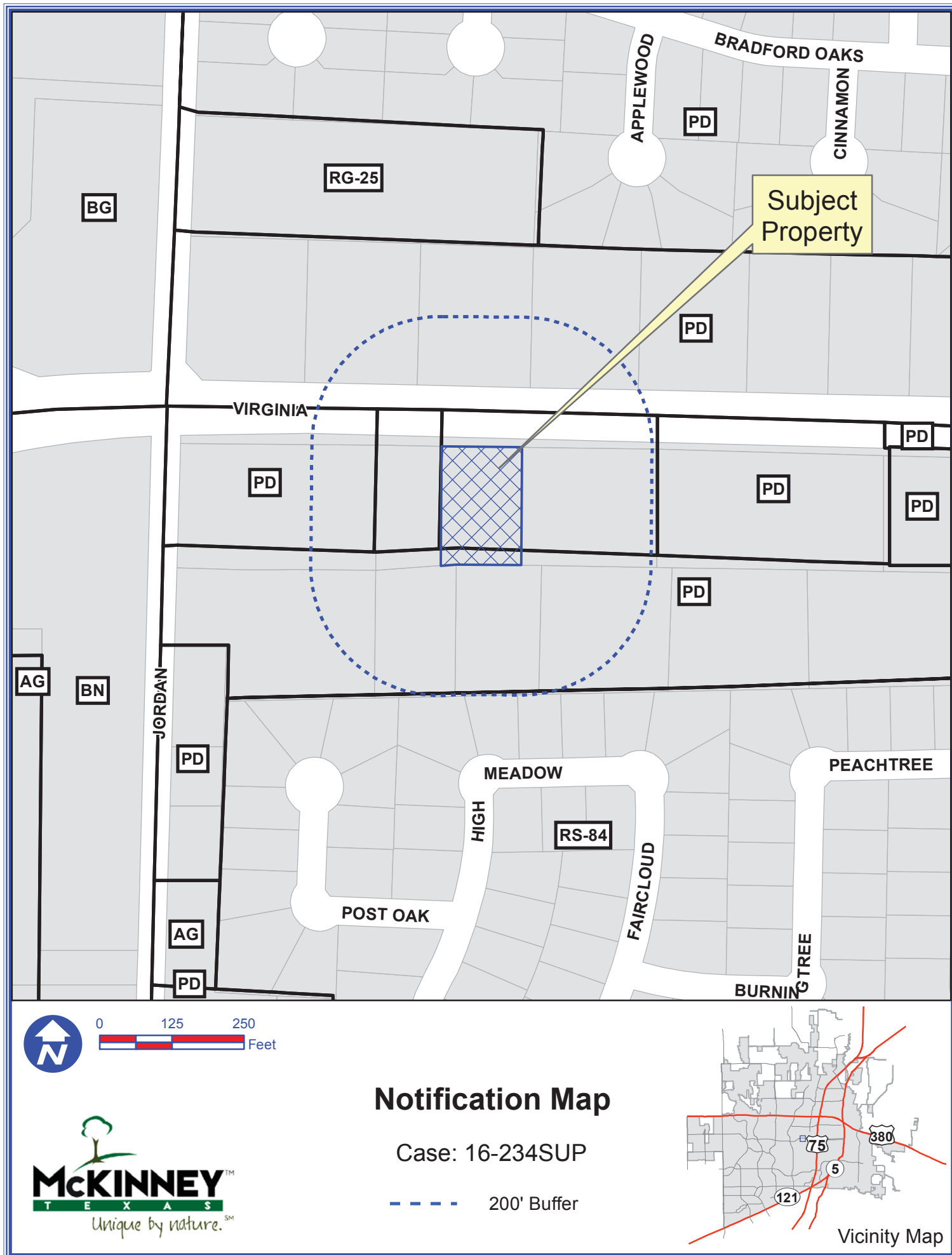


EXHIBIT A



Path: S:\MCKGIS\Notification\Projects\2016\16-234SUP.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

SITUATED in the City of McKinney, in the W.D. Thompson Survey, Abstract No. 891 of Collin County, Texas and being a part of Lot 3R of Virginia Parkway Professional Center South, an addition to the City of McKinney, according to the Amending Plat thereof, recorded in Cabinet 2013, Page 171, Plat Records of Collin County, Texas (PRCCT) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found on the south Right-of-way line of Virginia Parkway (variable width Right-of-way) for the northwest corner of the above described Lot 3R and same being the northeast corner of Lot 2R as per the above described Amending Plat;

THENCE: South 87 deg. 52 min. 00 sec. East (Reference Bearing), along the common line of said Virginia Parkway and said Lot 3R, a distance of 139.54 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northeast corner of this tract;

