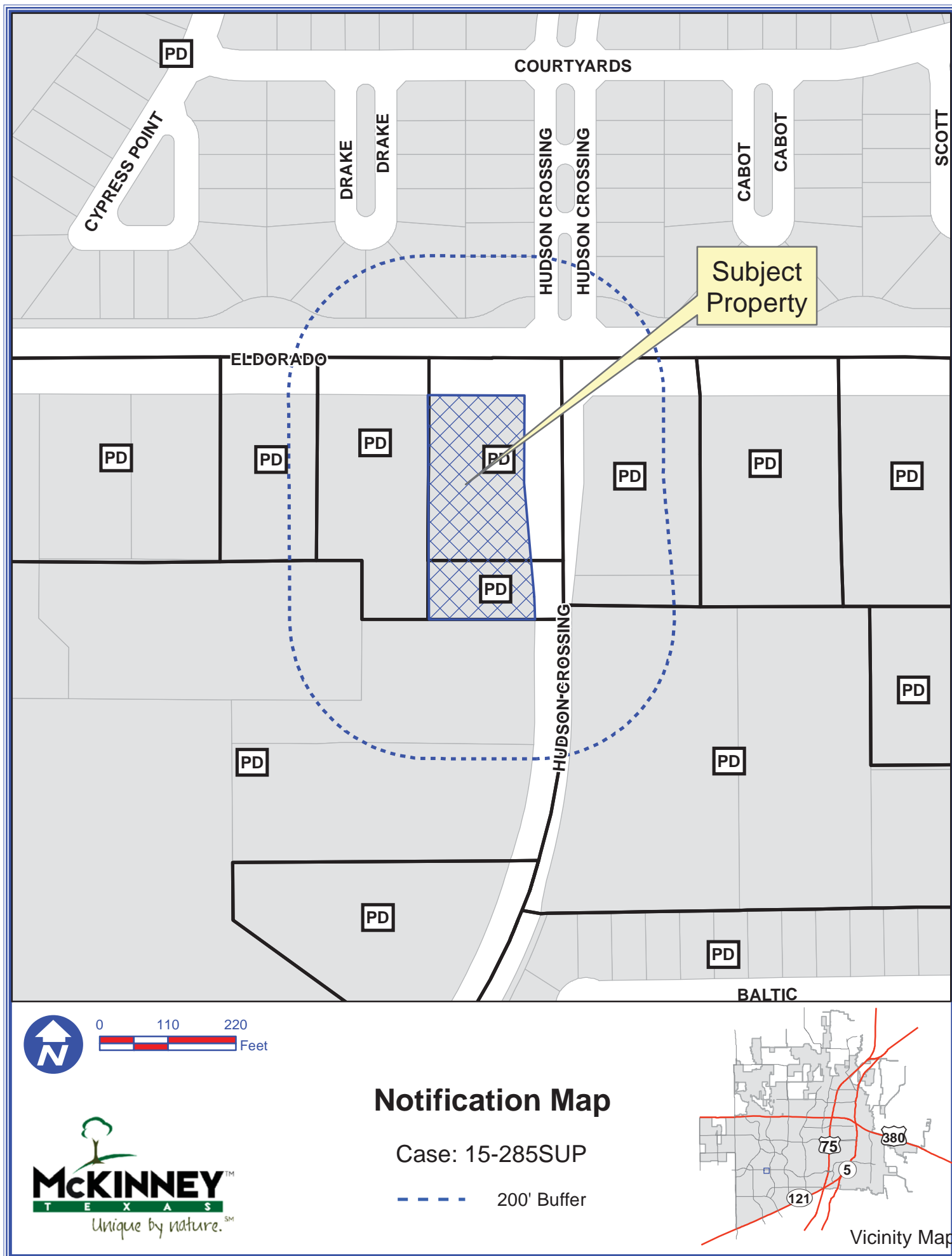


EXHIBIT A



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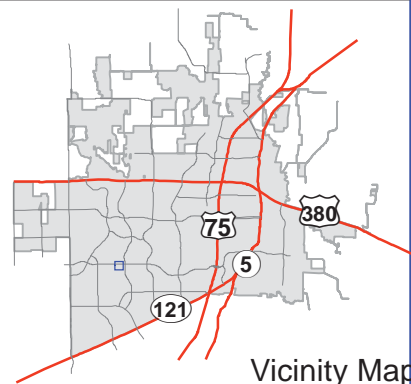
0 110 220 Feet



Notification Map

Case: 15-285SUP

--- 200' Buffer



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

DESCRIPTION OF PROPERTY SURVEYED

Tract 1:

