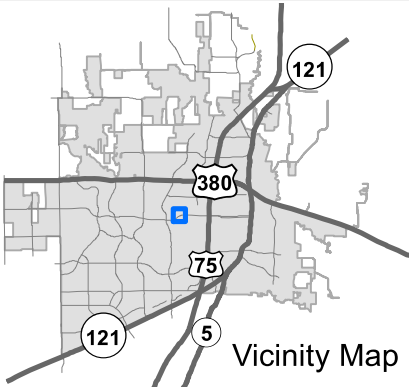
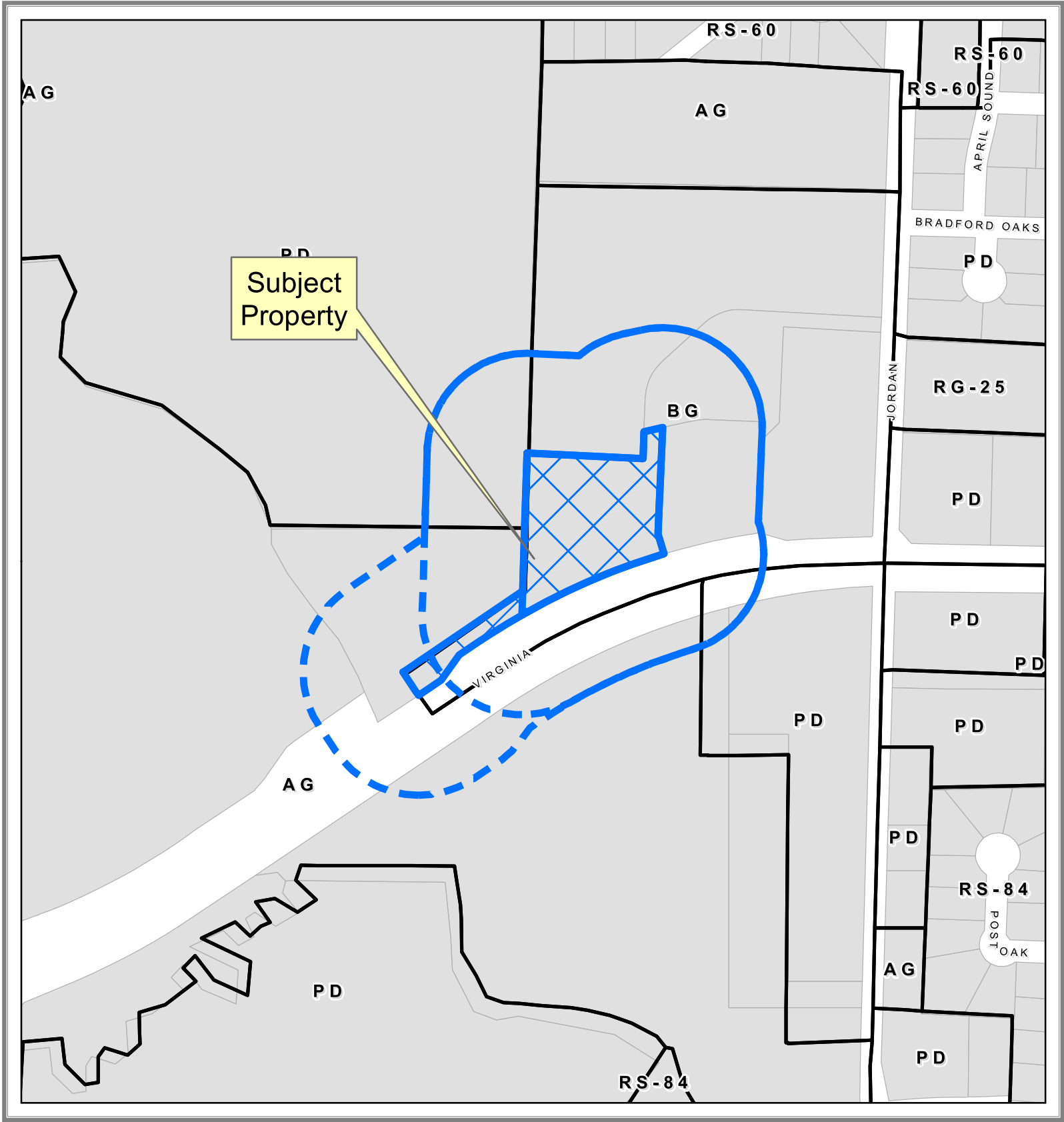


