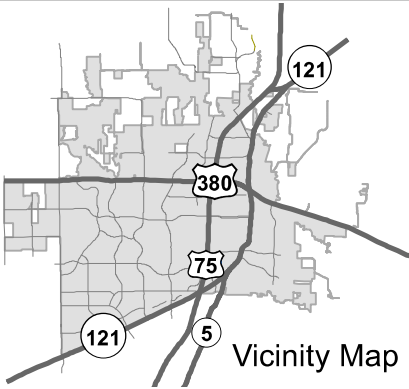
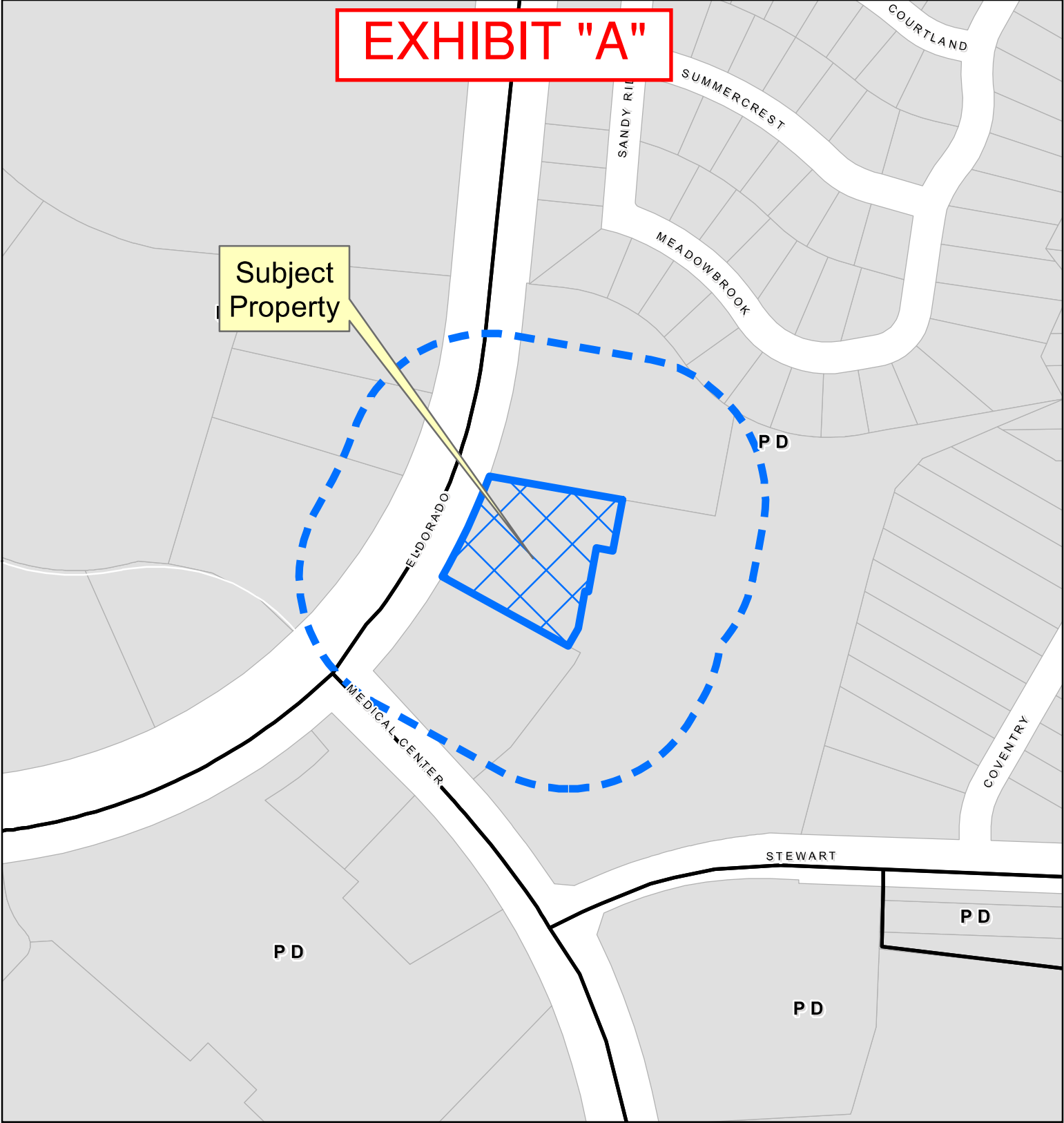


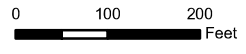
# EXHIBIT "A"

