

EXHIBIT A

Lot 3, Block A
Verbie Hayes Addition

All that certain tract or parcel of land located in James Herndon Survey, Abstract No. 931, City of McKinney, Collin County, Texas, and being all of Lot 3, Block A, Verbie Hayes Addition as shown on the plat, recorded in Document Number 2016011501000023 (Volume 2016, Page 41) in the Plat Records of Collin County, Texas and being described in a deed from Hardin Outlot 2014, LP to Ten O four, LLC, dated August 31, 2020 and recorded in Document Number 20200901001461420 in the Official Public Records of Collin County, Texas and being more completely described as follows:

BEGINNING at an "X" scribed in concrete found for the southernmost southwest corner of the above referenced Lot 3, same being a southeast corner of Lot 4 of said Addition and being in the north right of way line of Virginia Parkway (F.M. 3038);

THENCE North 01 deg. 02 min. 05 sec. East with the southernmost west line of said Lot 3 and an east line of said Lot 4, a distance of 47.74 feet to an "X" scribed in concrete found for an ell corner of said Lots;

THENCE North 88 deg. 57 min. 55 sec. West with the westernmost south line of said Lot 3 and a north line of said Lot 4, a distance of 25.50 feet to an "X" scribed in concrete found for the westernmost southwest corner of said Lot and an interior ell corner of said Lot 4;

THENCE North 01 deg. 02 min. 05 sec. East with the northernmost west line of said Lot 3 and an east line of said Lot 4, a distance of 189.57 feet to an "X" scribed in concrete found for the northwest corner of said Lot 3 and an interior ell corner of said Lot 4;

THENCE South 88 deg. 57 min. 55 sec. East with the north line of said Lot 3 and a south line of said Lot 4, at a distance of 104.70 feet pass a 1/2 inch iron rod with cap "4873" found for the easternmost southeast corner of said Lot 4, same being the easternmost southwest corner of Lot 1 of said Addition, and continuing with the north line of said Lot 3 and a south line of said Lot 1 for a total distance of 202.93 feet a 1/2 inch iron rod with cap "4873" found for the northeast corner of said Lot 3 and a southeast corner of said Lot 1 and being in the west line of a called 9.00 acre tract described in a deed from Verbie Hayes to the City of McKinney, dated June 6, 2007 and recorded in Document Number 20070618000829960 in said Official Public Records;

THENCE South 00 deg. 30 min. 37 sec. West with the east line of said Lot 3 and the west line of said 9.00 acre tract, a distance of 230.84 feet to an "X" scribed in concrete found for the southeast corner of said Lot 3 and being in the north right of way line of said Virginia Parkway (F.M. 3038);

THENCE with the south line of said Lot 3 and with said north right of way line as follows:

- South 87 deg. 53 min. 48 sec. West a distance of 135.54 feet to an "X" scribed in concrete found for corner and,
- North 87 deg. 45 min. 05 sec. West a distance of 44.22 feet to the **PLACE OF BEGINNING**, containing 1.075 acres (46,844 sq. ft.) of land.


