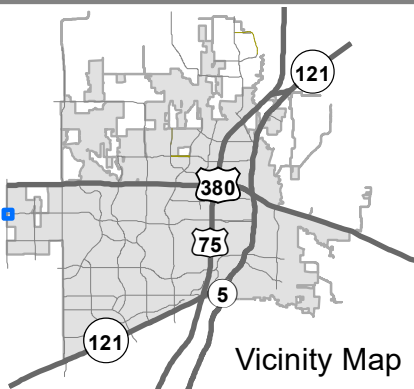
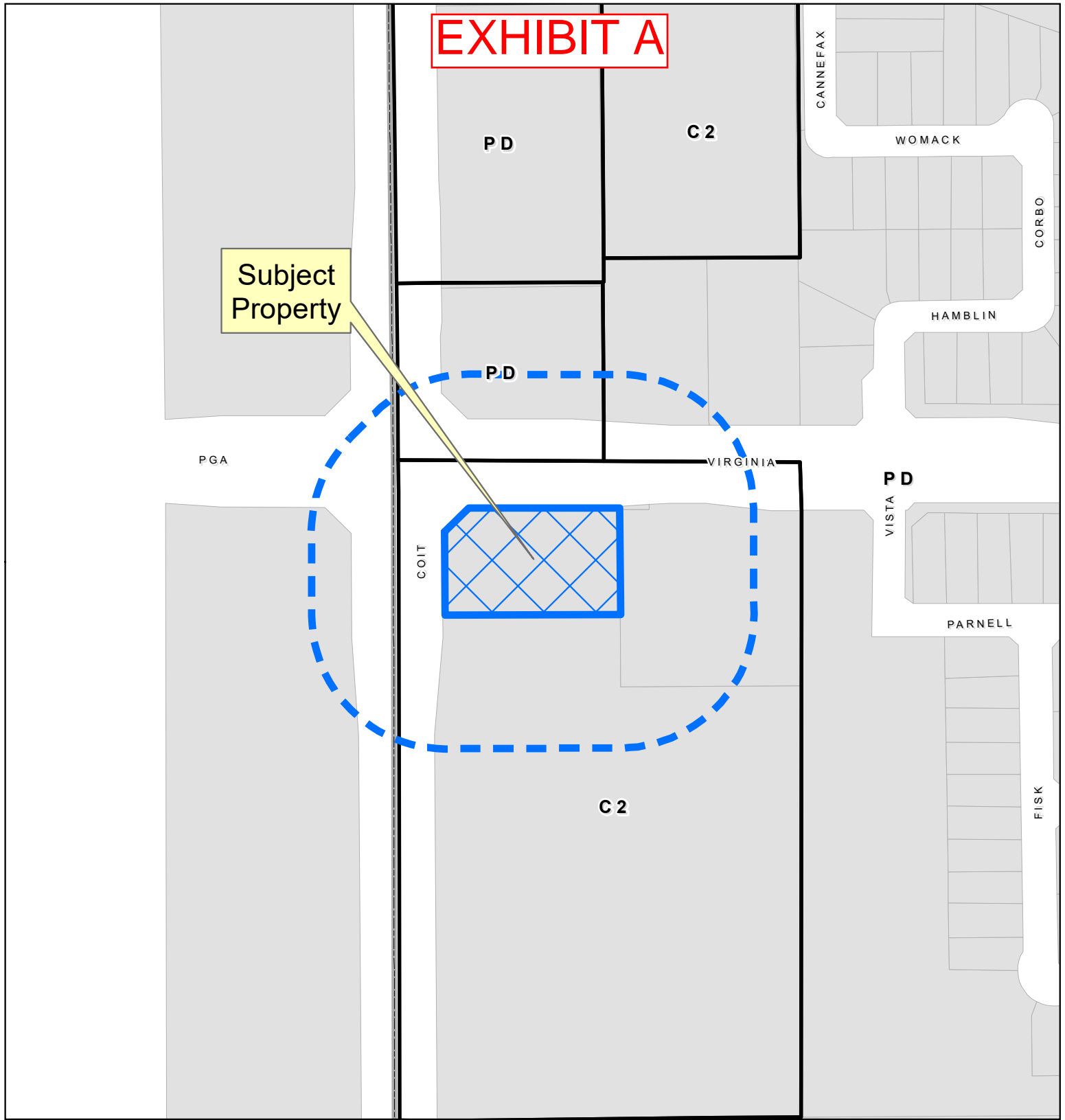


