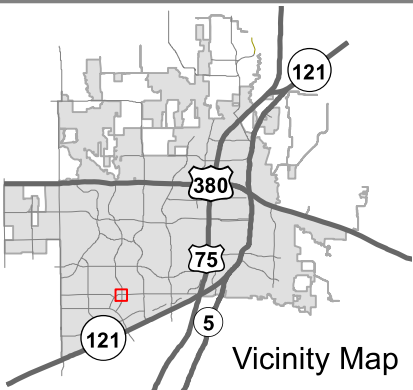
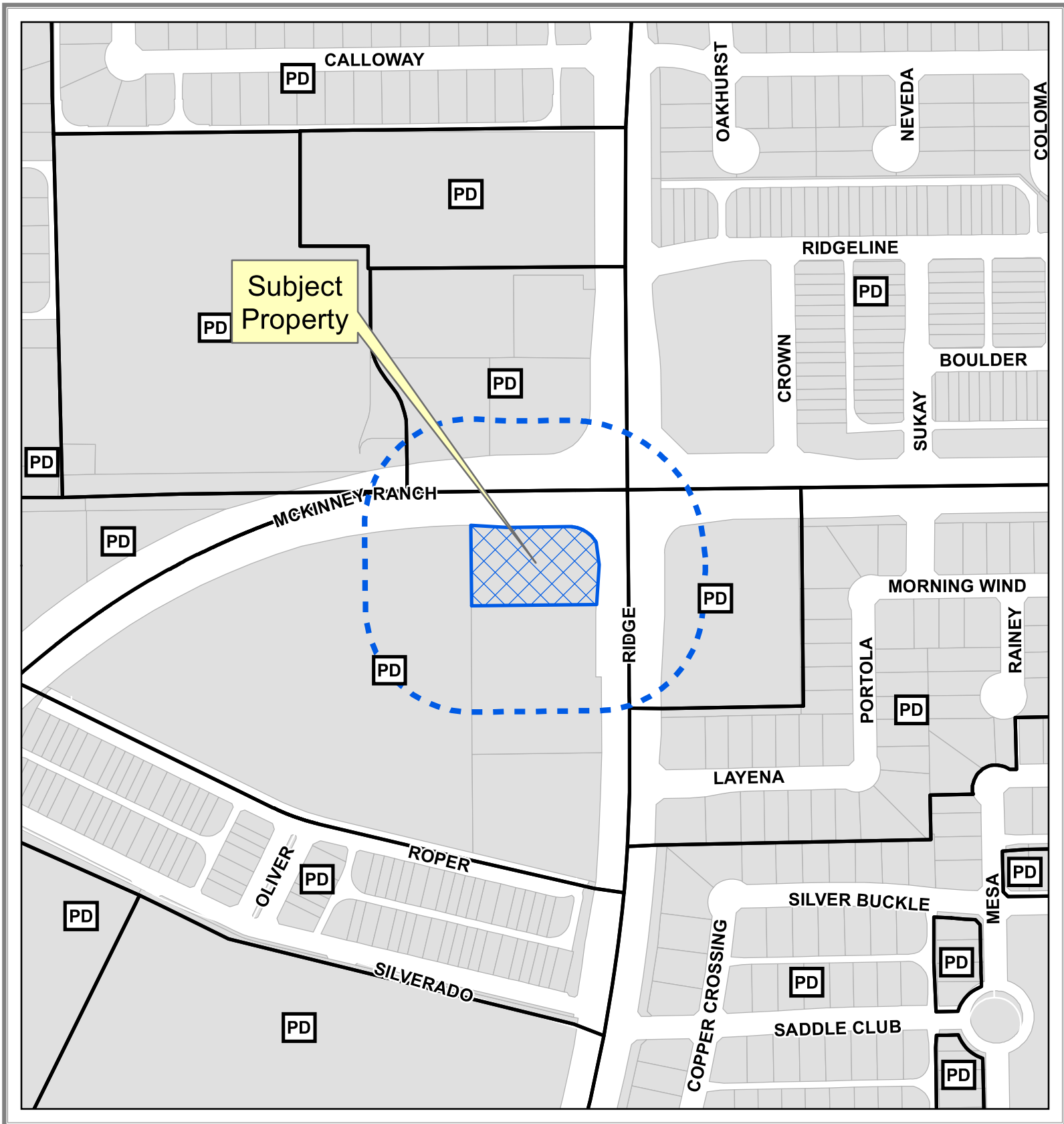
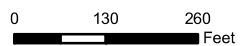


