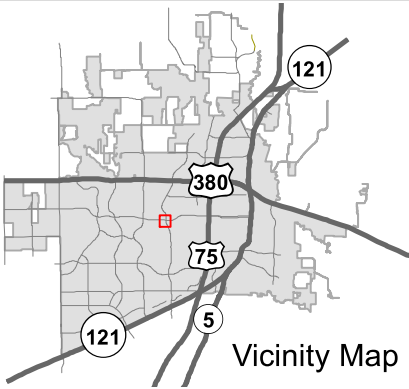
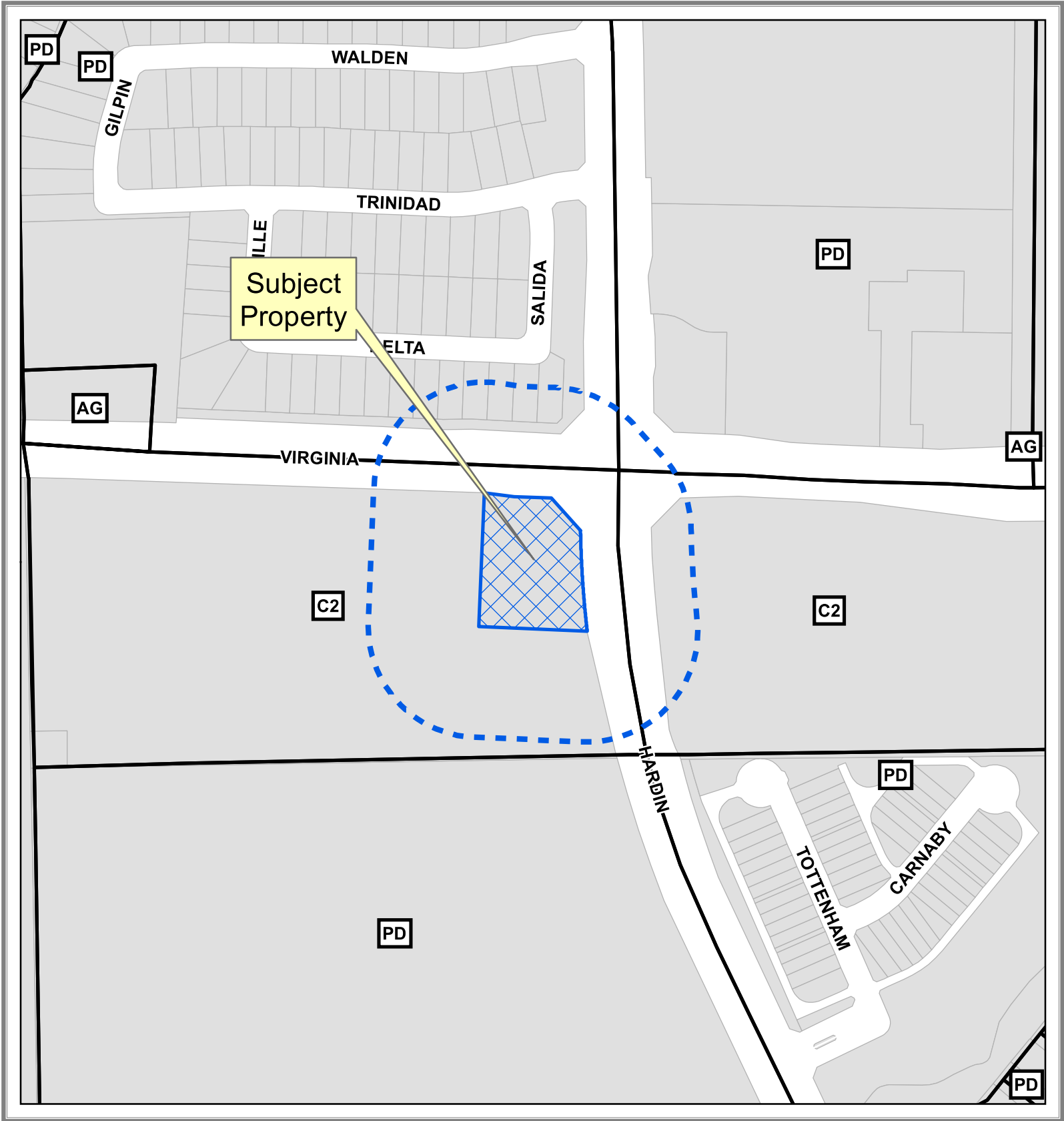