EXHIBIT A

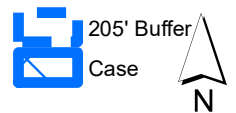
Subject Property



Location Map

SUP2025-0006

0 100 200 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

8118 Fry Road, Ste. 402, Cypress, Texas 77433 * (281) 213-2517
www.dvjlandsurveying.com * TBPELS Reg. No. 10194609

METES AND BOUNDS DESCRIPTION
1.0000 ACRES (43,560 SQUARE FEET)
LOCATED IN THE
HENRY SLACK SURVEY, A-840,
COLLIN COUNTY, TEXAS

Being a tract or parcel containing 1.0000 acres (43,560 square feet) of land situated in the Henry Slack Survey, Abstract Number 840, Collin County, Texas; Said 1.0000 acre tract being out of and a part of the remainder of a called 11.982 acre a tract of record in the name of SV Westridge, LLC, in Document Number 2024000119701, in the Deed Records of Collin County (C.C.D.R.), Texas; Said tract being more particularly described as follows (Bearings described herein are referenced to the Texas Coordinate System, North Central Zone No. 4204 (NAD83):

COMMENCING at a 1/2 inch iron rod with "Petsche" Cap found for the most westerly northwest corner of aforesaid 11.982 acre tract, being the beginning of a Right-of-Way (R.O.W.) transition from the east R.O.W. line of Coit Road (width varies) to the south R.O.W. line of Virginia Parkway (width varies);

THENCE, coincident aforesaid R.O.W. transition, North 44 Degrees 53 Minutes 05 Seconds East, a distance of 4.07 feet to a 1/2 inch iron rod with "DVJ 10194609" cap set for the most westerly northwest corner and **POINT OF BEGINNING** of the herein described tract, being on the northwest line of said 11.982 acre tract and being along said R.O.W. transition;

THENCE, coincident aforesaid R.O.W. transition, North 44 Degrees 53 Minutes 05 Seconds East, a distance of 52.29 feet to a 1/2" inch iron rod with "Petsche" cap found for the most northerly northwest corner of both the herein described tract and aforesaid 11.982 acre tract, being on the south R.O.W. line of aforesaid Virginia Parkway;

THENCE, coincident the north line of both the herein described tract and aforesaid 11.982 acre tract, and the south R.O.W. line of aforesaid Virginia Parkway, South 89 Degrees 55 Minutes 44 Seconds East, at a distance of 159.64 feet pass a 1/2 inch iron rod found (Bent) for an angle point in the north line of said 11.982 acre tract and the south R.O.W. line of said Virginia Parkway, and continue through and across said 11.982 acre tract for an overall distance of 232.06 feet to a 1/2 inch iron rod with "DVJ 10194609" cap set for the northeast corner of the herein described tract and the northwest corner of a called 1.755 acre tract of record in the name of Malka SV Westridge LLC in Document Number 2024000127160, C.C.D.R., Texas;

THENCE, coincident the east line of the herein described tract and the west line of aforesaid 1.755 acre tract, South 00 Degrees 18 Minutes 15 Seconds East, a distance of 163.52 feet to a 1/2 inch iron rod with "DVJ 10194609" cap set for the southeast corner of the herein described tract, being on the west line of said 1.755 acre tract;

THENCE, coincident the south line of the herein described tract and through and across aforesaid 11.982 acre tract, South 89 Degrees 41 Minutes 45 Seconds West, a distance of 269.13 feet to a 1/2 inch iron rod with "DVJ 10194609" cap set for the southwest corner of the herein described tract;