# Exhibit A



## Property Owner Notification Map

SUP2019-0002



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

BEING a portion of a called 3.000 acre tract of land situated in the Oliver Hedgecoxe Survey, Abstract Number 392 in the City of McKinney, Collin County, Texas as recorded in Instrument Number 20170104000013540 of the Official Public Records of Collin County, Texas, same being all of Lot 3, Block A of Ridge Commons Addition, an addition to the City of McKinney, as recorded in Instrument Number 20180321010001250 of the Official Public records of Collin County, Texas and being more particularly described by metes and bounds ;as follows:

BEGINNING at the northeast corner of Lot 2, Block B of TCI McKinney Ranch Addition, an addition to the City of McKinney, as recorded in Instrument Number 20170913010004340 of the Official Public Records of Collin County, Texas, same being the northwest corner of said Lot 3 of Ridge Commons Addition and also being on the south Right-of-Way line of McKinney Ranch Parkway (a variable width Right-of-Way) as recorded in Instrument Number 20071214010004400 of the Official Public Records of Collin County, Texas;

THENCE South  $86^{\circ}47'40''$  East, along the north line of said Lot 3 and the common south Right-of-Way line of said McKinney Ranch Parkway, a distance of 77.44 feet to a point for corner;

THENCE North  $89^{\circ}23'30''$  East, continuing all said common line, a distance of 130.00 feet to a point for corner at the beginning of a tangent curve to the right with a radius of 67.00 feet, a central angle of  $60^{\circ}58'48''$ , and a chord that bears South  $60^{\circ}06'59''$  East, a distance of 67.99 feet;

THENCE along said curve, and arc distance of 71.31 feet to a point for corner in the east line of said Lot 3 and the common west Right-of-Way line of South Ridge Road (a variable width Right-of-Way) as recorded in Volume 2007, Page 587 and Instrument Number 20071214010004400 of the Plat Records of Collin County, Texas;