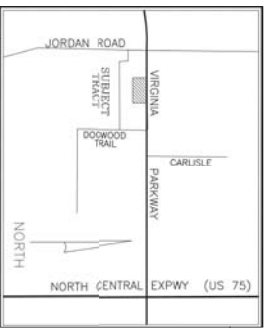
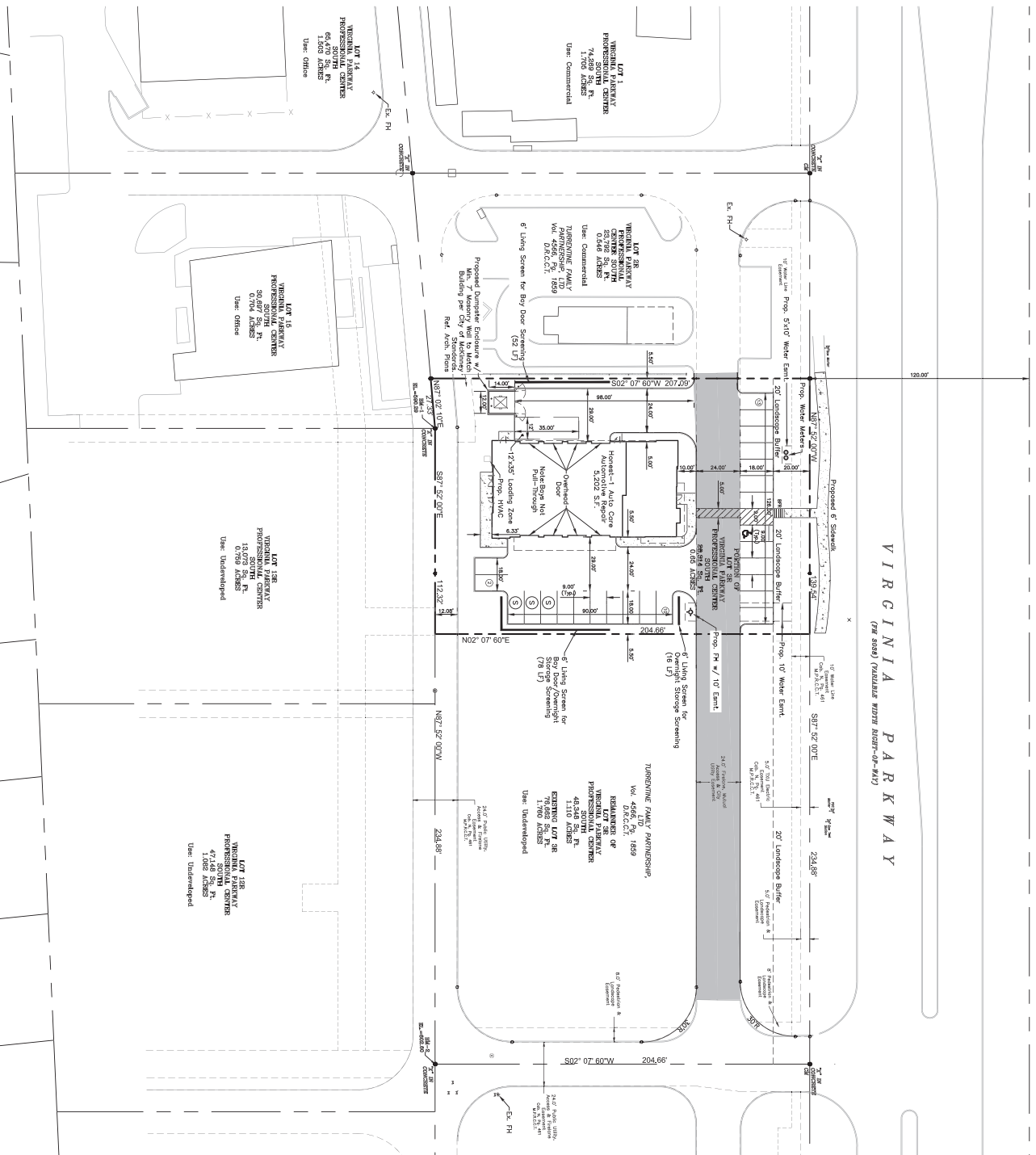
THENCE: South 02 deg. 08 min. 00 sec. West, departing from said common line, over & across said Lot 3R, a distance of 204.66 feet to an "X" set in concrete for the southeast corner of this tract, in the center of a 24' wide public utility, access & fire lane easement as shown on the plat recorded in Cabinet N, Page 461, PRCCT and same being on the north line of Lot 13R as per the Minor Replat recorded in Cabinet 2006, Page 855, PRCCT;

THENCE: North 87 deg. 52 min. 00 sec. West, along the center of said easement, with the common line of said Lots 3R and 13R, a distance of 112.32 feet to an "X" found in concrete for the northwest corner of said Lot 13R and the northeast corner of Lot 15;

THENCE: South 87 deg. 02 min. 10 sec. West, continuing along the center of said easement, with the common line of said Lots 3R and 15 a distance of 27.33 feet to an "X" found in concrete for the southwest corner of said Lot 3R and the southeast corner of the above mentioned Lot 2R;

THENCE: North 02 deg. 08 min. 00 sec. East, along the common line of said Lots 2R and 3R, a distance of 207.09 feet to the POINT OF BEGINNING and containing 28,592 square feet or 0.656 acres of land.