DVJ
CIVIL ENGINEERING &
LAND SURVEYING

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EXHIBIT B

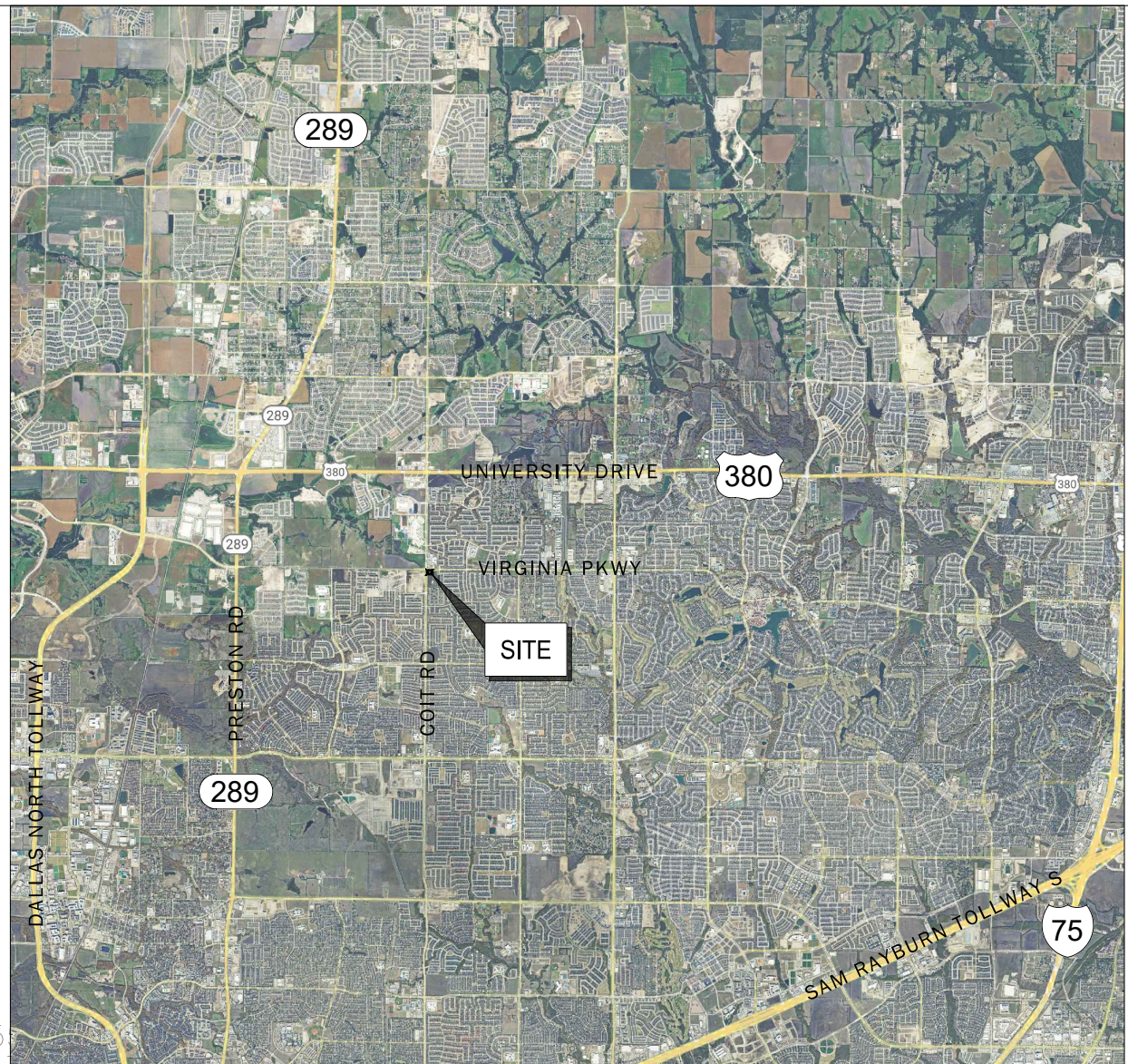
THENCE, coincident the west line of the herein described tract and through and across aforesaid 11.982 acre tract, North 00 Degrees 18 Minutes 53 Seconds West, a distance of 128.18 feet to the **POINT OF BEGINNING** and containing 1.0000 acres (43,560 square feet) of land.