DESCRIPTION, of a 1.3343 acre tract of land situated in the George Herndon Survey, Abstract No. 390, City of McKinney, Collin County, Texas; said tract being part of that certain tract of land described as Tract 1 in Special Warranty Deed to Carrington Partners, LP recorded in County Clerk's File No. 20070611000786630 of the Deed Records of Collin County, Texas; said 1.3343 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner at the intersection of the south right-of-way line of Eldorado Parkway (a 120-foot wide right-of-way) and the west right-of-way line Hudson Crossing (a variable width right-o-way); said point also being the northeast corner of said Carrington Partners tract;

THENCE, along the said west line of Hudson Crossing and the east line of said Carrington Partners tract, the following three (3) calls:

South 00 degrees, 28 minutes, 30 seconds West, a distance of 141.01 feet to a 5/8-inch iron rod found at an angle point;

South 05 degrees, 14 minutes, 08 seconds East, a distance of 201.00 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at an angle point;

South 00 degrees, 28 minutes, 30 seconds West, a distance of 20.72 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner; said point also being the southeast corner of said Carrington Partners tract;

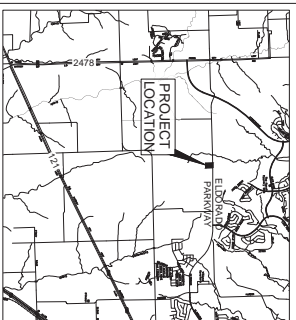
THENCE, North 89 degrees, 31 minutes, 30 seconds West, departing the said west line of Hudson Crossing and the said east line of Carrington Partners tract and along a south line of said Carrington Partners tract, a distance of 174.00 feet to a "+" cut in concrete found for corner; said point also being the southeast corner of that certain tract of land described as Tract I in General Warranty Deed to Retail Buildings, Inc. recorded in County Clerk's File No. 20110708000710580 of the said Deed Records;

THENCE, North 00 degrees, 28 minutes, 30 seconds East, departing the said south line of Carrington Partners tract and along the east line of said Retail Buildings tract, a distance of 361.73 feet to a 1/2-inch iron rod with "F-D" cap found for corner in the said south line of Eldorado Parkway and in the north line of said Carrington Partners tract; said point also being the northeast corner of said Retail Buildings tract;

THENCE, South 89 degrees, 31 minutes, 30 seconds East, departing the said east line of Retail Buildings tract and along the said south line of Eldorado Parkway and said north line of Carrington Partners tract, a distance of 154.00 feet to the POINT OF BEGINNING;

CONTAINING, 58,120 square feet or 1.3343 acres of land, more or less.

EXHIBIT C



LEGEND

---	PROPERTY BOUNDARY LINE
EX-W	EXISTING WATER LINE
EX-OHE	EXISTING OVER HEAD ELECTRIC
EX-SS	EXISTING SANITARY SEWER LINE
SS	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
---	PROPOSED GAS LINE
---	PROPOSED STORM SEWER
---	SALT FENCE
---	PROPOSED 6" CURB
---	DRAINAGE AREA BASIN
---	PROPOSED LANDSCAPE EDGE
---	PROPOSED BUILDING SETBACK

- NOTE:**
1. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 2. ALL PROPOSED PAVING IS CONCRETE.
 3. REFER TO DIMENSION CONTROL SHEET FOR SITE DIMENSIONS.
 4. REFER TO SHEET C2 FOR MORE DETAILED NOTES.
 5. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 6. ALL CURB HEIGHTS ARE 6" UNLESS OTHERWISE NOTED.
 7. ALL GRADING CALL OUTS ARE TOP OF PAYMENT UNLESS OTHERWISE NOTED.
 8. ALL ROOF DRAINS SHALL BE DIRECTED AWAY FROM THE BUILDING AND RUN UNDER THE SIDEWALK.
 9. MAINTAIN A 10' UNOBSTRUCTED PATHWAY AROUND ALL PORTIONS OF THE BUILDING.

ORDINANCE NOTES (SEC. 146.453(a)(1)(B)).

