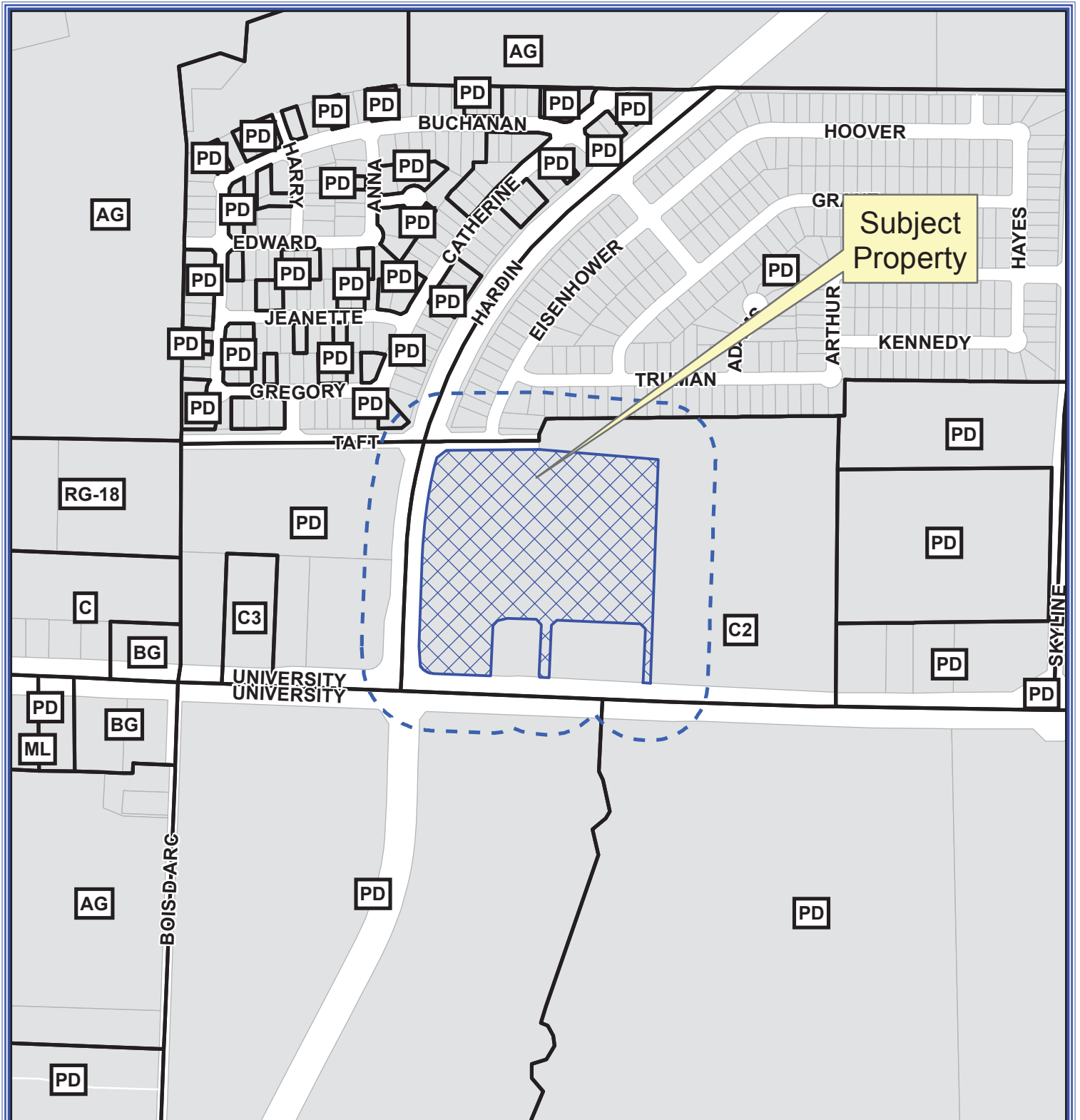


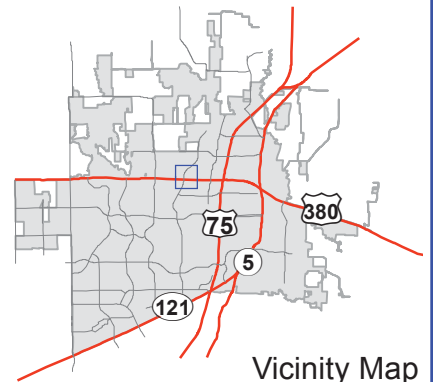
EXHIBIT A



Location Map

Case: 16-183SUP

--- 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

PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the WILLIAM HUNT SURVEY, ABSTRACT NO. 450, City of City of McKinney, Collin County, Texas, and being a portion of a tract of land described in deed to Headington Realty & Capital, L.P. as recorded in Volume 4836, Page 851, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "3439" found for corner at the Southerly end of a radial corner clip at the intersection of the Northerly right-of-way of U.S. Highway 380 (W. University Drive, variable width right-of-way), with the Easterly right-of-way of N. Hardin Road (variable width right-of-way), said point being the beginning of a curve to the right having a radius of 60.00 feet, a central angle of 89 deg 53 min 15 sec, a chord bearing of North 42 deg 42 min 16 sec West and a chord length of 84.77 feet;

THENCE along said radial corner clip and said curve to the right, an arc distance of 94.13 feet to a 1/2-inch iron rod found for corner on the Easterly right-of-way of said N. Hardin Road and the Westerly line of said Headington Realty & Capital tract;

THENCE along the Easterly right-of-way of said N. Hardin Road and the Westerly line of said Headington Realty & Capital tract, the following:

North 02 deg 14 min 20 sec East, a distance of 397.64 feet to a 1/2-inch iron rod with plastic cap stamped "4846" found for corner and the beginning of a curve to the right having a radius of 1,865.00 feet, a central angle of 12 deg 07 min 42 sec, a chord bearing of North 08 deg 18 min 11 sec East, and a chord length of 394.04 feet;

Along said curve to the right, an arc distance of 394.78 feet to a 1/2-inch iron rod found for corner at the Southwest end of a corner clip at the intersection of the Easterly right-of-way of said N. Hardin Road and the Southerly right-of-way of said Taft Lane, said iron rod also being the Southwest corner of President's Point, Phase One, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume O, Page 216, Official Public Records, Collin County, Texas;

THENCE North 52 deg 10 min 06 sec East, departing the Easterly right-of-way of said N. Hardin Road, along said corner clip and the Southerly line of said President's Point, a distance of 47.70 feet to a 1/2-inch iron rod found for corner at the Northeast end of said corner clip, said iron rod being on the Southerly right-of-way of said Taft Lane;

