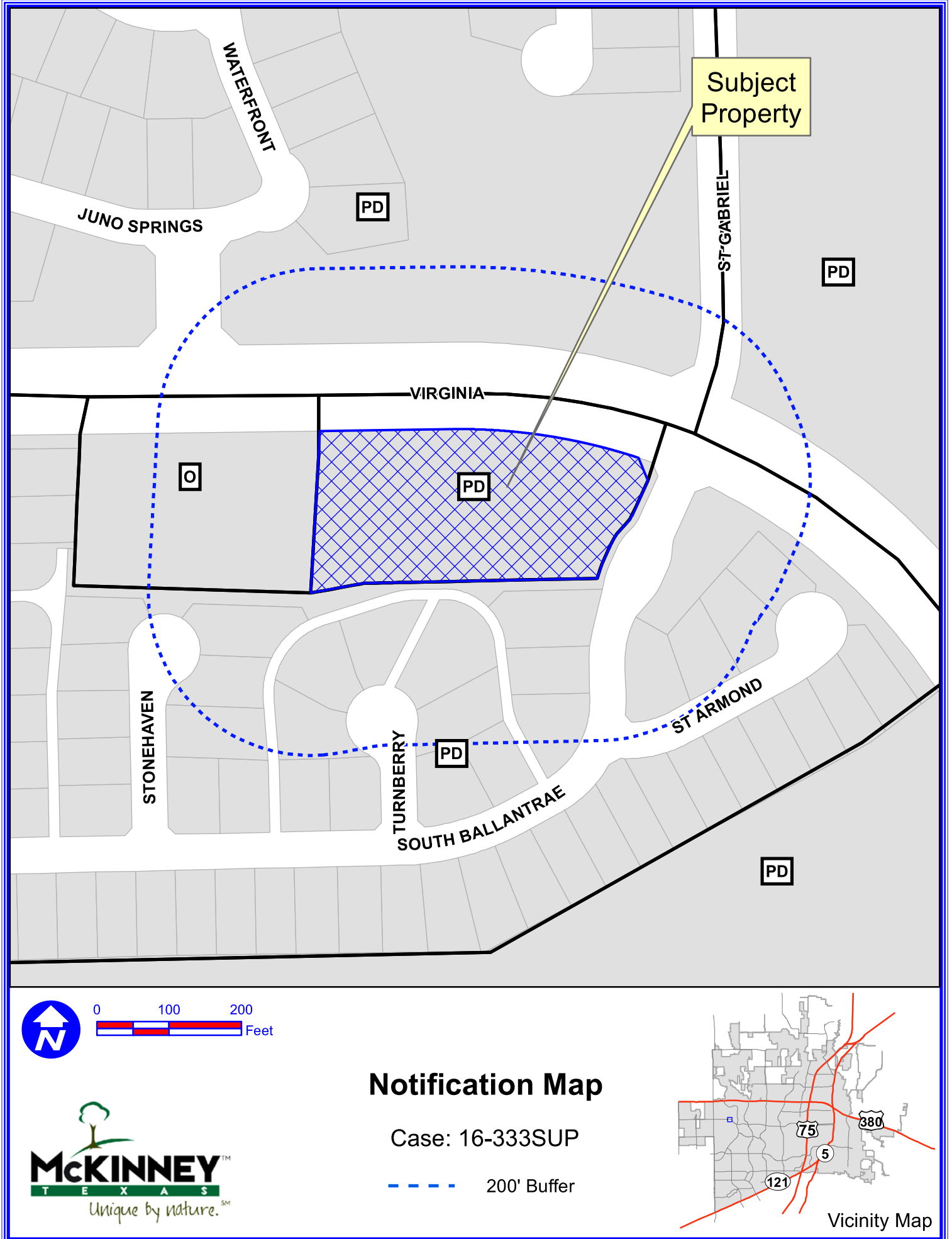


EXHIBIT A



Path: S:\MCKGIS\Notification\Projects\2016\16-333SUP.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

WHEREAS, VNRS INVESTMENTS INC. are the owners of a 2.023 acre tract of land situated in the G. A. Foote Survey, Abstract Number 311, in the City of Mckinney, Collin County, Texas and being all of LOT 1, BLOCK C of VILLAGE OF BALLANTRAE SECTION ONE, an addition to the City of Mckinney according to the plat recorded in Cabinet 1, Page 550 of the Plat Records of Collin County, Texas (PRCCT) and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for the northeast corner of said Lot 1 and being located in the southerly right-of-way line of Virginia Parkway (a 120 feet wide right-of-way);