EXHIBIT C



VICINITY MAP
N.T.S.



SYNOPSIS

Location: Lot 3B
Virginia Parkway Professional Center South
C1 - Neighborhood Commercial District
C2 - Local Community District w/ SLP

Current Zoning: C1 - Neighborhood Commercial District
Proposed Zoning: C2 - Local Community District w/ SLP

Proposed Use: Auto Repair Facility

Lot Area: 0.65 Acres (28,314 sq ft)

Building Area: 5,202 sq ft

Floor Area Ratio: 0.18

Floor Coverage Ratio: 20%-0%

Building Height: 20'-0"

Required Parking: 1,403 (1,568 / 780)
Auto Repair 2-Service Bay (8'x2)
Overnight Parking 3 Required

Parking Required Total: 25 Parking Spaces (1 Accessible Space)

Parking Provided Total: 26 Parking Spaces (1 Accessible Space)



NOTE:
Overnight parking is provided within the bays and by the three designated on-site spaces.

CITY OF MCKINNEY STANDARD NOTES:
Mechanical and Heating and air conditioning equipment in the subject property shall be located in accordance with the public right-of-way and from adjacent residential properties.
The Lighting for the subject property will be constructed in accordance with Chapter 58 of the City of McKinney Code of Ordinances.
The Sanitation Container Screening Walls will Be Brick Masonry, Stone Masonry Or Other Architectural Masonry Material. The Sanitation Container Screening Walls, Gate, and Pad Site Will Be Constructed in Accordance With The City Of McKinney Design Specifications. The Sanitation Screening Walls Will Be A Minimum Of 6' In Height.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revisions:
1. 07/25/2016	1.
2. 08/04/2016	2.
3. 08/11/2016	3.
4.	4.
5.	5.
6.	6.

CROSS ENGINEERING CONSULTANTS

1715 West Lake Street
77254-4499

Drawn By: CE/CL

CROSS ENGINEERING CONSULTANTS

1635 West Lake Street
77254-4499

Checked By: CE/CL

Scale: 1" = 30'

SUP SITE PLAN	Sheet No. SP
HONEST-1 AUTO CARE	Project No. 14079
G&S MACCHINA, LLC	
CITY OF MCKINNEY, TEXAS	

ENGINEER:
Cross Engineering Consultants, Inc.
1715 West Lake Street
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471

ARCHITECT:
Mutton Architects
2821 West 7th Street, Suite 400
Fort Worth, Texas 76107
Phone (817) 877-4241
Fax (817) 877-4245

SURVEYOR:
Perry & Associates, Inc.
1715 West Lake Street
McKinney, Texas 75069
Phone (972) 542-7268
Fax (972) 542-8682

LOT 14
VIRGINIA PARKWAY
PROFESSIONAL CENTER
66,507 SQ. FT.
1,563 ACRES
Use: Office

LOT 12B
VIRGINIA PARKWAY
PROFESSIONAL CENTER
30,427 SQ. FT.
1,146 ACRES
Use: Undeveloped

LOT 13B
VIRGINIA PARKWAY
PROFESSIONAL CENTER
13,079 SQ. FT.
0,719 ACRES
Use: Undeveloped

LOT 12B
VIRGINIA PARKWAY
PROFESSIONAL CENTER
30,427 SQ. FT.
1,146 ACRES
Use: Undeveloped

LOT 13B
VIRGINIA PARKWAY
PROFESSIONAL CENTER
13,079 SQ. FT.
0,719 ACRES
Use: Undeveloped

LOT 14
VIRGINIA PARKWAY
PROFESSIONAL CENTER
66,507 SQ. FT.
1,563 ACRES
Use: Office

LOT 12B
VIRGINIA PARKWAY
PROFESSIONAL CENTER
30,427 SQ. FT.
1,146 ACRES
Use: Undeveloped

LOT 13B
VIRGINIA PARKWAY
PROFESSIONAL CENTER
13,079 SQ. FT.
0,719 ACRES
Use: Undeveloped

LOT 14
VIRGINIA PARKWAY
PROFESSIONAL CENTER
66,507 SQ. FT.
1,563 ACRES
Use: Office