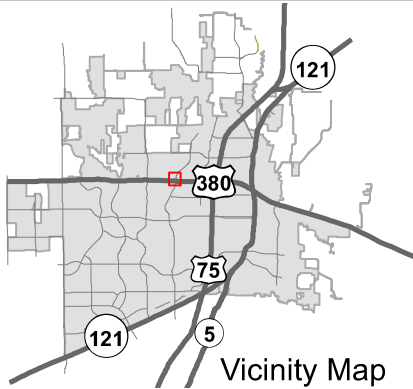
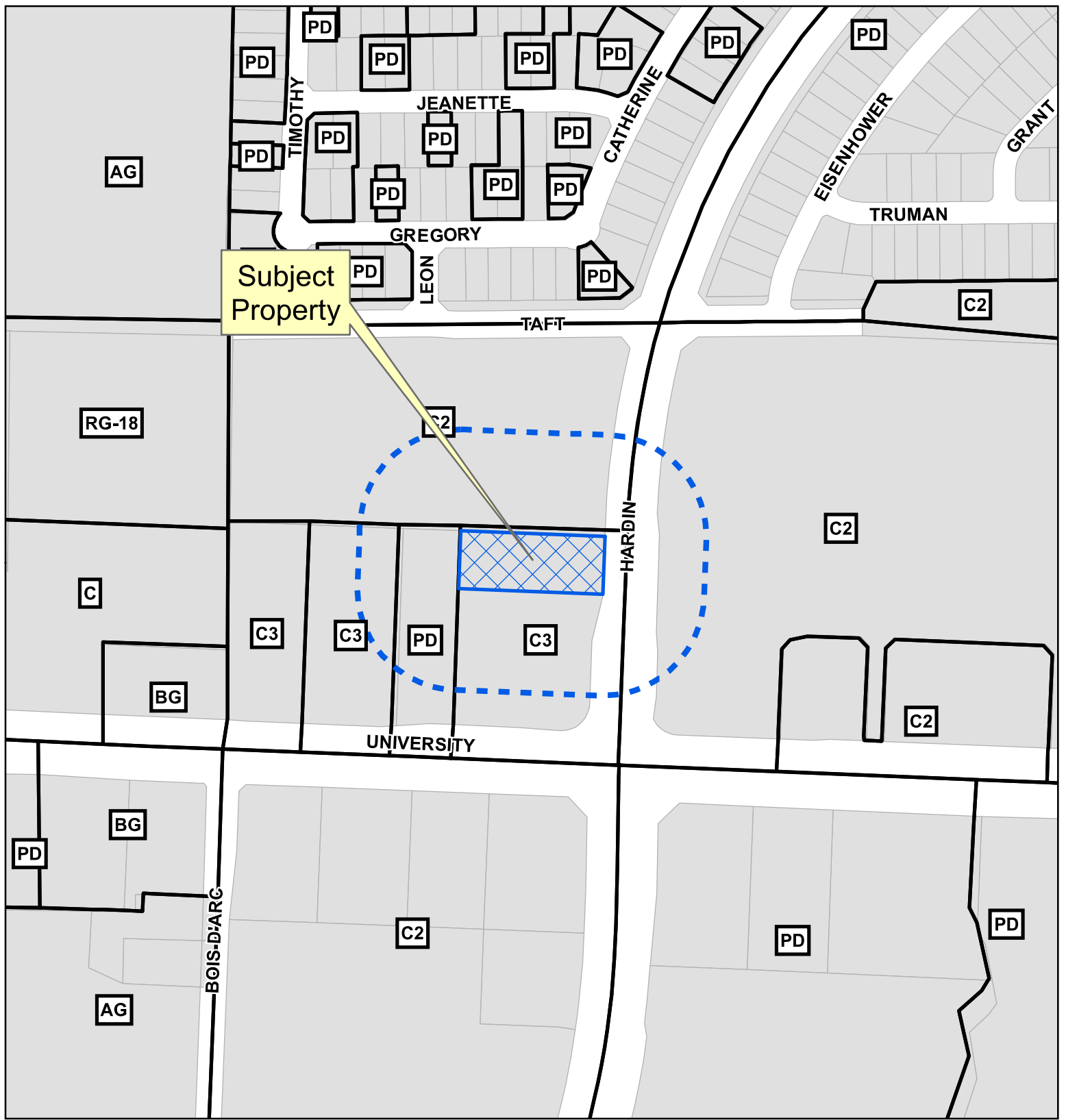
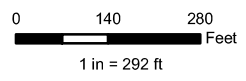