CHRISTOPHER E. GARCIA
TX REGISTRATION No. 7179







Compiled by: Chris Garcia
Checked by: Daniel Villa, Jr.
DVJ Land Surveying
8118 Fry Road, Ste. 402
Cypress, Texas 77433
May 12, 2025
Project Number 25-0256

EXHIBIT C



VICINITY MAP
SCALE 1" = 10,000'

LEGEND

	SAWCUT LIMITS
	PROPOSED FIRE LANE
	VAN ACCESSIBLE PARKING
	SIGN
	DUMPSTER BACK-OUT DISTANCE
	LANDSCAPE AREA

ZONING:	C-2 LOCAL COMMERCIAL
PROPOSED USE:	GAS STATION
NET LOT AREA:	99 AC (43,558 S.F.)
BUILDING AREA:	0.11 AC (5,142 S.F.)
BUILDING HEIGHT	32'-0"
PAVEMENT AREA:	0.55 AC (24,064 S.F.)
TOTAL IMPERVIOUS AREA:	0.67 AC (29,206 S.F.)
LANDSCAPE AREA:	0.18 AC (7,942 S.F.)
PARKING REQUIRED: = 5.142 X (1/250) = 20.588 21 SPACES REQUIRED	≈ 21 SPACES
PARKING PROVIDED: ADA STALL: REGULAR: TOTAL:	1 SPACE 20 SPACES 21 SPACES

SITE FEATURES KEYNOTES	
A1	CMU DUMPSTER ENCLOSURE. REFERENCE ARCH.
C1	PAVEMENT MARKINGS. REFERENCE SHEET C-510 FOR DETAILS.
C2	4" WHITE STRIPING. REFERENCE SHEET C-510 FOR DETAILS.
C3	BOLLARD TYPE I. REFERENCE SHEET C-510 FOR DETAILS. (TYP.)
C4	ACCESSIBLE PARKING. REFERENCE SHEET C-510 FOR DETAILS.
C5	ACCESSIBLE SIGN IN BOLLARD. REFERENCE SHEET C-510 FOR DETAILS.
C6	6" CONCRETE CURB.
C7	WHEEL STOP.
C8	ADA RAMP (WITH TRUNCATED DOMES WHERE INDICATED)
C9	FUEL CANOPY
C10	CANOPY COLUMN
C11	FUEL DISPENSER
C12	6" DIA. "U" BOLLARDS

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 44°53'05" E	4.07'
L2	N 44°53'05" E	52.29'
L3	N 00°18'53" W	128.18'

DIMENSIONAL CONTROL NOTES

2. **GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C-002 FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
3. **SURVEYING:** ALL SURVEYING REQUIRED FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.
3. **PROTECTION OF PROPERTY CORNERS AND BENCHMARKS:** THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED, SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
4. **DIMENSIONAL CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB WHERE APPLICABLE. ALL DIMENSIONS SHOWN AT PL CURB POINTS ARE AT THE INTERSECTION OF THE FACE OF CURB.
5. **CURB RADI:** ALL CURB RADI SHALL BE 3 FEET TO FACE OF CURB UNLESS OTHERWISE NOTED.
6. **BUILDING DIMENSIONS:** CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. THE DIMENSIONS AND CORNERS SHOWN ARE TO FACE OF OUTSIDE WALLS OF BUILDING.
7. **TOPOGRAPHIC BOUNDARY SURVEY:** SURVEY INCLUDES PROPERTY LINE, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY:

SURVEYOR:
DJV CIVIL ENGINEERING & LAND SURVEYING
8118 FRY ROAD, SUITE 402
CYPRESS, TX 77433
CONTACT: CHRIS GARCIA
PHONE: 281-213-2517
8. **HANDICAP PARKING:** HANDICAPPED PARKING AREAS SHALL BE CONSTRUCTED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
9. **FIRE LANE:** FIRE LANES SHALL BE CONSTRUCTED AND MARKED PER CITY STANDARDS REFERENCE PAVING PLAN FOR DETAILS.
10. **SIGNS:** CONTRACTOR TO PROVIDE HANDICAPPED PARKING SIGNS AND POLES.
11. THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN DETAILS.
12. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT FOR NON-RESIDENTIAL AND MULTI-FAMILY USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
13. THE LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6 OF THE AHJ UNIFIED DEVELOPMENT CODE.

NOTES:
REFERENCE SHEET C-510 FOR SITE
DETAILS

SUP2025-0006

1.	06/02/25	SUBMIT FOR SUP
2.	07/10/2025	RE-SUBMIT FOR SUP
3.	07/21/2025	RE-SUBMIT FOR SUP

Drawn	KC
Checked	AH

06/02/2025

Project No.	25-01
Title	

SUP EXHIBIT

Sheet No

C-100