THENCE departing the southerly right-of-way line of said Virginia Parkway and following the easterly line of said Lot 1 as follows:

SOUTH 22°06'11" EAST a distance of 34.01 feet to a 1/2 inch iron rod found for corner;

SOUTH 24°59'49" WEST a distance of 53.70 feet to a 1/2 inch iron rod found for the beginning of a curve to the right having a radius of 30.50 feet, a chord bearing of South 34°22'02" West and a chord length of 9.93 feet;

Along said curve to the right through a central angle of 18°44'26" for an arc length of 9.98 feet to a 1/2 inch iron rod found for the point of tangency;

SOUTH 24°59'49" WEST a distance of 28.93 feet to a 1/2 inch iron rod found for the beginning of a curve to the left having a radius of 119.50 feet, a chord bearing of South 19°16'04" West and a chord length of 23.86 feet;

Along said curve to the left through a central angle of 11°27'29" for and arc length of 23.90 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 1;

THENCE along the southerly line of said Lot 1 as follows:

SOUTH 89°12'56" WEST a distance of 323.95 feet to a 1/2 inch iron rod found for corner;

SOUTH 80°06'20" WEST a distance of 74.55 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 1;

THENCE NORTH 03°42'52 EAST a distance of 224.96 feet to an "X" cut in concrete found for the northwest corner of said Lot 1 and being located in the southerly right-of-way line of said Virginia Parkway;

THENCE along the northerly line of said Lot 1 with the southerly right-of-way line of said Virginia Parkway as follows:

NORTH 89°44'13" EAST a distance of 186.20 feet to a 1/2 inch iron rod found for the beginning of a curve to the right having a radius of 780.00 feet, a chord bearing of South 80°43'40" East and a chord length of 258.42 feet;

Along said curve to the right through a central angle of 19°04'14" for an arc length of 259.62 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 2.023 acres or 88,131 square feet of land, more or less.

EXHIBIT C

EXISTING SITE AND BUILDING DATA SUMMARY

7605 VIRGINIA PKWAY, MCKINNEY, TX 75071
 CURRENT ZONING: PD Ordinance No. 1996-02-06 and PD Ordinance No. 1997-06-036
 CHILD DAY CARE (SUP)

LOT AREA: (2.023 Acres)	88,121.88 SF
LOT COVERAGE:	4.88%
FLOOR AREA RATIO:	0.05 : 1
EXISTING BUILDING AREA	4,300 SF
PARKING: 1 PER 8 PUPILS (84 PUPILS TOTAL)	18 (1 STORY)
Parking Required (84/8)	10 + (1) ADA space = 11 Total
Parking Provided	21 + (1) ADA space = 22 Total