# EXHIBIT A



## Property Owner Notification Map

SUP2020-0010

0 140 280 Feet



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

**Lot 5, Block A  
BERINGER ONE ADDITION  
W.D. Thompson Survey, Abstract No. 891  
City of McKinney  
Collin County, Texas**

BEING all of Lot 5, Block A of Beringer One Addition, an addition to the City of McKinney, according to the Record Plat thereof, recorded in Volume 2012, Page 311, Plat Records, Collin County, Texas (P.R.C.C.T.) and same being described in a Special Warranty Deed to Virginia and Jordan, LLC, recorded in Document No. 20060223000237720, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found on the northern right-of-way of Virginia Parkway (variable width public right-of-way at this point) for the southeast corner of the above described Lot 5, Block A and same being the southwest corner of Lot 3R, Block A of Beringer One Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 2019, Page 87, P.R.C.C.T. and said point of beginning being in a non-tangent curve to the left, having a radius of 1,515.56 feet, a central angle of 17 deg. 32 min. 08 sec. and a chord that bears South 65 deg. 48 min. 14 sec. West - 462.03 feet;

THENCE: Along the common line of said Lot 5 and Virginia Parkway and with said curve to the left, an arc distance of 463.84 feet to a point for corner at the end of said curve;

THENCE: South 57 deg. 02 min. 11 sec. West, continuing along the common line of said Lot 5 and Virginia Parkway, a distance of 53.66 feet to a point an angle corner;

THENCE: South 35 deg. 59 min. 57 sec. West, continuing along said common line, a distance of 69.62 feet to a point for an angle corner;

THENCE: South 57 deg. 02 min. 11 sec. West, continuing along said common line, a distance of 61.79 feet to a point for the most southwest corner of said Lot 5, Block A and same being the most southerly southeast corner of that certain called 4.553 acre tract of land described as "Tract 2" in a deed to The City of McKinney, Texas, recorded in Volume 941, Page 726, D.R.C.C.T.;

THENCE: North 33 deg. 20 min. 59 sec. West, departing from said Virginia Parkway, along the common line of said Lot 5 and said 4.553 acre City of McKinney tract, a distance of 60.00 feet to a point for the most westerly corner of said Lot 5 and an inside ell corner of said 4.553 acre City of McKinney tract;

# EXHIBIT B

THENCE: North 56 deg. 39 min. 01 sec. East, continuing along said common line, a distance of 328.33 feet to a point for an inside ell corner of said Lot 5 and the easterly southeast corner of said 4.553 acre City of McKinney tract;

THENCE: North 02 deg. 29 min. 47 sec. East, continuing along said common line, at a distance of 129.84 feet, passing the northeast corner of said 4.553 acre City of McKinney tract and same being the southeast corner of Lot 1R, Block A of McKinney Christian Academy, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 2010, Page 207, P.R.C.C.T. and continuing along the common line of said Lot 5 and said Lot 1R, Block A of McKinney Christian Academy for a total distance of 297.81 feet to a point for the westerly northwest corner of said Lot 5 and same being the southwest corner of Lot 2R1, Block A of said Beringer One Addition (Volume 2012, Page 311);

THENCE: South 87 deg. 30 min. 15 sec. East, departing from said McKinney Christian Academy, along the common line of said Lot 5 and Lot 2R1, Block A, a distance of 260.45 feet to an "X" found carved in concrete for an inside ell corner of said Lot 5 and the southeast corner of said Lot 2R1, Block A;