THENCE North 89 deg 30 min 32 sec East, along said Southerly right-of-way, continuing along the Southerly line of said President's Point, a distance of 365.81 feet to a 1/2-inch iron rod found for corner;

EXHIBIT B

THENCE departing the Southerly right-of-way of said Taft Lane, over and across said Headington Reality & Capital, tract the following;

South 87 deg 38 min 07 sec East, a distance of 472.44 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;

South 02 deg 21 min 53 sec West, a distance of 894.23 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner, said iron rod being on the Northerly right-of-way of said U.S. Highway 380;

THENCE North 87 deg 39 min 15 sec West, along the Northerly right-of-way of said U.S. Highway 380 a distance of 25.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE departing the Northerly right-of-way of said U. S. Highway 380, continuing over and across said Headington Reality & Capital, tract the following;

North 02 deg 21 min 53 sec East, a distance of 209.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;
North

North 42 deg 38 min 07 sec West, a distance of 28.28 feet to a a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;

North 87 deg 38 min 07 sec West, a distance of 330.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;

South 47 deg 21 min 53 West, distance of 28.28 feet to a 1/2-iron rod with red plastic cap stamped "W.A.I." set for corner;

South 02 deg 21 min 53 sec West, a distance of 209.12 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner on the Northerly right-of-way of said U.S. Highway 380;

THENCE North 87 deg 39 min 15 sec West, along said right-of-way a distance of 40.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE departing said right-of-way, continuing over and across said Headington Reality & Capital, tract the following:

North 02 deg 21 min 53 sec East, a distance of 209.13 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;

North 42 deg 38 sec 07 sec West, a distance of 28.28 feet to a a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;

EXHIBIT B

North 87 deg 38 min 07 sec West, a distance of 104.13 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner, said iron rod being the beginning of a curve to the left having a radius of 50.00 feet, a central angle of 12 deg 37 min 07 sec, a chord bearing of South 86 deg 03 min 19 sec West, and a chord length of 10.99 feet;

Along said curve to the left an arc distance of 11.01 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner, said point being the beginning of a curve to the left having a radius of 858.72 feet, a central angle of 02 deg 36 min 46 sec, a chord bearing of South 78 deg 30 min 14 sec West, and a chord length of 39.15 feet;