EXHIBIT A



Property Owner Notification Map

SUP2019-0011



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

0.9432 ACRES

BEING a tract of land situated in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas; and being part of a Lot 1R, Block A, Headington Heights Addition, an addition to the City of McKinney according to the plat recorded in Volume 2015, Page 55 of the Map Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with "KHA" cap set for the northeast corner of a called 2.1049 acre tract of land described in Special Warranty Deed with Vendor's Lien to WE PAD I, LTD recorded in Instrument No. 20190808000953270 Official Public Records of Collin County, Texas and being in the west right-of-way line of Hardin Boulevard (a variable width right-of-way); from said point a 1/2-inch iron rod with "RPLS 5439" cap found bears South 2°11'37" West, a distance of 7.86 feet;

THENCE departing said west right-of-way line of Hardin Boulevard and with the north line of said 2.1049 acre tract, North 87°48'23" West, a distance of 319.93 feet to a 5/8-inch iron rod with "KHA" cap set for the northwest corner of said 2.1049 acre tract and being in the east line of Lot 2AR, Block A, Headington Heights Addition, an addition to the City of McKinney according to the plat recorded in Volume 2014, Page 662 of said Map Records;

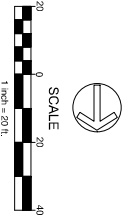
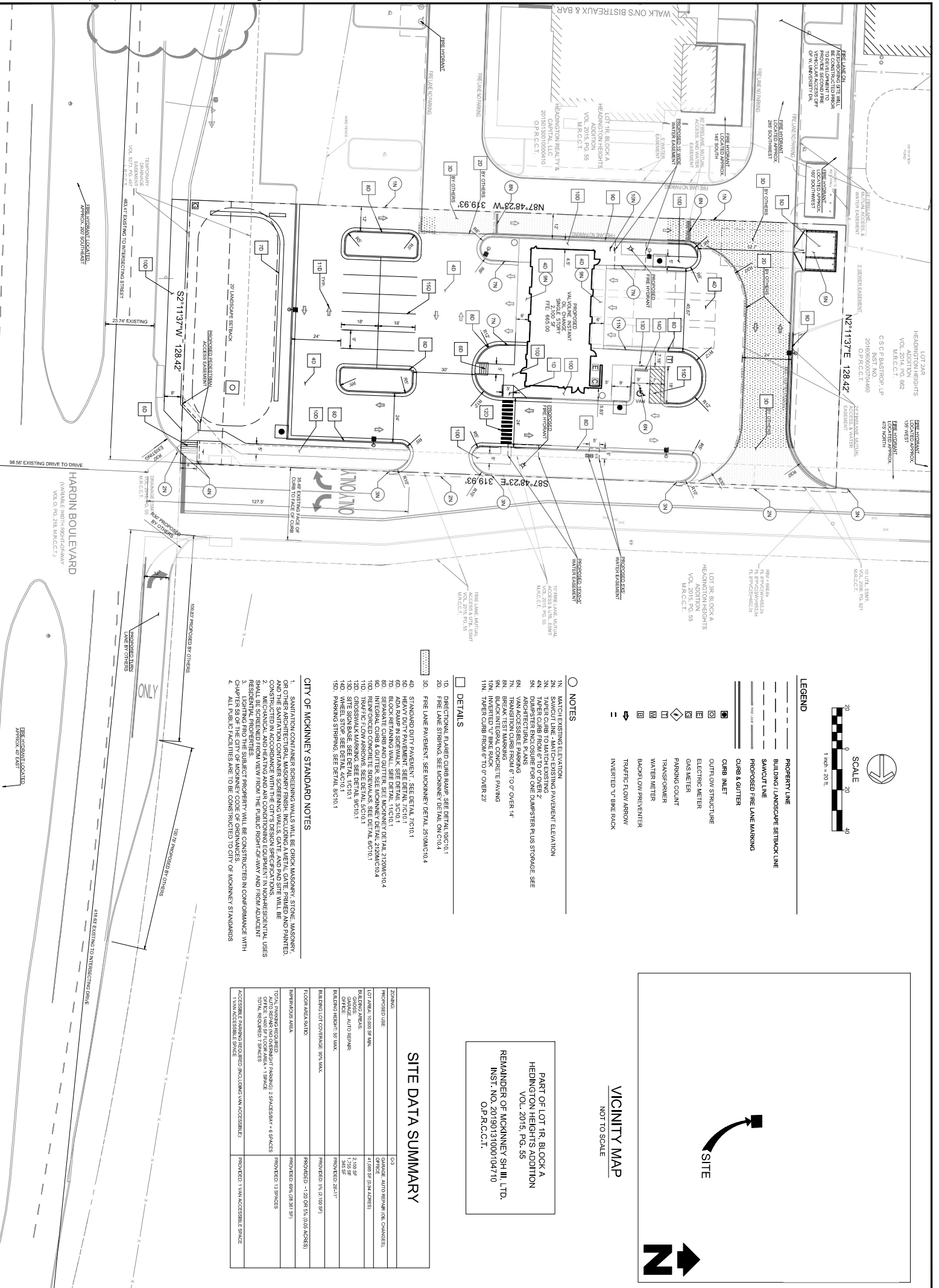
THENCE with said east line of Lot 2AR, North 2°11'37" East, a distance of 128.42 feet to an "X" cut in concrete set for the northeast corner of said Lot 2AR and the northwest corner of said Lot 1R; from said point a "V" cut in concrete found bears North 28°22'11" East, a distance of 0.25 feet;