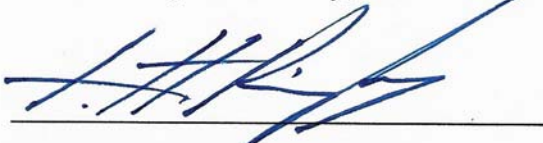
THENCE: North 02 deg. 29 min. 47 sec. East, continuing along said common line, a distance of 67.99 feet to an "X" found carved in concrete for most northerly northwest corner of said Lot 5 and same being the southwest corner of Lot 4, Block A of said Beringer One Addition (Volume 2012, Page 311);

THENCE: North 78 deg. 44 min. 58 sec. East, along the common line of said Lot 5 and Lot 4, Block A, a distance of 44.51 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the northeast corner of said Lot 5 and the northwest corner of the above described Lot 3R, Block A of Beringer One Addition (Volume 2019, Page 87);

THENCE: South 03 deg. 22 min. 30 sec. West, along the common line of said Lot 5 and Lot 3, a distance of 240.67 feet to a mag nail with a steel washer stamped "RPLS 4701", found for an angle corner;

THENCE: South 15 deg. 25 min. 41 sec. East, continuing along said common line, a distance of 46.32 feet to the POINT OF BEGINNING and containing 99,579 square feet or 2.286 acres of land.

Prepared Under My Hand & Seal,  
This 17<sup>th</sup> Day of February, 2021.



Lawrence H. Ringley, R.P.L.S.  
State of Texas, No. 4701





# EXHIBIT C



## FIRE PROTECTION SYSTEM NOTE

Buildings is required to be protected by an approved automatic fire sprinkler system, Class 1 standpipe and fire alarm system with full occupant notification.

PROPOSED PLANT MATERIAL SCHEDULE				
	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	
LO	11	Live Oak	Quercus virginiana	3" cal. 8' tall. dbh.
CM	4	Grape	Vitis rotundifolia	2-1/2" cal. 6' tall. dbh.
LIVING SCREEN PLANTINGS				
WYP	143	Mocked Pivert	Liquidambar japonicum	5 gallon, 36" on center
			1" exanum	
SHRUBS				
TS	40	Compact Texas Sage	Leucophyllum frutescens "Compacta"	5 gallon, 36" on center, 3' tall min.
RY	59	Red Yucca	Hesperaloe parviflora	5 gallon, 48" on center

ZONING DISTRICT:  
B<sub>g</sub>

LOT SIZE:  
99,579 SF (2.286 ACRES)

LOT COVERAGE:  
20.6%



BUILDING AREA:  
20,515 SF

TOTAL BUILDING AREA  
61,545 SF

PROPOSED USE:  
INDOOR SELF STORAGE

PARKING REQUIREMENTS:  
REQUIRED PARKING \_\_\_\_\_ 4  
PARKING PROVIDED \_\_\_\_\_ 6  
ADA PROVIDED \_\_\_\_\_ 1

MAXIMUM STRUCT. HEIGHT:  
40'

<p>CONCEPT SITE PLAN</p> <hr/> <p>CONCEPT DESIGN</p>		<p>Virginia Self-Storage</p>				<p>NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION</p>			
<p>A1.0</p>		<p>McKinney, TX</p>		<p>STATE OF TEXAS</p>		<p>STATEMENT OF JURISDICTION</p> <p>The Texas Board of Professional Engineers has jurisdiction over applicants regarding the professional practices of persons registered as architects in Texas.</p> <p>TBPE Address: 533 Guadalupe St., #2500, Austin, TX 78701, 512-261-9000</p>		<p>STATE OF TEXAS</p>	
<p>1.01</p>		<p>SPECIAL USE PERMIT</p>		<p>STATE OF TEXAS</p>		<p>STATEMENT OF JURISDICTION</p> <p>The Texas Board of Professional Engineers has jurisdiction over applicants regarding the professional practices of persons registered as architects in Texas.</p> <p>TBPE Address: 533 Guadalupe St., #2500, Austin, TX 78701, 512-261-9000</p>		<p>STATE OF TEXAS</p>	