Along said curve to the left, an arc distance of 39.16 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;

South 40 deg 57 min 20 sec West, a distance of 27.15 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;

South 02 deg 21 min 53 sec West, a distance of 201.35 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner on the Northerly right-of-way of said U.S. Highway 380;

THENCE North 87 deg 38 min 52 sec West, along the Northerly right-of-way of said U.S. Highway 380, a distance of 229.11 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 679,595 square feet or 15.601 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 16th day of December, 2015, utilizing a G.P.S. measurement (NAD 83, grid) from the GeoShack VRS network.

SITE PLAN & SUP EXHIBIT

MCKINNEY, TEXAS

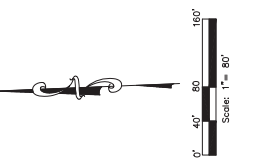
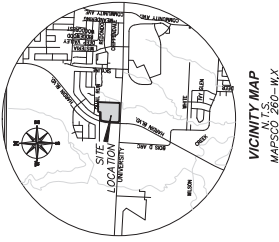
01-190-2010
SUP-1

NO.	DATE	REVISION
1	05-27-16	REVISED LOT LINES PER M2
2	06-13-16	REVISED PER CITY COMMENTS; RESUBMIT
3	06-30-16	REVISED PER CITY COMMENTS; RESUBMIT
4	07-11-16	REVISED PER CITY 3RD COMMENTS; RESUBMIT
5	07-19-16	REVISED PER CITY 4TH COMMENTS; RESUBMIT
6	08-09-16	REVISED PER CITY 5TH COMMENTS; RESUBMIT
7	08-31-16	REVISED PER CITY 6TH COMMENTS; RESUBMIT

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

2020 HILLCREST PLAZA, SUITE 500
MCKINNEY, TEXAS 75069
PHONE: (972) 460-2900
FAX: (972) 460-2900



SITE DATA	
Zoning District	C2-Local Commercial District
Proposed Use	Retail/Service
Lot Area	15,60 AC. (679,595 SF)
ROI Area	0.09 AC. (3,400 SF)
Net Area	15,52 AC. (676,105 SF)
Costco Building Floor Area	152,267 SF
Fuel Facility Containment Enclosure	107 SF
Floor Area Ratio/Percentage Lot Coverage	0.225 : 1
Costco Building Height (Parapet Roof)	8'-3"
Controllor Enclosure Building Height	22.5% (152,374 SF)
Impervious Cover	606,072 SF (89.7%)
Parking Requirements	
Retail (1,250 SF)	670 Stalls
Service Center (2 Stalls per Bay)	8 Stalls
Fuel Station (1 Stall per 4 Pumping Stations)	6 Stalls
Total Parking Required	684 Stalls
Total Parking Provided	744 Stalls
ADA Parking Required	15 Stalls
ADA Parking Provided	16 Stalls