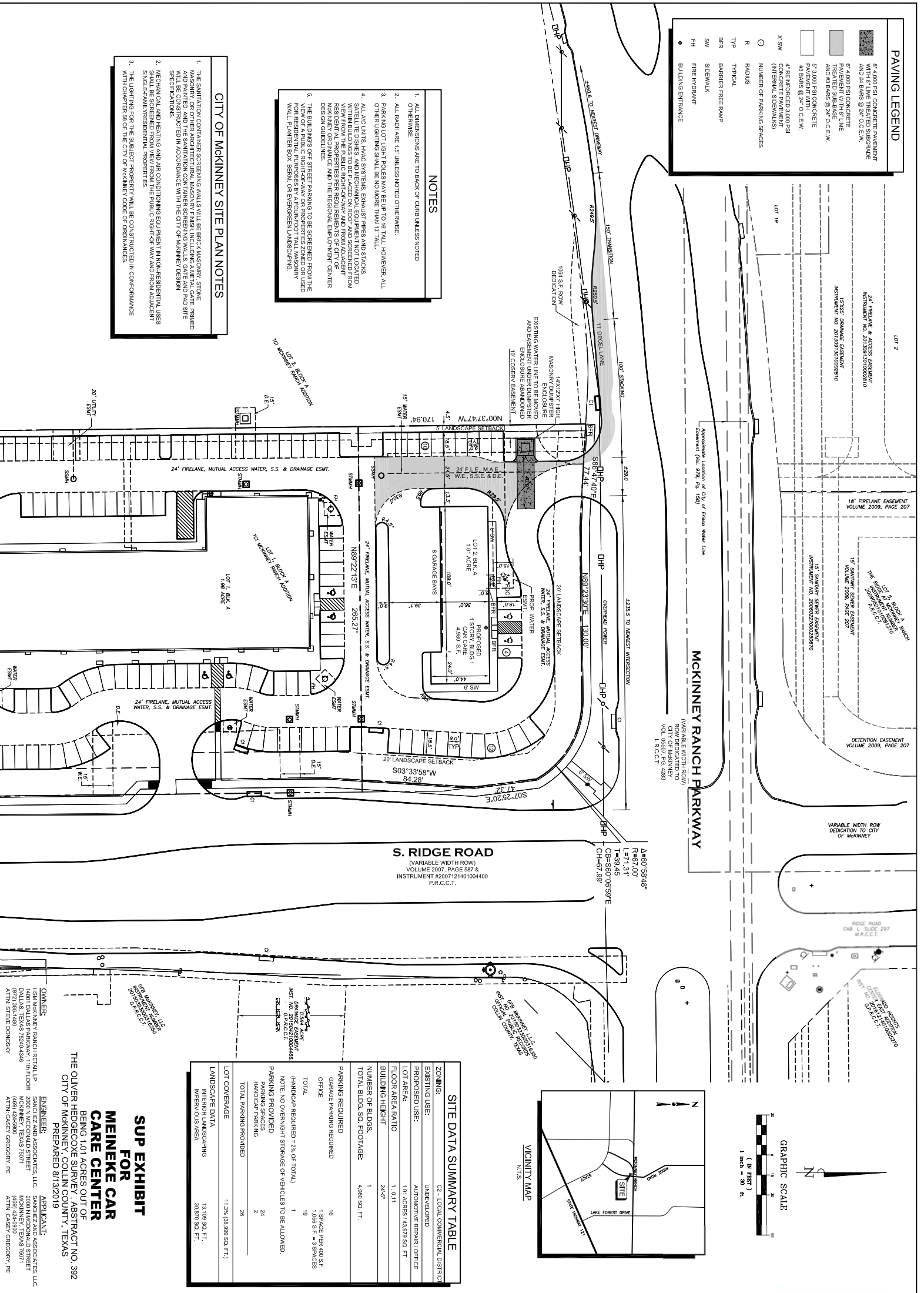
THENCE South  $07^{\circ}25'20''$  East, continuing along said common line, a distance of 47.32 feet to a point for corner;

THENCE South  $03^{\circ}33'58''$  West, a distance of 84.28 feet to a point for corner at the southeast corner of said Lot 3, same being the northeast corner of Lot 2, Block A of said Ridge Commons Addition, same also being on the west Right-of-Way line of said South Ridge Road;

THENCE South  $89^{\circ}22'13''$  West, leaving said west Right-of-Way line and along the south line of said Lot 3 and the common north line of said Lot 2 of Ridge Commons Addition, a distance of 265.27 feet to the southwest corner of said Lot 3, same being the northwest corner of said Lot 2, and also being on the east line of Lot 2, Block A of said TCI McKinney Ranch Addition;

THENCE North  $00^{\circ}37'47''$  West, along the west line of said Lot 3 of Ridge Commons Addition and the common east line of said Lot 2 of said TCI McKinney ranch Addition, a distance of 170.79 feet to the POINT OF BEGINNING and containing 1.010 acres (43,978 square feet) of land, more or less.

# Exhibit C



### PAVING LEGEND

- 8" 4,000 PSI CONCRETE PAVEMENT WITH 6" LIME TREATED SUBGRADE AND 4" BARS @ 24" O.C.E.W.
- 6" 4,000 PSI CONCRETE TREATED SUBGRADE AND 8" BARS @ 24" O.C.E.W.
- 5" 3,000 PSI CONCRETE PAVEMENT WITH 4" BARS @ 24" O.C.E.W.
- 4" REINFORCED 3,000 PSI CONCRETE PAVEMENT (INTERNAL SIDEWALKS)
- NUMBER OF PARKING SPACES
- RADIUS
- TYPE
- TYPICAL
- BR: BARRIER FREE RAMP
/>
- SW: SIDEWALK
- FW: FIRE HYDRANT
- BUILDING ENTRANCE

