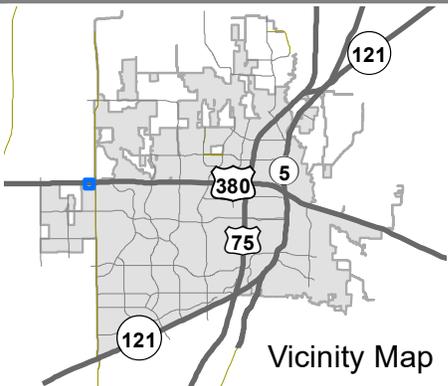
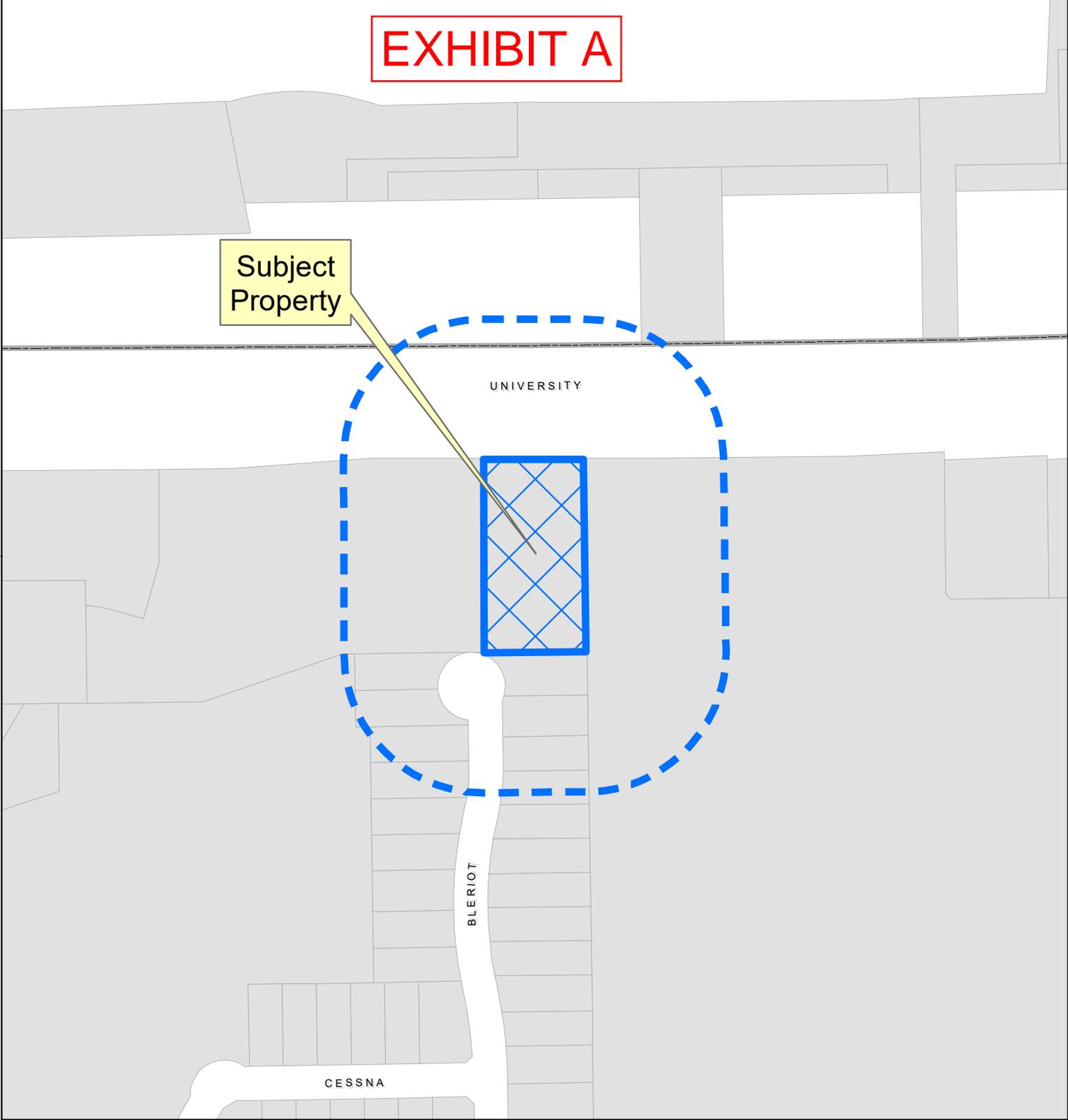