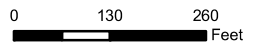
EXHIBIT A



Property Owner Notification Map

19-0010SUP

..... 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

DESCRIPTION
1.2747 ACRES

BEING a tract of land situated in the James Herndon Survey, Abstract No. 391, City of McKinney, Collin County, Texas and being part of a tract of land described in Special Warranty Deed to McKinney Hardin, LLC recorded in Instrument No. 20190402000343570 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" found for the north end of a corner clip at the intersection of the south right-of-way line of Virginia Parkway (a variable width right-of-way) and the west right-of-way line of Hardin Boulevard (a variable width right-of-way);

THENCE with said corner clip, South 40°56'06" East, a distance of 87.90 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left having a central angle of 5°40'47", a radius of 2075.00 feet, a chord bearing and distance of South 3°48'51" East, 205.61 feet;

THENCE with said west right-of-way line, the following courses and distances:

In a southeasterly direction, with said curve to the left, an arc distance of 205.69 feet to a 1/2" iron rod with cap stamped "PACHECO KOCH" found for corner;
South 13°32'54" East, a distance of 14.93 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said west right-of-way line, the following courses and distances:

North 87°36'07" West, a distance of 220.92 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 2°23'53" East, a distance of 288.70 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner in said south right-of-way line of Virginia Parkway;

THENCE with said south right-of-way line, the following courses and distances:

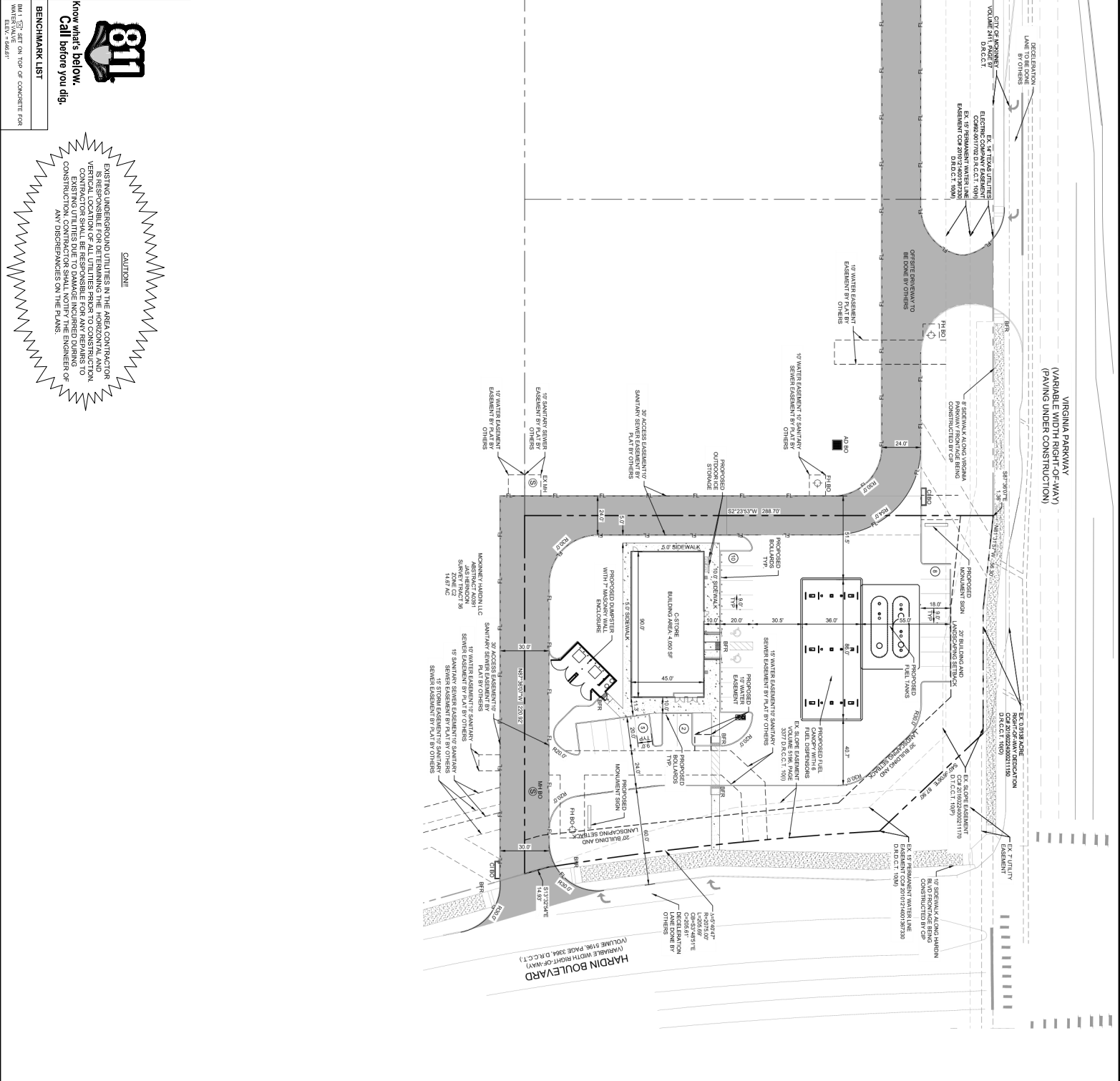
South 87°36'07" East, a distance of 1.36 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
South 81°29'04" East, a distance of 56.33 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
South 87°36'07" East, a distance of 76.88 feet to the **POINT OF BEGINNING** and containing 1.2747 acres or 55,525 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