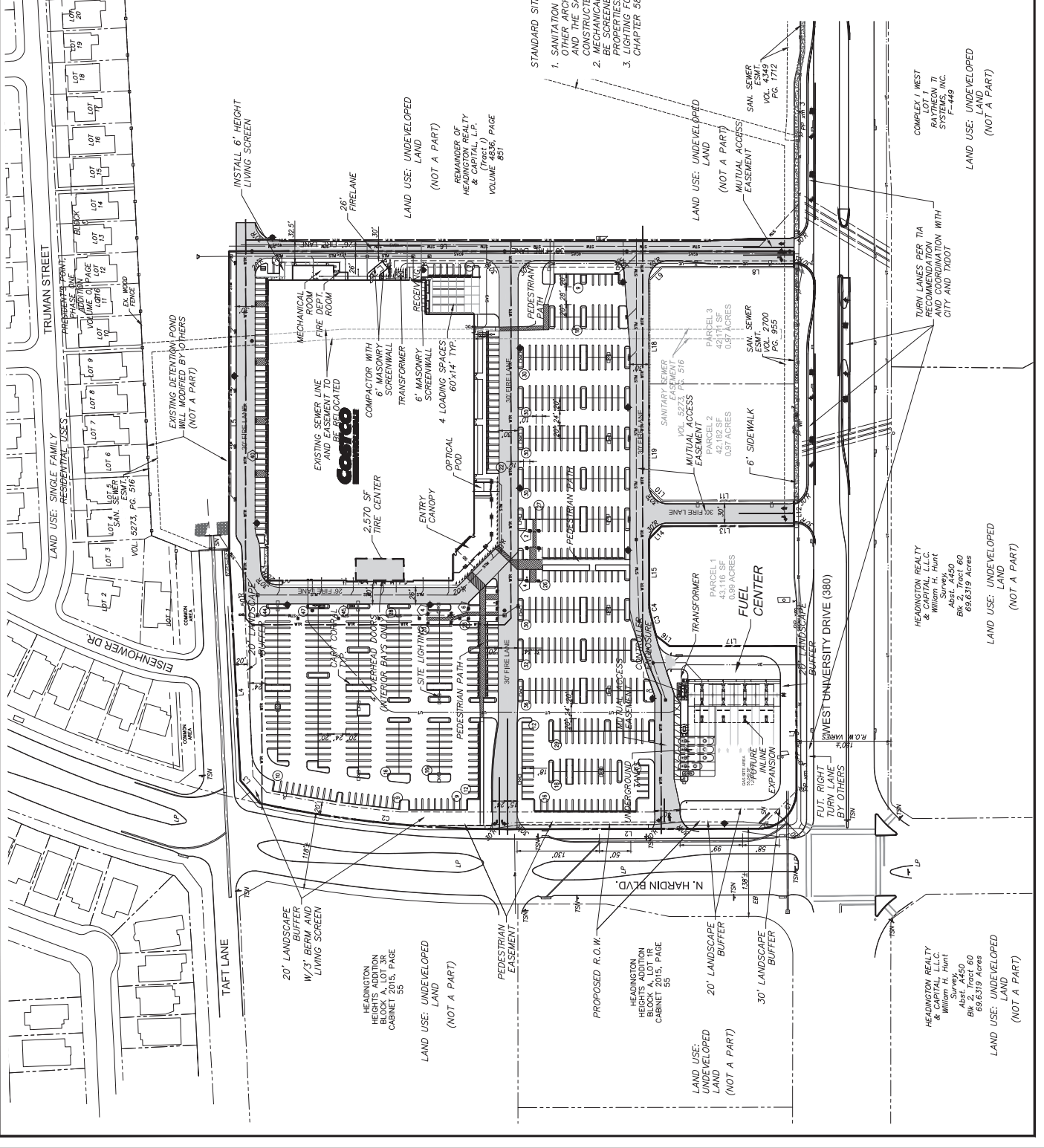
STANDARD SITE PLAN NOTES:

- SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR GUTTER GUARD MASONRY. THE SANITATION CONTAINER SCREENING WALLS WILL BE PAINTED AND FINISHED. THE SANITATION CONTAINER SCREENING WALLS WILL BE PAINTED AND FINISHED. THE SANITATION CONTAINER SCREENING WALLS WILL BE PAINTED AND FINISHED.
- MECHANICAL HEATING AND AIR CONDITIONING EQUIPMENT IN ON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT PROPERTIES.
- LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

Line Table			CURVE TABLE					
Line #	Direction	Length	No.	Delta	Radius	Length	Ch. B	Ch. L
L1	N87°38'52"W	229.11'	C1	89°3'12"	60.00'	94.13'	N42°42'16"W	84.77'
L2	N2°14'20"E	397.64'	C2	12°0'42"	1865.00'	394.28'	N87°18'11"E	394.04'
L3	N52°10'06"E	47.70'	C3	2°36'46"	658.72'	39.16'	S78°30'14"W	39.15'
L4	N89°30'32"E	365.81'	C4	11°50'45"	49.50'	10.23'	S66°26'30"W	10.22'
L5	S87°38'07"E	472.44'						
L6	S2°21'53"W	894.23'						
L7	N87°39'15"W	25.00'						
L8	N2°21'53"E	209.00'						
L9	N42°38'07"W	28.28'						
L10	S47°27'53"W	28.28'						

ENGINEER:
WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DRIVE, #325
MCKINNEY, TEXAS 75069
Telephone: (972) 460-2900
Contact: SCOTT SMITH, VP LAND MANAGER

OWNER/APPLICANT:
WINKELMANN & ASSOCIATES, INC.
1700 N. REDBUD BOULEVARD, SUITE 400
MCKINNEY, TEXAS 75069
Telephone: (972) 460-7790
Contact: SCOTT SMITH, VP LAND MANAGER



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By Planning Department at 3:49 pm, Aug 31, 2016