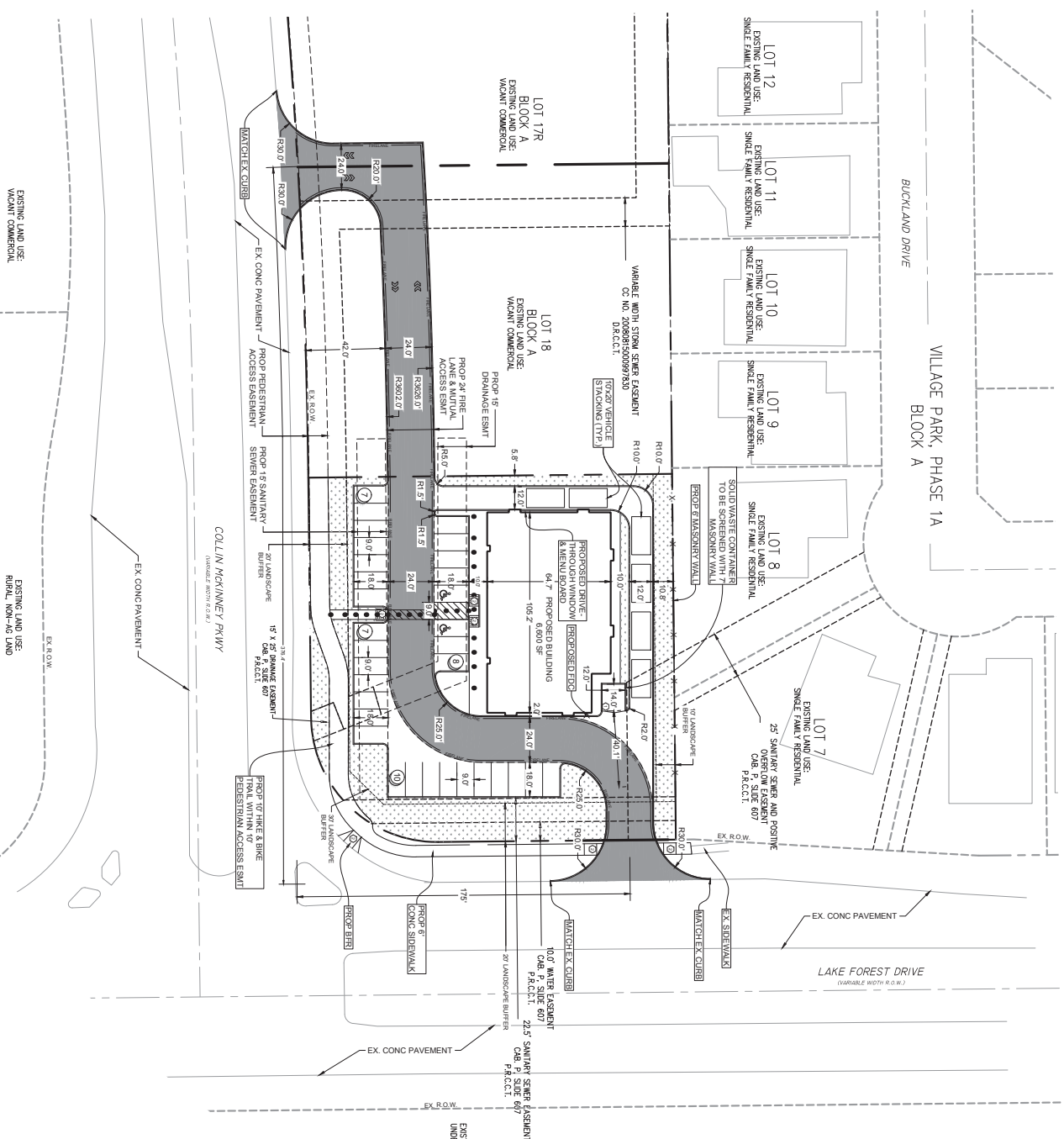
THENCE N 00°35'04"W, 190.97 feet along the common line of said JJAAZ tract and said Denton Health and Fitness tract to a 1/2 inch iron rod with yellow cap found, being in the north line of said Lot 17, Block A, Village Park, Phase 1A;

THENCE N 89°23'59"E, 191.92 feet along the north line of said Lot 17 to the POINT OF BEGINNING and containing 35,692 square feet or 0.819 acres of land, more or less.