- ### NOTES
1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
  2. ALL RADIUS ARE 15' UNLESS NOTED OTHERWISE.
  3. PARKING LOT LIGHT POLES MAY BE UP TO 16' TALL; HOWEVER, ALL OTHER LIGHTING SHALL BE NO MORE THAN 13' TALL.
  4. ALL A/C UNITS, HVAC SYSTEMS, EXHAUST PIPES AND STACKS, SATELLITE DISHES, AND MECHANICAL EQUIPMENT NOT LOCATED WITHIN BUILDINGS TO BE PLACED ON ROOF AND SCREENED FROM RESIDENTIAL PROPERTIES PER REQUIREMENTS OF CITY OF MCKINNEY ORDINANCE AND THE REGIONAL EMPLOYMENT CENTER DESIGN GUIDELINES.
  5. THE BUILDINGS OFF STREET PARKING TO BE SCREENED FROM THE VIEW OF A PUBLIC RIGHT-OF-WAY OR PROPERTIES ZONED OR USED WALL, PLANTER BOX, BERRY, OR EVERGREEN LANDSCAPING.

- ### CITY OF MCKINNEY SITE PLAN NOTES
1. THE SANITATION CONTAINER SCREENING WALLS WILL BE BRICK/MASONRY, STONE AND PAINTED. THE SANITATION CONTAINERS SHALL BE PAINTED AND SANITATION CONTAINERS SCREENING WALLS AND 1/2" SITE SPECIFICATIONS.
  2. 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 SINGLE-FAMILY RESIDENTIAL PROPERTIES.
  3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 98 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

### SITE DATA SUMMARY TABLE

ZONING:	CG-2 - LOCAL COMMERCIAL DISTRICT
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	AUTOMOTIVE REPAIR / OFFICE
LOT AREA:	1.01 ACRES / 43,979 SQ. FT.
FLOOR AREA RATIO:	1.0-11
BUILDING HEIGHT:	24'-6"
NUMBER OF BLDGS:	1
TOTAL BLDG. SQ. FOOTAGE:	4,980 SQ. FT.
PARKING REQUIRED:	16
GARAGE PARKING REQUIRED:	16
OFFICE:	1,098 SQ. FT.
TOTAL:	19
(HANDICAP REQUIRED = 2% OF TOTAL)	1
NOTE: NO OVERNIGHT STORAGE OF VEHICLES TO BE ALLOWED.	
PARKING PROVIDED:	24
HANDICAP PARKING:	2
TOTAL PARKING PROVIDED:	26
LOT COVERAGE:	11.3% (38,989 SQ. FT.)
LANDSCAPE DATA:	
INTERIOR LANDSCAPING:	13,109 SQ. FT.
IMPERVIOUS AREA:	30,870 SQ. FT.

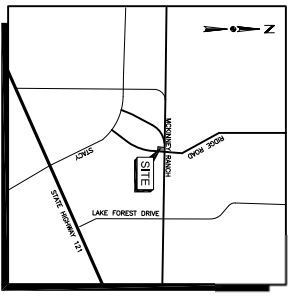
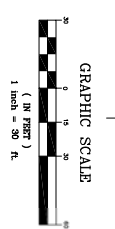
### SUP EXHIBIT FOR MEINEKE CAR CARE CENTER