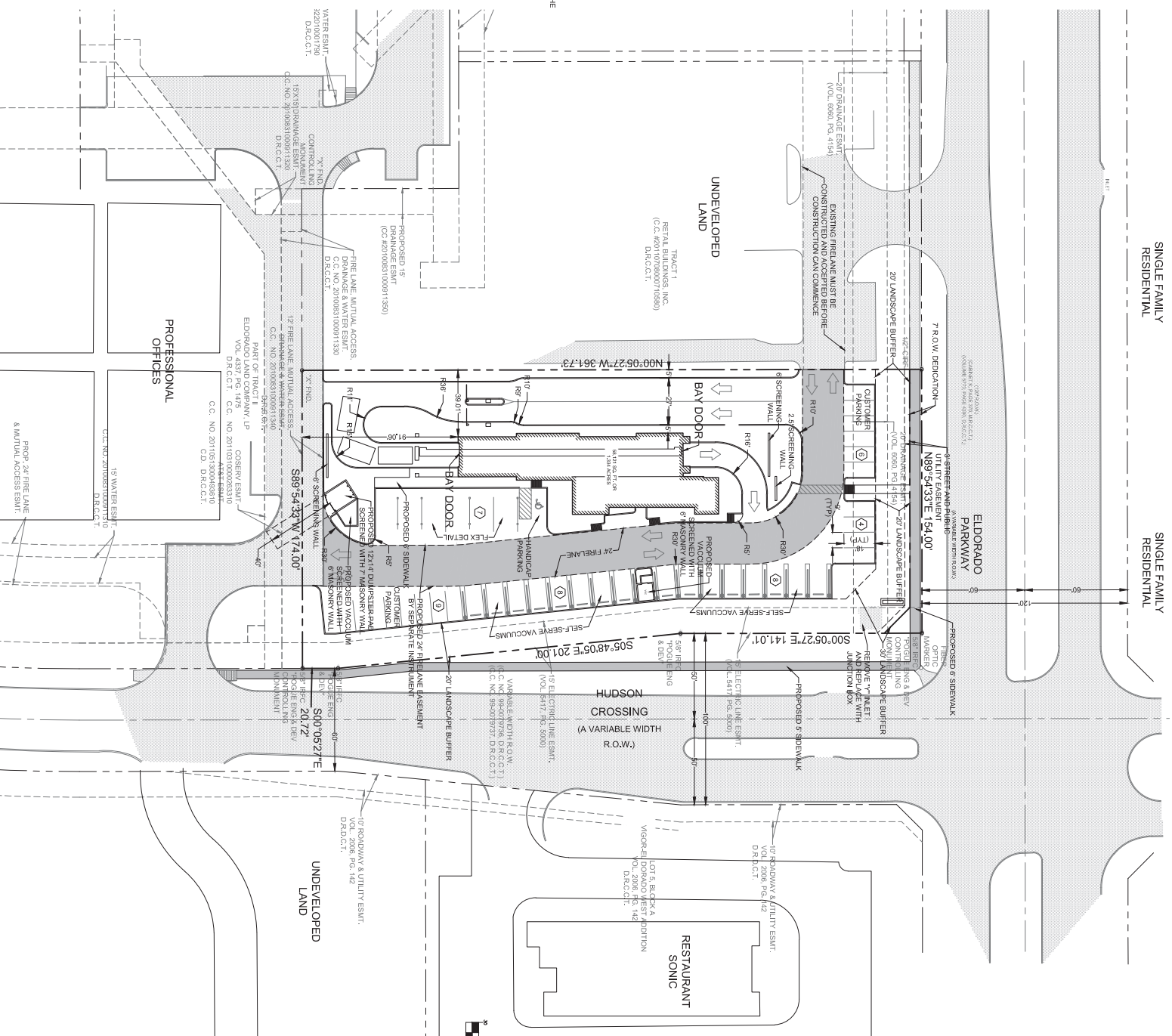
1. THE SANITATION CONTAINERS SCREENING WALLS SHALL BE BRICK FINISH WITH A MASONRY SCREENING WALLS, METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE SPECIFICATIONS.
2. MECHANICAL AND HEATING AIR CONDITIONING EQUIPMENT IN THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCE.

ENGINEER:
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SURVEYOR: LAND SURVEYING
1013 CEDAR BREAK CT.
CLUBBURNE, TEXAS 76033
PHONE: (817) 744-8823
FAX: (817) 744-8823
E-MAIL: BLUESTARSURVEYING@ATT.NET

OWNER:
WILLAMSBURG ASSET HOLDING
2633 MCKINNEY AVE
DALLAS, TX 75204

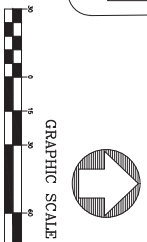


PARKING SPACE CALCULATION

RATIO	NO.	SPACES REQUIRED
15SPACE/VACUUM	23	23
15SPACE/250 SF	1657	7
TOTAL	REQUIRED	30
	PROVIDED	42

SITE DATA

ACREAGE (GROSS)	1.334 ACRES (68,121 SF)
ACREAGE (NET)	1.333 ACRES (68,052 SF)
PROPOSED USE	COMMERCIAL DISTRICT
PARKING REQUIRED	30 SPACES
REQUIRED H.C. PROVIDED	15 SPACE
LOT COVERAGE	9.9%
BUILDING HEIGHT	30'
BUILDING FLOOR AREA	5,790 SF
TOTAL BUILDING AREA	5,790 SF



SITE PLAN AND SPECIFIC USE PERMIT EXHIBIT

MCKINNEY CARWASH

TRACT 1 - 1.33 ACRES
1.33 ACRES OUT OF THE GEORGE HERNDON SURVEY,
ABSTRACT NUMBER 390,
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PREPARED ON 01/03/16

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXACT LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

