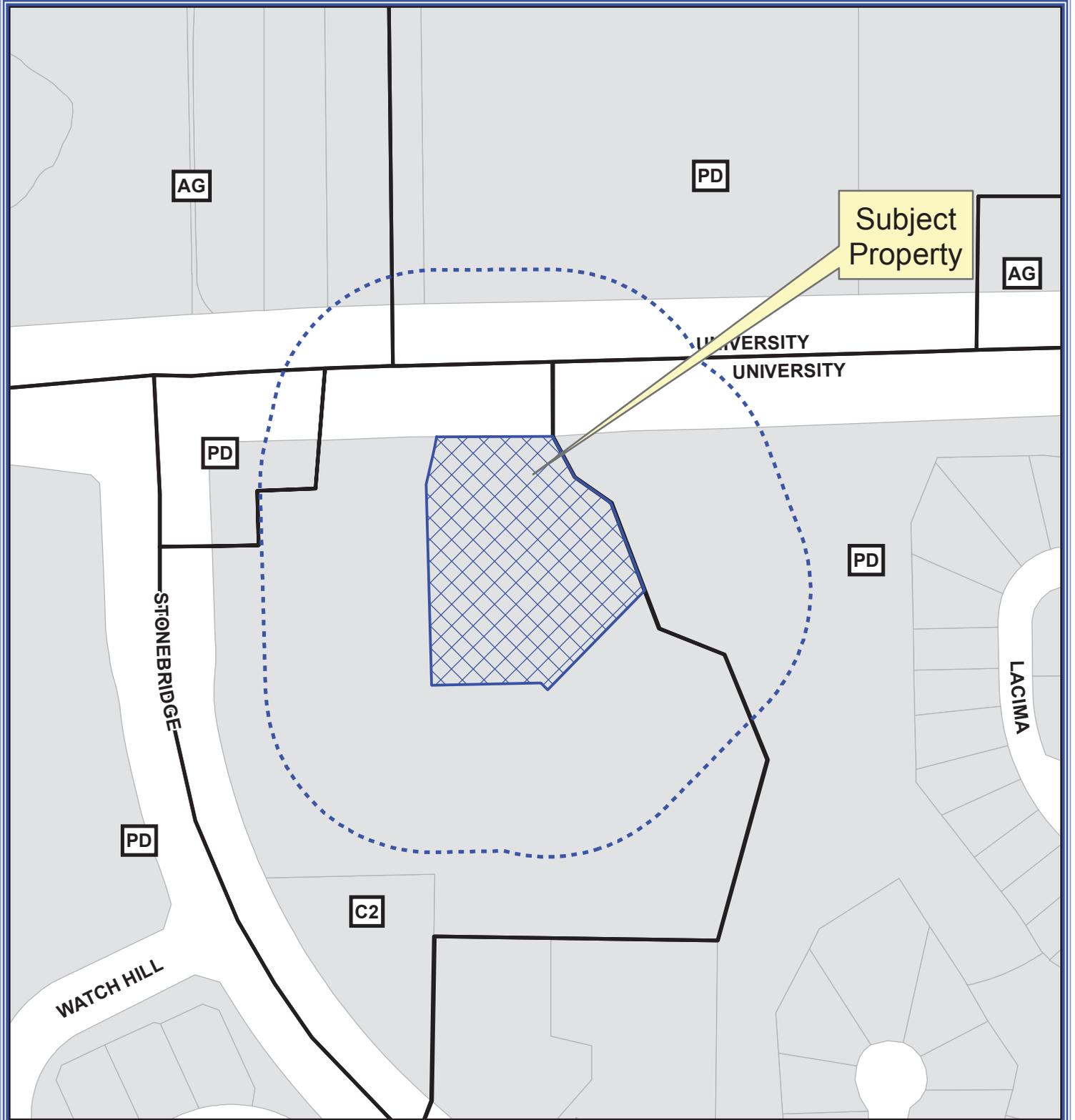


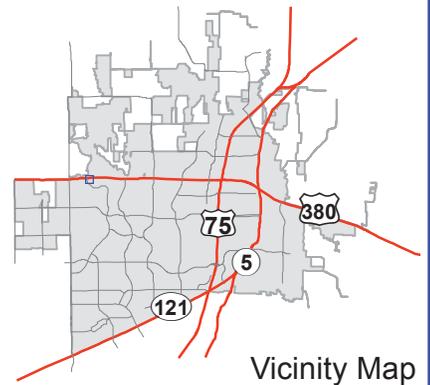
EXHIBIT A



Notification Map

Case: 16-058SUP

--- 200' Buffer



Vicinity Map

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.