# EXHIBIT C

FILENAME: I-6 SITE PLAN.dwg  
 PLOTTED BY: Jachider  
 PLOTTED WITH: DWG TO PDF.pc3

FULL PATH: K:\6616173008\_Labels\6616173008\_Site\_Plan.dwg Productive\6616173008\_Labels\6616173008\_Site\_Plan.dwg Productive\I-6 SITE PLAN



**SITE DATA**

Existing Zoning	C-1 - Neighborhood Commercial District
Proposed Use	Medical Office/Retail/Restaurant
Building Foot Print	6,222 SF (52,660 Sq Ft)
Building Height	26'-0"
Floor Area Ratio / Percent Lot Coverage	0.181 / 18.5%
Permitted Use	2,200 SF Retail @ 5th St, Ft. = 9 Spaces
Parking Required / Provided	2,200 SF Restaurant @ 5th St, Ft. = 15 Spaces
	2,200 SF Restaurant @ 19th St, Ft. = 15 Spaces
	2,200 SF Restaurant @ 19th St, Ft. = 15 Spaces
	2,200 SF Restaurant @ 19th St, Ft. = 15 Spaces

Note: Handicap parking is provided in accordance with ADA standards.

**NOTES**

1. HAZARDOUS MATERIALS SHALL NOT BE STORED ON THE PROPERTY.
2. ALL MECHANICAL EQUIPMENT SHALL BE STORED UNDER THE PROPOSED STRUCTURES ROOF.

**SYMBOL KEY**

- SANITATION CONTAINERS
- ENCLOSURE WITH SCREEN MASONRY
- MINIMUM WITH SOLID METAL GATES
- ⊙ ADA RAMP AND CROSSWALKS

**STANDARD NOTES**

1. SANITATION CONTAINERS SHALL BE STORED UNDER STRUCTURES ROOF.
2. MASONRY OR OTHER ARCHITECTURAL MASONRY FINISH INCLUDING A METAL GATE, FINISH AND PAINTED AND THE SANITATION CONTAINER SCREENING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC PLACED ON THE ROOF OF THE BUILDING.
3. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MCKINNEY CODE OF ORDINANCES.
4. SCREENING WALL ALONG NORTHERN PROPERTY LINE TO BE BRICK MASONRY WALL, NON-FLAME SPREAD ON THE MINIMUM 10' HEIGHT. THE SCREENING WALL SHALL BE CONSTRUCTED ON THE MINIMUM 10' HEIGHT. THE SCREENING WALL SHALL BE CONSTRUCTED ON THE MINIMUM 10' HEIGHT.

**OWNER**  
 Victory at Lakeside, LLC  
 801 Collinsville, Suite 400  
 Dallas, TX 75201  
 Telephone: (214) 778-0777  
 Contact: Kim Kemp

**ENGINEER/APPLICANT**  
 Kirkman Engineering  
 4821 Meridian Ave., Suite 210  
 Grapevine, TX 76051  
 Telephone: (817) 488-4950  
 Fax: (817) 488-4950  
 Email: info@kirkmaneng.com  
 Contact: Shawn Kirkman, P.E.

4821 Meridian Avenue, Suite 210  
 Grapevine, Texas 76051  
 Phone: 817-488-4950

DEVELOPER/OWNER

VICTORY GROUP  
 Victory Real Estate Group

McKINNEY  
 Imagine by nature.

DATE: 09/26/2018  
 USER: JEN  
 DRAWN BY: JEN  
 CHECKED BY: JEN  
 PROJECT: JES

Kirkman Engineering  
 Texas Form No. 5874

VICTORY AT LAKE FOREST  
 LOT 19, BLOCK A  
 VILLAGE PARK  
 MCKINNEY, TEXAS

SPECIFIC USE PERMIT

SHEET 1.0