EXHIBIT A

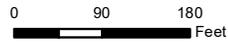
Subject Property



Vicinity Map

Location Map

SUP2025-0018



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 0.961 acres of land located in Lot 3, Block H, Hidden Lakes, an addition to the City of McKinney, Collin County, Texas, according to the Conveyance Plat recorded in Plat Book 2024, Page 578, Real Property Records, Collin County, Texas. Said 0.961 acres of land being more particularly described as follows:

BEGINNING at "X" found at the northwest corner of said Lot 3, said "X" lying in the south line of West University Drive (U.S. Highway 380) and having the Texas North Central Zone NAD83 grid coordinates of N:7,130,682.71 E:2,507,624.65;

THENCE N89°59'38"E, along the north line of said Lot 3, a distance of 146.26 feet to a 1/2" iron rod found for the northeast corner of said Lot 3;

THENCE S00°47'23"E, along the east line of said Lot 3, a distance of 282.24 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" found for the southeast corner of said Lot 3;

THENCE S89°22'49"W, along the south line of said Lot 3, a distance of 149.46 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" found for the southwest corner of said Lot 3;

THENCE N00°08'27"W, along the west line of said Lot 3, a distance of 283.81 feet to the point of beginning, containing 0.961 acres (41,846 square feet) of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

EXHIBIT C

U.S. HIGHWAY 380

E UNIVERSITY DR

W UNIVERSITY DR

SITE DATA TABLE:	
SUBJECT PROPERTY TOTAL ACREAGE	0.961-ACRE UNDEVELOPED SITE
PROPOSED BUILDING FUNCTION	RETAIL SHELL
PROPOSED BUILDING FUTURE USES (TWO FUTURE TOTAL TENANTS):	FUTURE TENANT ONE: 22,291 SF FUTURE TENANT TWO: 43,149 SF
PROPOSED BUILDING TOTAL SF	65,440 SF
PROPOSED BUILDING HEIGHT	AVERAGE PARAPET HEIGHT: 17'-0" HIGHEST PARAPET HEIGHT: 21'-0" ROOF HEIGHT: 16'-0"
OFF-STREET PARKING SPACES	22 SPACES REQUIRED 27 PARKING SPACES + 2 ACCESSIBLE = 29 TOTAL SPACES PROVIDED
ZONING	EXISTING: PD - PLANNED DEVELOPMENT
REASON TO REQUEST FOR SUP	EXISTING ZONING USE PERMITS RESTAURANTS WITH AND WITHOUT DRIVE-THRU. AN SUP IS REQUIRED DUE TO THE DRIVE-THRU'S PROXIMITY TO THE ADJACENT RESIDENTIAL ZONING.
FUTURE ROOF-MOUNTED EQUIPMENT	WILL BE SCREENED FROM PUBLIC VIEW AND ADJACENT RESIDENTIAL PROPERTY. WILL BE SCREENED VIA THE PARAPET OR METAL SCREENING IF NECESSARY.
FUTURE EQUIPMENT FLUSH WITH BUILDING	WILL BE COMPLETELY CONTAINED WITHIN THE FOOTPRINT OF THE EXTERIOR WALLS OF THE BUILDING. INTEGRATED INTO THE OVERALL EXTERIOR OF THE BUILDING. WILL BE PAINTED TO MATCH THE COLOR OF THE PRIMARY BUILDING MATERIALS SO THAT THEY ARE NOT READILY VISIBLE OR IDENTIFIABLE AS EQUIPMENT.
DUMPSTER ENCLOSURE	WILL BE CONSTRUCTED USING MASONRY AND A SIMILAR COLOR AS THE EXTERIOR WALLS OF THE PRIMARY BUILDING STRUCTURE.
	FIRE LANE



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800-321-8721
JOB NO.: 33934
DESIGNED BY: NAE

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PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY - NOT FOR CONSTRUCTION