THENCE with said north line of Lot 1R, South 87°48'23" East, a distance of 319.93 feet to an "X" cut in concrete found for the northeast corner of said Lot 1R and in said west right-of-way line of Hardin Boulevard;

THENCE with said west right-of-way line of Hardin Boulevard, South 2°11'37" West, a distance of 128.42 feet to the **POINT OF BEGINNING** and containing 41,085 square feet or 0.9432 acres of land.

EXHIBIT C

M:\0606-19-2014 VIOC - McKinney, TX\Disciplines\Civil\Construction Documents Folder\06-19-2014 SP_recover, WENDY.WERT



LEGEND

- PROPERTY LINE
- BUILDING / LANDSCAPE SETBACK LINE
- SANICUT LINE
- PROPOSED FIRE LANE MARKING
- CURB & GUTTER
- CURB INLET
- OUTFLOW STRUCTURE
- ELECTRIC METER
- GAS METER
- PARKING COUNT
- TRANSFORMER
- WATER METER
- BACKFLOW PREVENTER
- TRAFFIC FLOW ARROW
- INVERTED 'V' BIKE RACK

NOTES

- 1N. MATCH EXISTING ELEVATION.
- 2N. MATCH EXISTING PAVEMENT ELEVATION.
- 3N. TAPER CURB FROM 6" TO 0" OVER 2'.
- 4N. TAPER CURB FROM 6" TO 0" OVER 2'.
- 5N. ARCHITECTURAL PLANS.
- 6N. VAN ACCESSIBLE PARKING.
- 7N. TRANSITION CURB FROM 6" TO 0" OVER 4'.
- 8N. TRANSITION CURB FROM 6" TO 0" OVER 4'.
- 9N. BLACK INTEGRAL CONCRETE PAVING.
- 10N. INVERTED 'V' BIKE RACK.
- 11N. TAPER CURB FROM 6" TO 0" OVER 2'.

DETAILS

- 1D. DIRECTIONAL FLARED CURB RAMP. SEE DETAIL 907010.1
- 2D. FIRE LANE STRIPING. SEE MCKINNEY DETAIL 281010.4
- 3D. FIRE LANE PAVEMENT. SEE MCKINNEY DETAIL 281010.4
- 4D. STANDARD DUTY PAVEMENT. SEE DETAIL 7010.1
- 5D. HEAVY DUTY PAVEMENT. SEE DETAIL 7010.1
- 6D. BLOCK RETAINING WALL. SEE DETAIL 11010.1
- 7D. BLOCK RETAINING WALL. SEE DETAIL 11010.1
- 8D. SEPARATE CURB AND GUTTER. SEE MCKINNEY DETAIL 212010.4
- 9D. SEPARATE CURB AND GUTTER. SEE MCKINNEY DETAIL 212010.4
- 10D. TRAFFIC FLOW ARROWS. SEE DETAIL 9010.1
- 11D. TRAFFIC FLOW ARROWS. SEE DETAIL 9010.1
- 12D. GROSS WALK MARKING. SEE DETAIL 9010.1
- 13D. WHEEL STOP. SEE DETAIL 4010.1
- 14D. WHEEL STOP. SEE DETAIL 4010.1
- 15D. PARKING STRIPING. SEE DETAIL 9010.1

CITY OF MCKINNEY STANDARD NOTES

1. SANITATION CONTAINER SCREENING WALLS SHALL BE CURB MASONRY STONE, MASONRY OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE. PAVED AND PAINTED.
2. THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE 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. SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 68 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
3. ALL PUBLIC FACILITIES ARE TO BE CONSTRUCTED TO CITY OF MCKINNEY STANDARDS.