EXHIBIT C

AGES: 10/11/2020
 LISTS: 10/11/2020
 PLOTTED BY: 10/11/2020 12:45 PM
 SWISS: 10/11/2020 12:45 PM
 SUPP: 10/11/2020 12:45 PM
 SUPP: 10/11/2020 12:45 PM

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



811
 Know what's below.
 Call before you dig.

BENCHMARK LIST
 111.751' SET ON TOP OF CONCRETE FOR WATERVALE ELEV. 54.811'

CAUTION!
 EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE SPAN.

LEGEND

PROPERTY LINE	EX	EXISTING	GI	GRATE INLET
EASEMENT LINE	EO	BY OTHERS	MA	MANHOLE BOX
PROPOSED RIE LINE BY OTHERS	PO	BY OTHERS	FR	FIRE FRONT
CIP SIDEWALK	UP	LIGHT POLE	HW	BARBER FUEL TANK
PROPOSED SIDEWALK	ST	GREASE TRAP	AD	AREA DRAIN
	(X)	PARKING COUNT		

KEY

EX	EXISTING	GI	GRATE INLET
EO	BY OTHERS	MA	MANHOLE BOX
PO	BY OTHERS	FR	FIRE FRONT
UP	LIGHT POLE	HW	BARBER FUEL TANK
ST	GREASE TRAP	AD	AREA DRAIN

NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL BARBERS FUEL TANKS AND PAVEMENT IN PLACE AT POINT OF WAY AND PER STRIPES AND UTILITY EASEMENT SHALL BE BUILT PER NATIONAL STANDARDS DETAILS.

SITE INFORMATION

JURISDICTION	CITY OF MCKINNEY
SITE LOCATION	INTERSECTION OF VIRGINIA PARKWAY AND HARDIN BLVD
TOTAL SITE AREA	55,524 SQ FT / 27 AC
EXISTING ZONING	COMMERCIAL (C2)
EXISTING USE	VACANT LOT
PROPOSED USE	7-ELEVEN ESTABLISHMENT & FUEL STATION
PROPOSED BUILDING AREA	4,050 SQ. FT.
PROPOSED BUILDING HEIGHT	18' - 8"
BUILDING/LANDSCAPING SETBACKS	
FRONT	20' / 20' / 20' CORNER
SIDE/OTHER R/W	0' / 0'
REAR	0' / 0'
PARKING REQUIREMENTS	1 PER 250 SF - 1 PER 4 PUMP STATION
PARKING STALLS REQUIRED	20
PARKING STALLS PROVIDED	25

NOTES

Site layout may be subject to change based on any utility conflicts that arise with further review of the site

SUP SITE PLAN
 7-ELEVEN VIRGINIA PARKWAY
 Being 1.27 Acres Out Of The
 Jas Herndon Survey
 Abstract A0391, Tract 36
 Zoned: C2
 City of McKinney, Collin County, Texas
 Submitted **DECEMBER 09, 2019**

Owner:
 Mackinnon Holdings LLC
 7720 E. Kelam Road, Suite 807
 McKinney, TX 75069
 Contact: Jim Rupp, Manager
 Phone: (214) 798-2525
 Email: jrupp@mkinnon.com

Developer:
 1711 S. Walnut Street, Suite 100
 Dallas, TX 75241
 Contact: Patrick Hagan, P.E.
 Phone: (214) 798-2525
 Email: patrick.hagan@kimley-horn.com

Engineer/Applicant:
 Kimley-Horn and Associates, Inc.
 13455 Noel Road, Two Galleria Office Tower, Suite 700
 Dallas, TX 75245
 Phone: (972) 776-1390
 Fax: (972) 239-3820
 www.kimley-horn.com

KHA PROJECT	064547100
DATE	01/16/2020
SCALE	AS SHOWN
DESIGNED BY	PJH
DRAWN BY	RAC
CHECKED BY	KSG

Kimley-Horn
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 DALLAS, TEXAS 75245
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 WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

SUP