Joe W. Clark
Registered Professional Land Surveyor No. 4366

Date

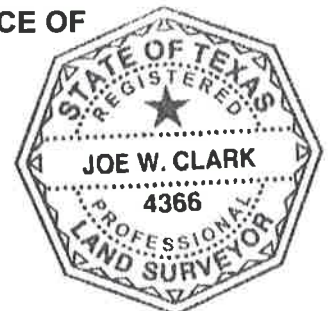
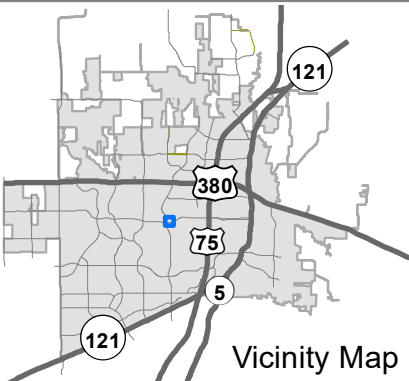
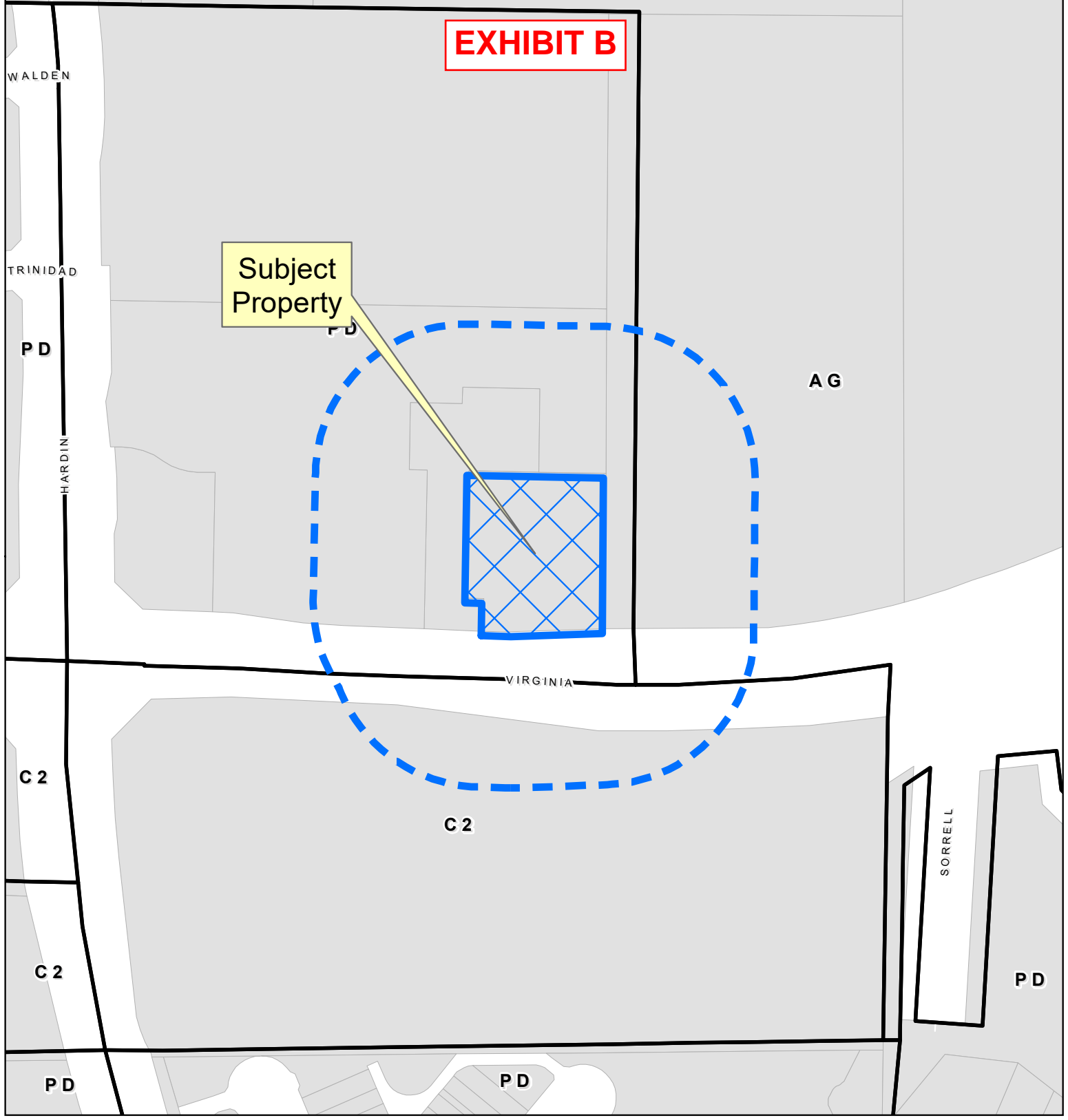