MULTI-TENANT SHELL BUILDING

9105 W UNIVERSITY DR
MCKINNEY, TX 75071

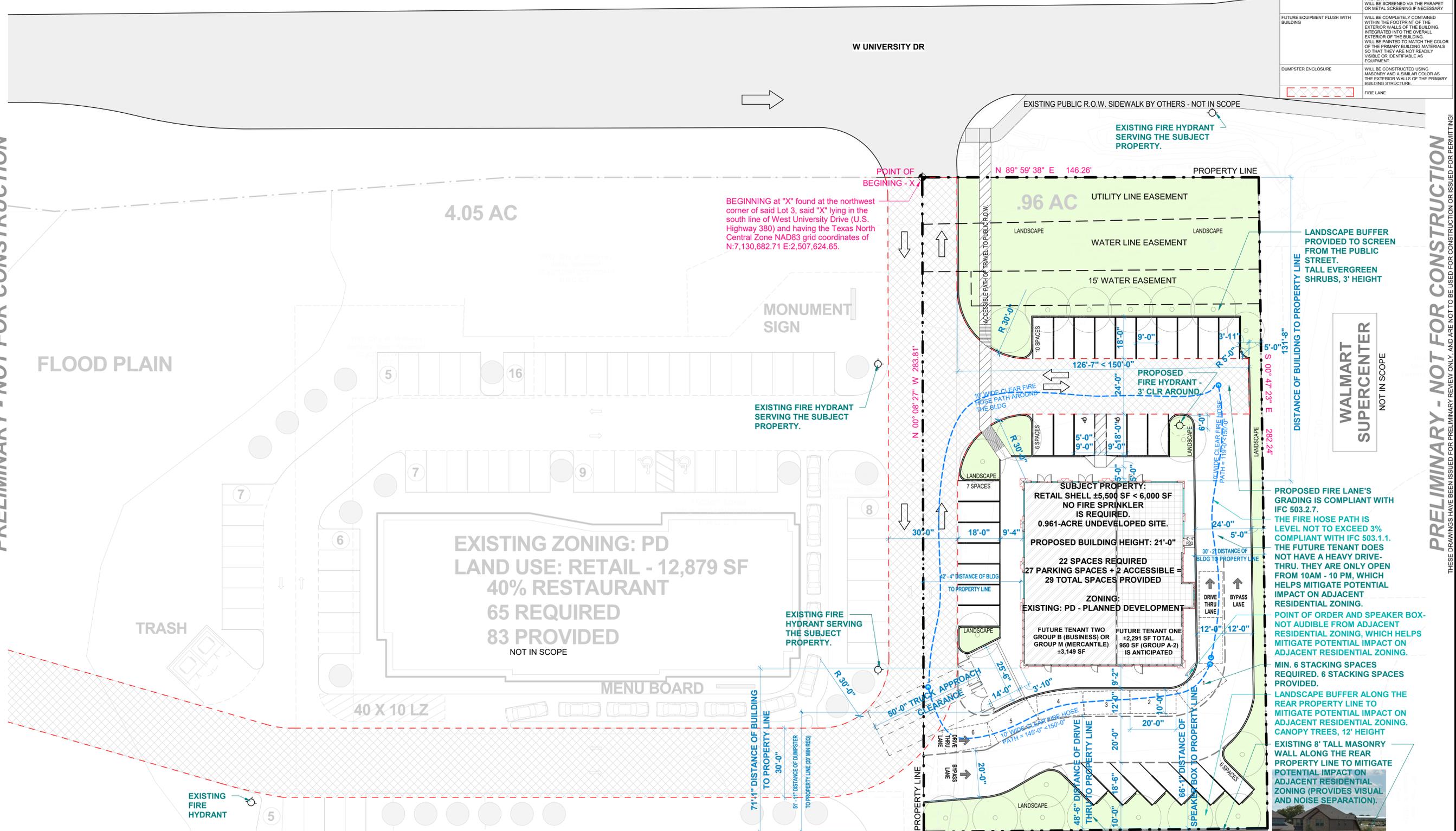
PROJECT #
33934

ISSUE DATE
01/23/2026

NO.	DATE	MODIFICATION

PRELIMINARY SITE PLAN

A1.06



1 PRELIMINARY SITE PLAN
SCALE 1" = 20'-0"

TRUE NORTH

EXISTING ZONING: PD
LAND USE: RESIDENTIAL
NOT IN SCOPE

1/23/2026 9:43:59 AM Autodesk Docs/Multi-tenant Shell Retail Building - McKinney, TX/Multi-tenant McKinney TX_Central_R25.rvt