OWNER: H&M MCKINNEY, L.L.C. 1101 DALLAS PARKWAY, 11th FLOOR, DALLAS, TEXAS 75240-4346  
ATTN: STEVE DOMOSKY

ENGINEERS: SANCHEZ AND ASSOCIATES, L.L.C. 2000 N. McDONALD STREET, MCKINNEY, TEXAS 75071  
ATTN: CASEY GREGORY, PE

APPLICANT: SANCHEZ AND ASSOCIATES, L.L.C. 2000 N. McDONALD STREET, MCKINNEY, TEXAS 75071  
ATTN: CASEY GREGORY, PE

THE OLIVER HEDGE COXE SURVEY, ABSTRACT NO. 392 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS PREPARED 8/13/2019



## MEINEKE CAR CARE CENTER

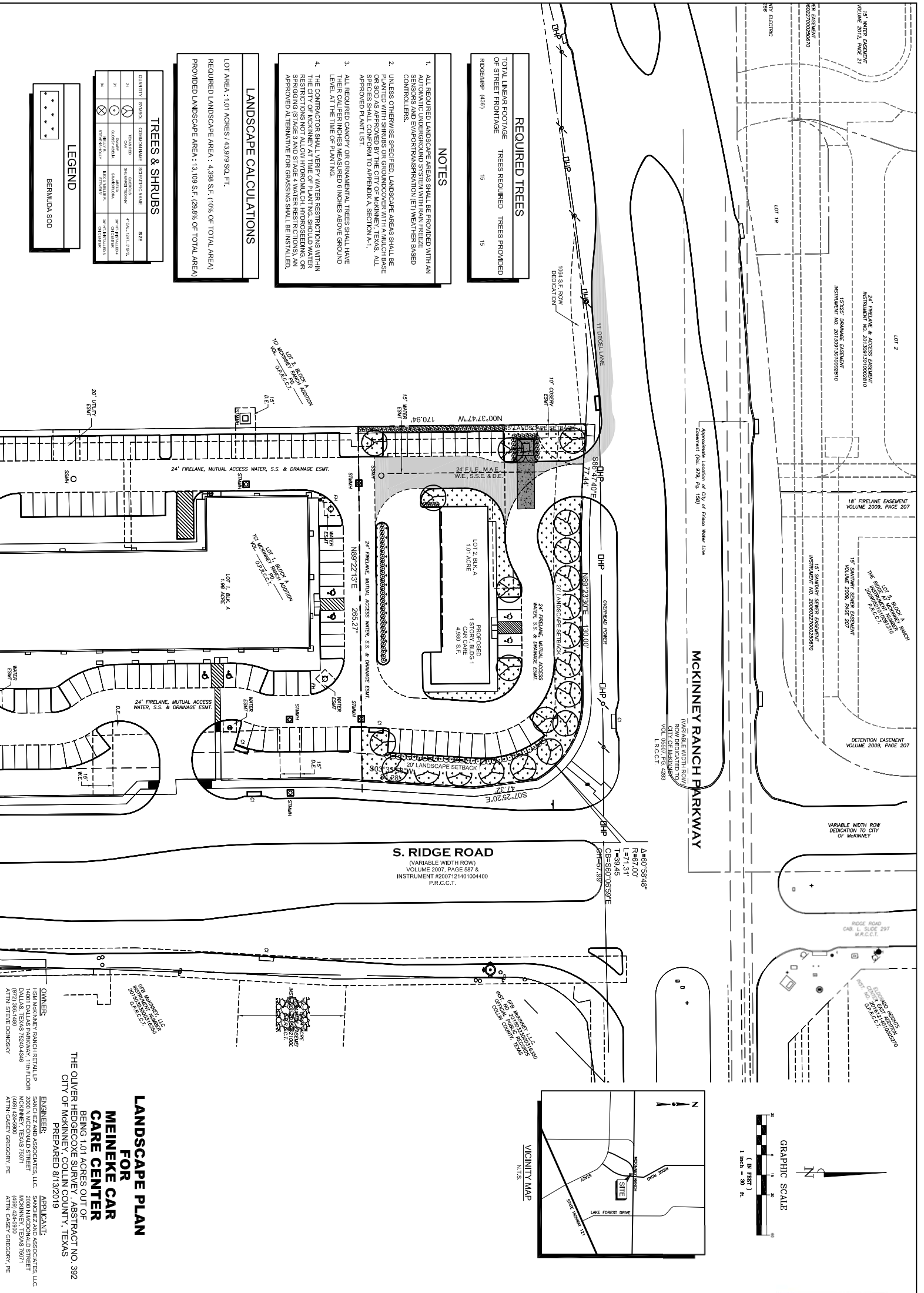
## SITE PLAN

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

**SANCHEZ & Associates**  
Master Planning  
Civil Engineering  
Land Development  
2000 N. McDonald Street, Suite 100  
McKinney, TX 75071  
Tel: 469-424-5900  
Fax: 214-544-3200  
Certificate of Registration No. F-3665