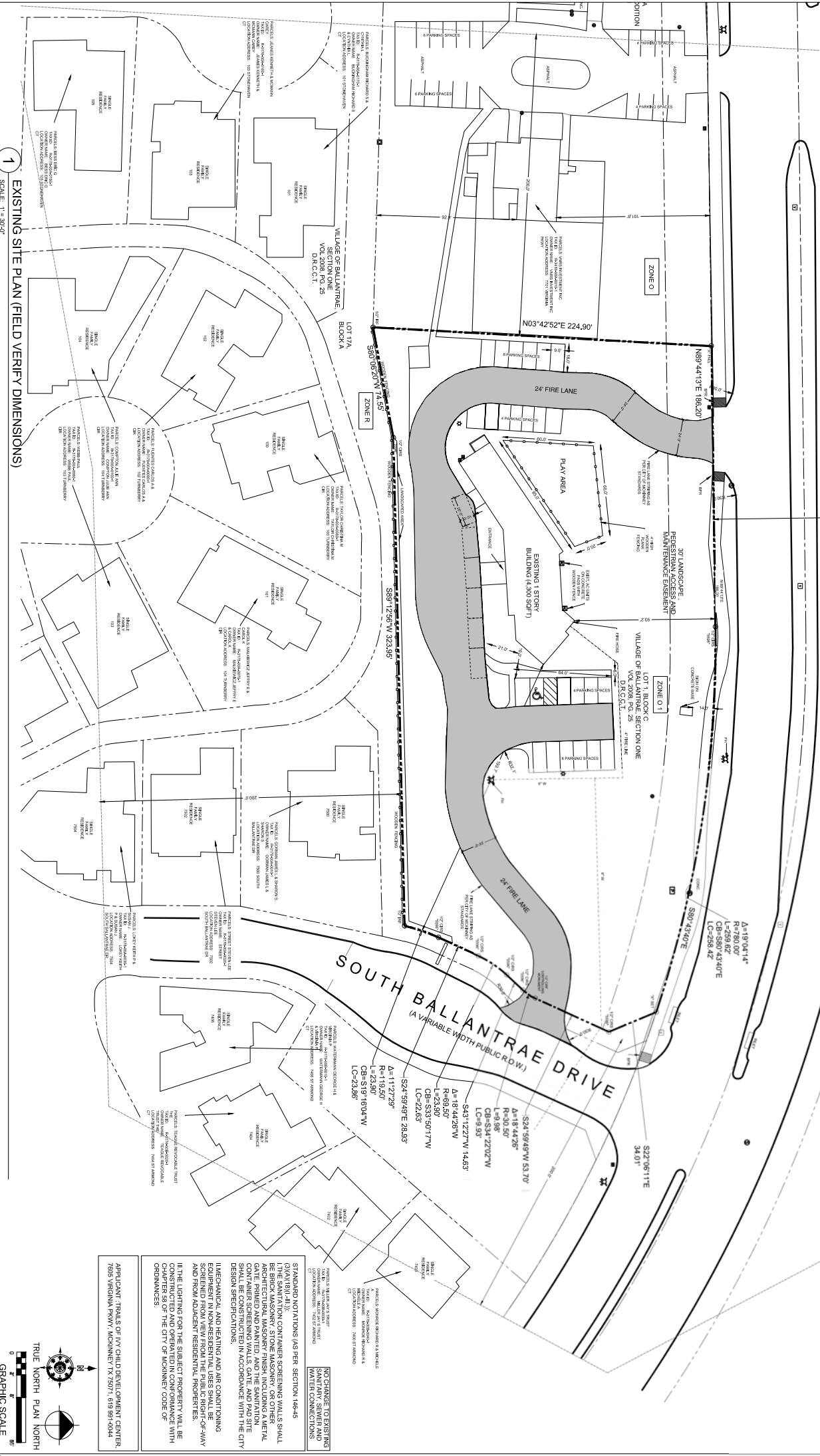
PROJECT SITE



2 LOCATION PLAN
SCALE: N.T.S.

VIRGINIA PARKWAY

(A 120.0' WIDE PUBLIC R.O.W.)



1 EXISTING SITE PLAN (FIELD VERIFY DIMENSIONS)
SCALE: 1" = 30'-0"

TRAILS OF IVY CHILD DEVELOPMENT CENTER 7605 VIRGINIA PKWY, MCKINNEY, TX 75071

NO CHANGE TO EXISTING SANITARY SEWER AND WATER CONNECTIONS

STANDARD NOTATIONS (AS PER SECTION 148-45 (3)(A)-(H)-(I))
 THE SANITATION CONTAINER SCREENING WALLS SHALL BE CONSTRUCTED WITH A MINIMUM 12" THICKNESS OF ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SHALL BE CONSTRUCTED WITH THE CITY DESIGN SPECIFICATIONS.
 MECHANICAL AND HEATING AND AIR-CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
 III. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ORDINANCES.

APPLICANT: TRAILS OF IVY CHILD DEVELOPMENT CENTER
 7605 VIRGINIA PKWY, MCKINNEY, TX 75071, 972-991-4044

DESIGN DEVELOPMENT NOT FOR BIDDING REGULATORY APPROVAL OR CONSTRUCTION
TIM KONGGANDA AIA

DATE: JAN 05, 2017 (Rev)
PROJECT NUMBER: 16169

SHEET NAME: EXISTING SITE PLAN
SHEET NUMBER: AS1.00

ARCHITECT:
 BROWN WARD ARCHITECT, INC.
 3102 WARD AVENUE
 DALLAS, TX 75201
 TEL: (469) 718-9735
 CELL: (469) 214-2565
 WWW.BROWNWARDARCHITECT.COM



GRAPHIC SCALE
 TRUE NORTH PLAN NORTH

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