Subject Property



## Property Owner Notification Map

SUP2022-0002



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"

**FIELD NOTES** to that certain tract being Lot 4, Block A, Provident Addition, an addition in the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2006, Page 841, Plat Records, Collin County, Texas; the subject tract, surveyed by JPH Land Surveying, Inc., is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, South Central Zone):

**BEGINNING** at the southwest corner of said Lot 4, from which a found “+” cut bears SOUTH 27° EAST, a distance of 0.6 feet, said southwest corner being on a curve concave to the northwest (curve to the left) having a radius of 935.99 feet;

THENCE with the perimeter and to the corners of Lot 4, the following calls:

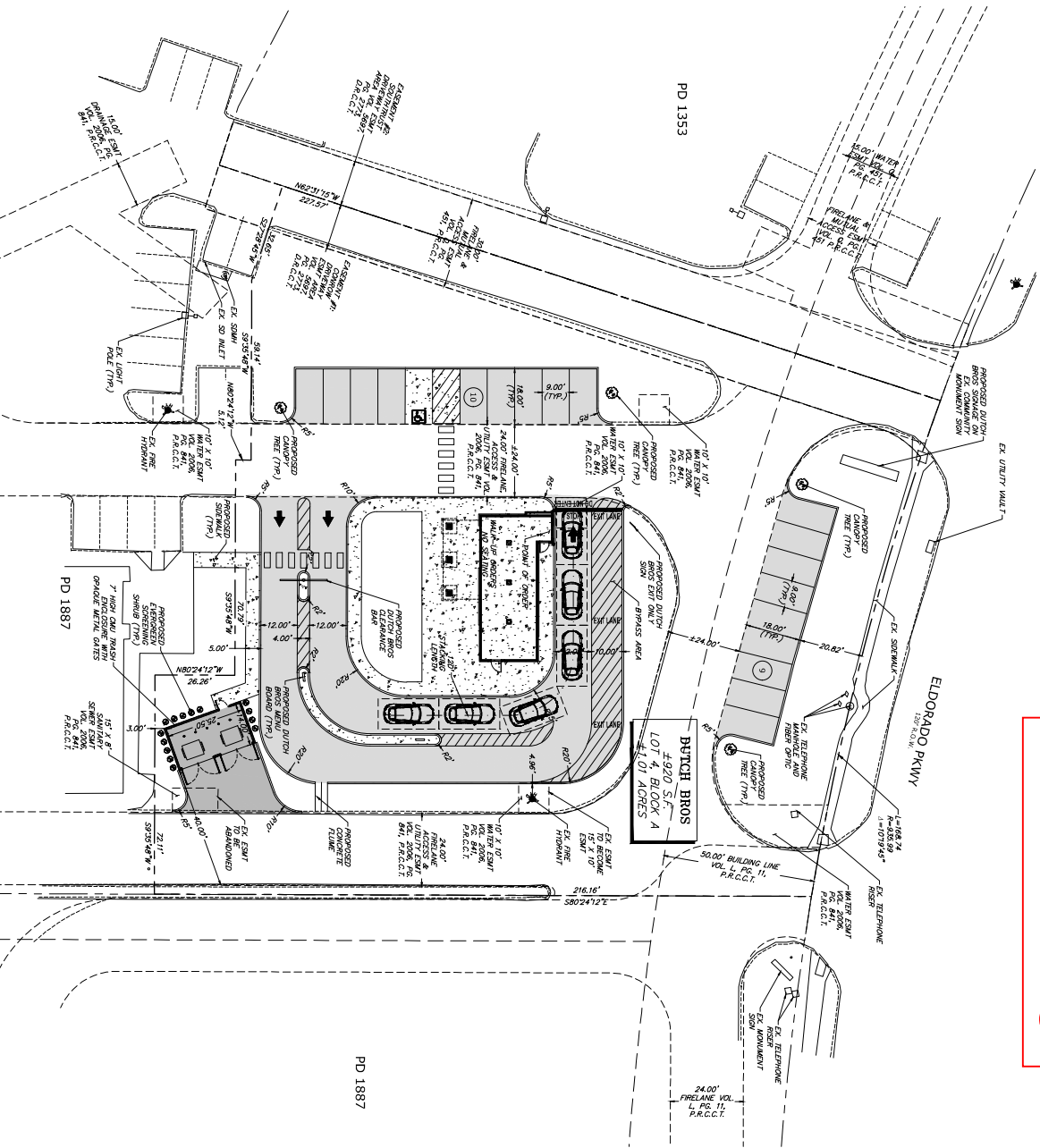
1. In a northeasterly direction, along the arc of the said curve, an arc length of 168.74 feet (a chord bearing of NORTH 23°58'02" EAST, a chord distance of 168.51 feet) to a found “+” cut, from which another found “+” cut bears SOUTH 80°24'12" EAST, a distance of 2.46 feet;
2. SOUTH 80°24'12" EAST, a distance of 216.16 feet to a set Mag nail with a metal washer stamped "JPH Land Surveying";
3. SOUTH 09°35'48" WEST, a distance of 72.11 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
4. NORTH 80°24'12" WEST, a distance of 26.26 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
5. SOUTH 09°35'48" WEST, a distance of 70.79 feet to a set Mag nail with a metal washer stamped "JPH Land Surveying";
6. NORTH 80°24'12" WEST, a distance of 5.12 feet to a set Mag nail with a metal washer stamped "JPH Land Surveying";
7. SOUTH 09°35'48" WEST, a distance of 59.14 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
8. SOUTH 27°28'45" WEST, a distance of 32.65 feet to a set Mag nail with a metal washer stamped "JPH Land Surveying";
9. NORTH 62°31'15" WEST, a distance of 227.57 feet returning to the POINT OF BEGINNING and enclosing 1.007 acres (±43,887 square feet).