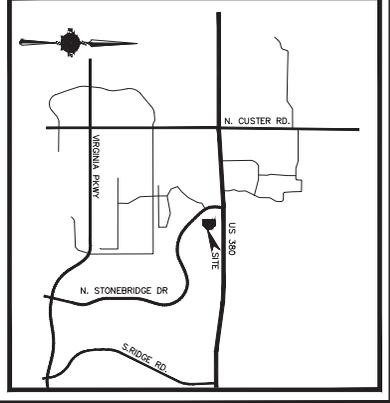
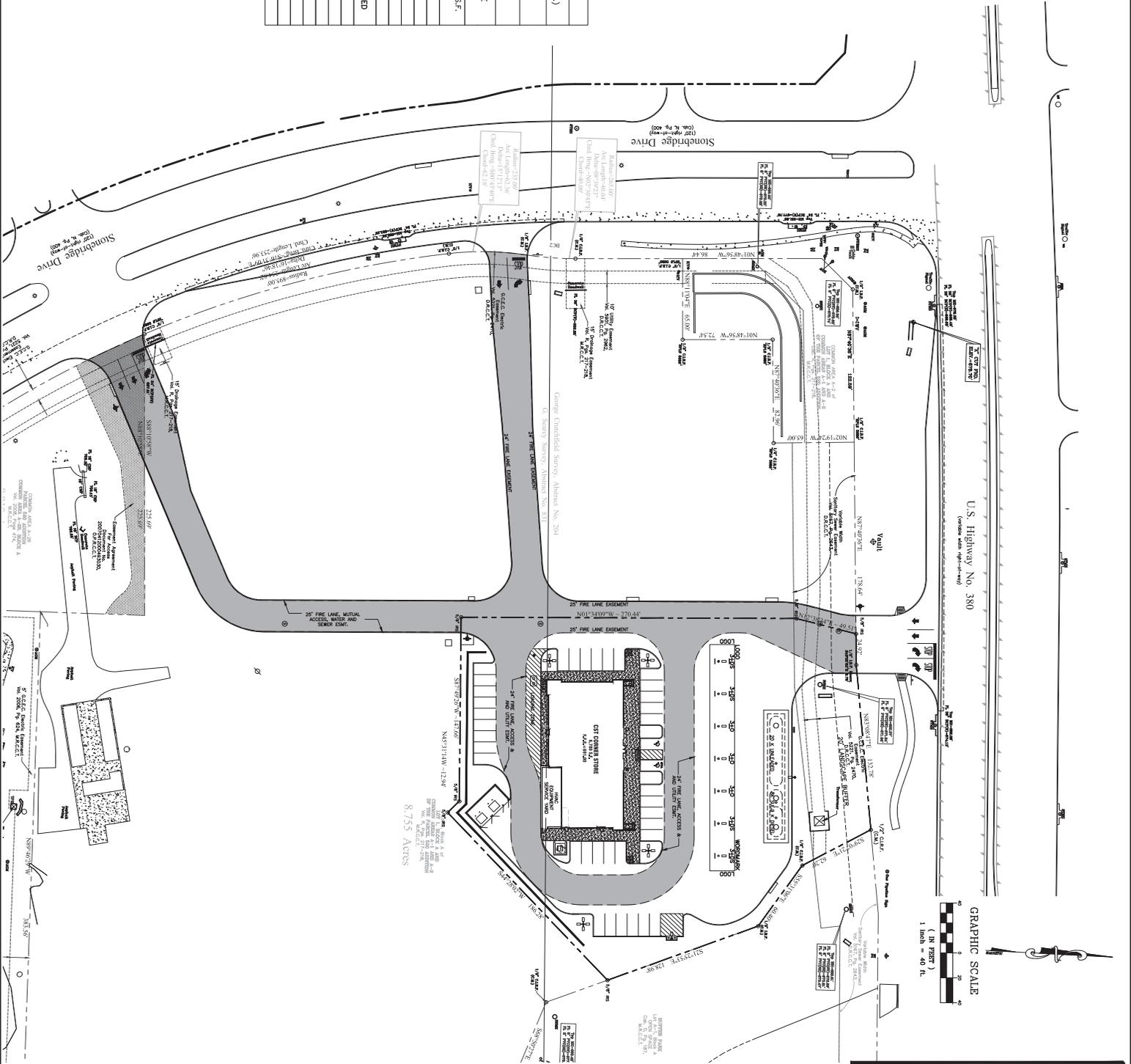
EXHIBIT B

LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- PARKING SPACES
- PREPLANE
- STOP BAR STRIPING
- HANDICAP SPACES
- ADA RAMP
- BOLLARD
- TRAFFIC/HANDICAP SIGN
- CURB INLET
- PROPOSED CURB & GUTTER
- LIGHT POLE
- GREASE TRAP
- CLEAN-OUT
- DOUBLE CLEAN-OUT
- WATER METER
- IRRIGATION METER

SITE DATA TABLE

SITE AREA:	1.757 AC (76,518 S.F.)
ZONING:	C2 LOCAL COMMERCIAL DISTRICT
CURRENT USE:	VACANT
PROPOSED USE:	CST 6,700 SF SERVICE STATION
AREA:	GROSS AREA=76,518 S.F. NET AREA=69,709 S.F.
BUILDING DATA:	BUILDING AREA 6,700 S.F. BUILDING HEIGHT 20'-0" (1 STORY) BUILDING COVERAGE 8.77% F.A.R. 0.2087
PARKING SUMMARY: *1 SP PER 4 PUMPERS & 1 SP PER 250 S.F.	REQUIRED PROVIDED
PARKING SPACES (9'x18')	29 36
HANDICAP SPACES	2
TOTAL SPACES	31 38
LANDSCAPE:	TOTAL LANDSCAPE PROVIDED 29.72% PERVIOUS: 17,538 S.F. IMPERVIOUS: 58,980 S.F.



REVISION RECORD

02-22-16	PRELIMINARY SITE PLAN SET
03-14-16	REVISED 2nd SUP COMMENTS
05-31-16	REVISED 4th SUP COMMENTS

SPECIFIC USE PERMIT
CST CORNER STORE #1879
SEC OF US 380 & STONEBRIDGE Dr.
MCKINNEY, TX 75071

STATE OF TEXAS
 JOHN THOMAS ENGINEERS
 9327 S. W. 28th St.
 McKinney, TX 75070
 972-562-1111
 05-31-16

PRJ. NO. E-12225

John Thomas ENGINEERING
 800 N. WATTERS, SUITE 170 ALLEN, TX 75013 PH: 214-491-1830

RECEIVED
 By Planning Department at 11:41 am, May 31, 2016

EXHIBIT C

WHEREAS, VICTORY AT STONEBRIDGE, LLC is the owner of a tract of land situated in the George Crutchfield Survey, Abstract No. 204 and G. Searcy Survey, Abstract No. 831, in the City of McKinney, Collin County, Texas, and being a part of Lot 1, Block A of the plat of LOT 1, BLOCK A of PARCEL 520 ADDITION, an addition to said City of McKinney, as recorded in Volume R, Pages 217-218, of the Map Records of Collin County, Texas (M.R.C.C.T.), same being a part of TRACT 1, as described by deed to Victory At Stonebridge, LLC, as recorded under Document No. 20150818001040720, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.) said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap found for the northeast corner of said Lot 1, Block A, said corner being in the southerly right-of-way line of U.S. Highway No. 380 and also being the northwest corner of Lot A-1, Block A of BUFFER PARK, recorded in Volume O, Page 187, M.R.C.C.T.;

THENCE along the common line between said Lot 1, Block A and Lot A-1, Block A, the following courses and distances:

South 29°07'21" East, a distance of 62.20' to a 1/2" iron rod with a yellow plastic cap found for an angle point;

South 55°31'06" East, a distance of 60.40' to a 1/2" iron rod with a yellow plastic cap found for an angle point;

South 21°25'53" East, a distance of 128.99' to a point for corner;

THENCE over and across said Lot 1, Block A, the following courses and distances:

South 44°28'02" West, a distance of 186.28' to a point for corner;

North 45°31'14" West, a distance of 12.94' to a point for corner;

South 88°49'26" West, a distance of 147.66' to a point for corner;

North 01°34'09" West, a distance of 270.44' to a point for corner;

North 12°38'34" East, a distance of 49.51' to a point for corner in the northerly line of said Lot 1, Block A, said corner also being in the southerly monumented line of said U.S. Highway No. 380;

THENCE along said southerly right-of-way line of U.S. Highway No. 380, the following courses and distances:

North 87°40'36" East, a distance of 24.92' to a 1/2" iron rod with a yellow plastic cap found for an angle point;

North 83°08'47" East, a distance of 132.78' to the POINT OF BEGINNING and containing 1.757 acres of land, more or less.