Scale:	SEE GRAPHIC SCALE
Designed by:	CDR
Drawn by:	DDR
Checked by:	RCG
Date:	8/13/2019
Project No.:	02-154-001

# Exhibit D



**REQUIRED TREES**

TOTAL LINEAR FOOTAGE OF STREET FRONTAGE	TREES REQUIRED	TREES PROVIDED
ROCEMAP (489)	15	15

- NOTES**
1. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND SYSTEM WITH RAIN FREEZE CONTROLLERS.
  2. UNLESS OTHERWISE SPECIFIED, LANDSCAPE AREAS SHALL BE PLANTED WITH SHRUBS OR GROUNDCOVER WITH A MULCH BASE OR SOIL AS APPROVED BY THE CITY OF MCKINNEY, TEXAS. ALL SPECIES SHALL CONFORM TO APPENDIX A, SECTION A-1 APPROVED PLANT LIST.
  3. ALL REQUIRED CANOPY OR ORNAMENTAL TREES SHALL HAVE THEIR CALIPER INCHES MEASURED 6 INCHES ABOVE GROUND LEVEL AT THE TIME OF PLANTING.
  4. THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING, OR SPRIGGING STAGE 3 AND STAGE 4 WATER RESTRICTIONS) AS APPROVED BY THE CITY OF MCKINNEY, TEXAS SHALL BE (15" TALLEY).

**LANDSCAPE CALCULATIONS**

LOT AREA : 1.01 ACRES / 43,979 SQ. FT.  
 REQUIRED LANDSCAPE AREA : 4,398 S.F. (10% OF TOTAL AREA)  
 PROVIDED LANDSCAPE AREA : 13,109 S.F. (29.8% OF TOTAL AREA)

**TREES & SHRUBS**

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE
21	(Symbol)	HOSEAHO	SPERMATOPHYTES	12" CAL. UNIF. D.B.H.
31	(Symbol)	GLASSY WOOD	GLASSY WOOD	3" DIA. UNIF. D.B.H.
34	(Symbol)	RED TULIP	RED TULIP	3" DIA. UNIF. D.B.H.

**LEGEND**

(Symbol) BERMUDA SOO

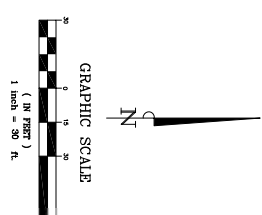
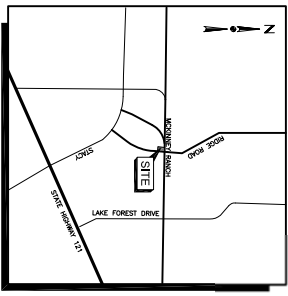
**LANDSCAPE PLAN FOR MEINEKE CAR CARE CENTER**

THE OLIVER HEDGECOXE SURVEY, ABSTRACT NO. 392  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
 PREPARED 8/13/2019

**OWNER:**  
 H&M McKinney Ranch Retail, LP  
 14001 DALLAS PARKWAY, 11th FLOOR  
 MCKINNEY, TEXAS 75240-4346  
 ATTN: STEVE DOMOSKY

**ENGINEERS:**  
 SANCHEZ AND ASSOCIATES, L.L.C.  
 2000 N. McDONALD STREET  
 MCKINNEY, TEXAS 75071  
 ATTN: CASEY GREGORY, PE

**APPLICANTS:**  
 SANCHEZ AND ASSOCIATES, L.L.C.  
 2000 N. McDONALD STREET  
 MCKINNEY, TEXAS 75071  
 ATTN: CASEY GREGORY, PE



Scale: SEE GRAPHIC SCALE

Designed by:	CDR
Drawn by:	DDR
Checked by:	RCG
Date:	8/13/2019
Project No.:	02-154-001

## LANDSCAPE PLAN

## MEINEKE CAR CARE CENTER

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

**SANCHEZ & Associates**  
 Master Planning  
 Civil Engineering  
 Land Development  
 2000 N. McDonald Street, Suite 100  
 McKinney, TX 75071  
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