# DUTCH BROS COFFEE

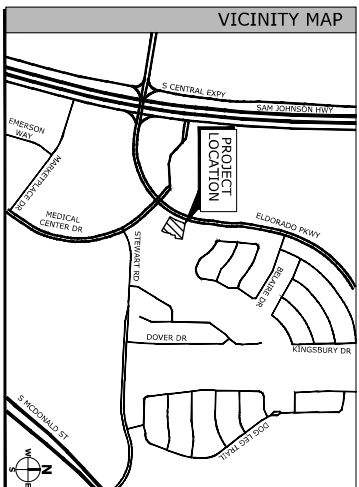
LOT 4, BLOCK A  
PROVIDENT ADDITION

**EXHIBIT "C"**



SUP EXHIBIT  
SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"  
0 10 20 40



\*SITE LAYOUT MAY BE SUBJECT TO CHANGE UPON REVIEW OF PRELIMINARY ENGINEERING PLANS.

### LEGEND

-----	PROPOSED MEDIAN CURB
	EXISTING MEDIAN CURB
	FIRE HYDRANT
	WATER VALVE
	5" CONCRETE
	7" CONCRETE
	SIDEWALK
---	PROPERTY LINE
---	UTILITY POLE
⊙	SANITARY SEWER MANHOLE (DASHED IF EXISTING)
⊙	WATER MANHOLE (DASHED IF EXISTING)
⊙	SANITARY SEWER MANHOLE (DASHED IF EXISTING)
⊙	STORM DRAIN MANHOLE (DASHED IF EXISTING)

SITE DATA TABLE	
EXISTING ZONING	PD 1353
PROPOSED USE	DRIVE-THROUGH RESTAURANT
BUILDING AREA	920.50 SQ FT
BUILDING HEIGHT	24 FT
LOT COVERAGE	2.1 %
FLOOR AREA RATIO	0.21
IMPERVIOUS AREA	79.5 %
PARKING REQUIRED	1 SPACE PER 150 SQ. FT., 7 SPACES REQUIRED
PARKING PROVIDED	19 SPACES

### STANDARD NOTES

1. SANITARY EQUIPMENT SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE CITY OF DALLAS SANITARY EQUIPMENT SPECIFICATIONS. ALL SANITARY EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DALLAS SANITARY EQUIPMENT SPECIFICATIONS. ALL SANITARY EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DALLAS SANITARY EQUIPMENT SPECIFICATIONS. ALL SANITARY EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DALLAS SANITARY EQUIPMENT SPECIFICATIONS.

SHEET: EXH	SHEET TITLE: SUP EXHIBIT	PROJECT/CLIENT: Dutch Bros No.: TX3402 Lot 4, Block A, Provident Addition, McKinney, TX 77069	DESIGNER: TECTONICS DESIGN GROUP FIRM #22395	STAMP: PRELIMINARY NOT FOR CONSTRUCTION	COPYRIGHT: All drawings herein are the property of Tectonics Design Group and shall not be reproduced or used in any way without the written consent of Tectonics Design Group.
SUBMITTAL RECORD: DATE: 03/09/22		SUBMITTAL SHEET NO: 18		DRAWN: M.C.M. DESIGNED: M.C.M. CHECKED: M.C.M. DATE: 03/09/22	

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