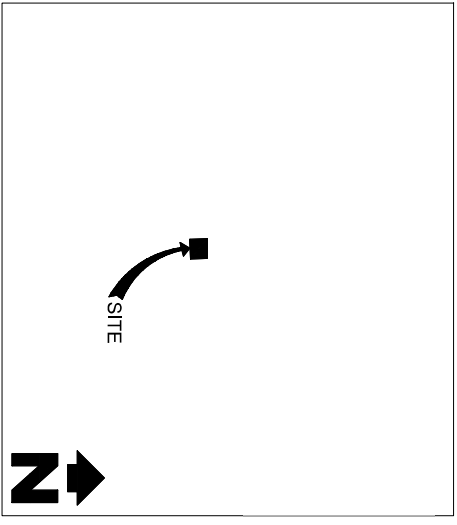
SITE DATA SUMMARY

ZONING	CD	GRADE	AUTO REPAIR OIL CHANGES
PROPOSED USE			
LOT AREA: 3,000 SF MIN.	3,000 SF (1.34 ACRES)		
BUILDING AREA	2,100 SF		
GROSS: AUTO REPAIR	340 SF		
OFFICE	PROVIDED 261-T		
BUILDING HEIGHT: 8'9" MAX.	PROVIDED 5'6" (16'00 8'9")		
FLOOR AREA RATIO	PROVIDED -1.20 OR 6% (0.15 ACRES)		
INTERIOR AREA	PROVIDED 699 (0.81 811 97)		
TOTAL PARKING REQUIRED	PROVIDED 13 SPACES		
TOTAL PARKING PROVIDED	PROVIDED 13 SPACES		
TOTAL REQUIRED 7 SPACES			
ACCESSIBLE PARKING REQUIRED (INCLUDING VAN ACCESSIBLE)	PROVIDED 1 VAN ACCESSIBLE SPACE		

PART OF LOT 1R, BLOCK A
 HEDINGTON HEIGHTS ADDITION
 VOL. 2015, PG. 55
 REMAINDER OF MCKINNEY SH III, LTD.
 INST. NO. 201501000104710
 O.P.R.C.C.11.

VICINITY MAP

NOT TO SCALE



<p>VALVOLINE INSTANT OIL CHANGE NWC HWY 380 & S HARDIN BLVD MCKINNEY, TX 75071</p>	<p>REVISIONS/SUBMISSIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>SUP REV-3</td> <td>03/23/2020</td> <td></td> </tr> <tr> <td>SUP REV-2</td> <td>03/04/2020</td> <td></td> </tr> <tr> <td>SUP REV-1</td> <td>02/14/2020</td> <td></td> </tr> <tr> <td>SPECIFIC USE PERMIT</td> <td>12/30/2019</td> <td></td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	SUP REV-3	03/23/2020		SUP REV-2	03/04/2020		SUP REV-1	02/14/2020		SPECIFIC USE PERMIT	12/30/2019		<p>STIPULATION FOR REUSE THE INFORMATION PREPARED FOR USE ON THIS PROJECT IS THE PROPERTY OF HARRISON FRENCH ARCHITECTURE, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HARRISON FRENCH ARCHITECTURE, INC.</p>	<p>HARRISON FRENCH ARCHITECTURE ENGINEERS INTERIORS</p> <p>11015 S. Walnut Blvd, Suite 3 P.O. Box 2277790 Bucklewild, Alabama 37122 615.227.7790 www.hf-a.com</p>
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SPECIFIC USE PERMIT	12/30/2019																	
<p>EXHIBIT</p> <p>SITE PLAN</p> <p>DATE: 06-19-2014 SCALE: AS SHOWN DRAWN BY: WENDY WERT CHECKED BY: WENDY WERT TITLE: SITE PLAN DATE: 06/19/2014</p>	<p>THIS DOCUMENT IS THE PROPERTY OF HARRISON FRENCH ARCHITECTURE, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HARRISON FRENCH ARCHITECTURE, INC.</p>																	