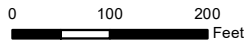
EXHIBIT B

Subject Property



Property Owner Notification Map

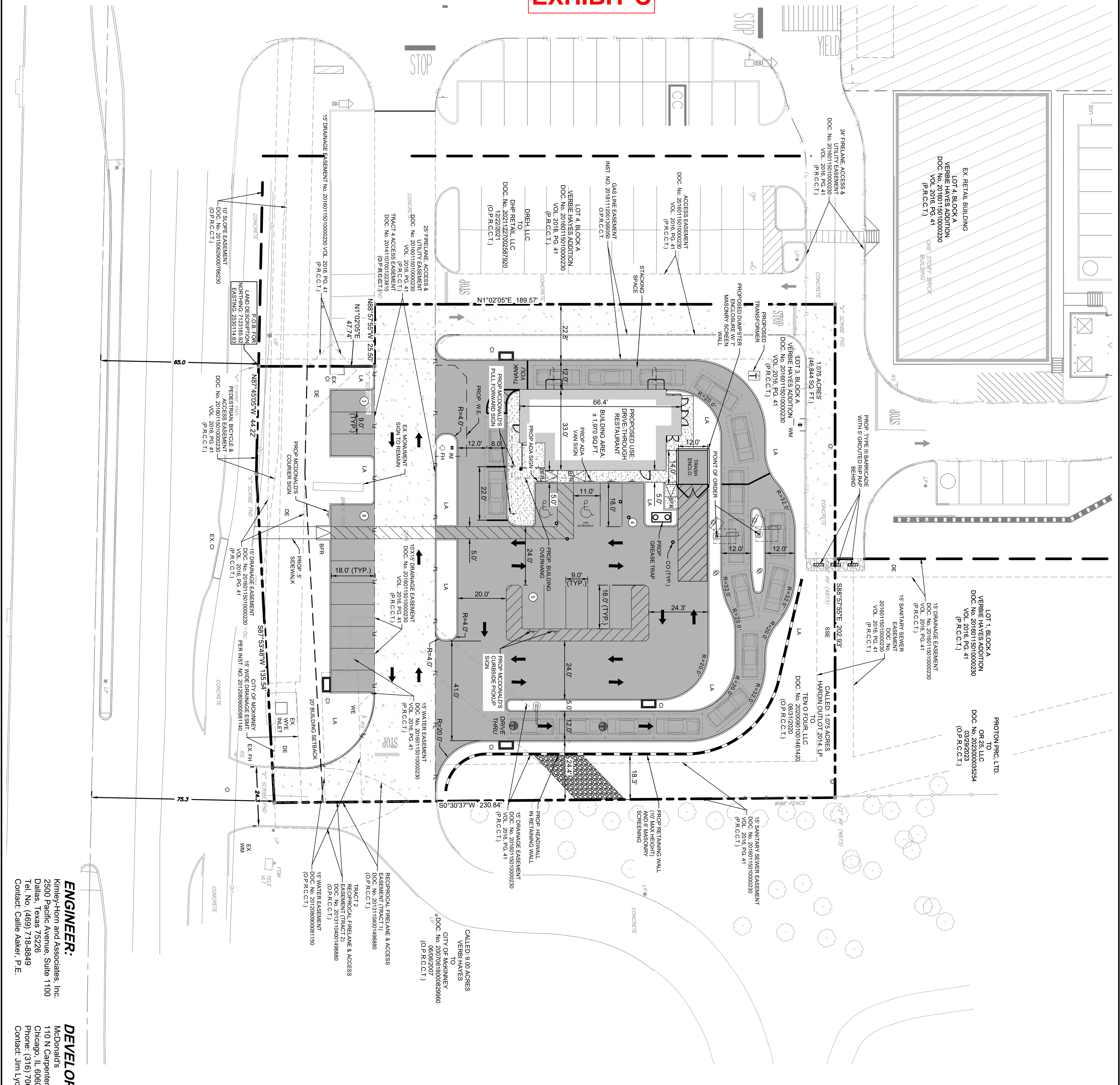
SUP2024-0017



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 C



ENGINEER:
 Kimley-Horn and Associates, Inc.
 2500 Pacific Avenue, Suite 1100
 Dallas, Texas 75226
 Tel. No. (469) 718-8849
 Contact: Calle Aaker, P.E.

DEVELOPER:
 McDonald's
 110 N Carpenter St.
 Chicago, IL 60607
 Phone: (316) 706-2253
 Contact: Jim Lyon

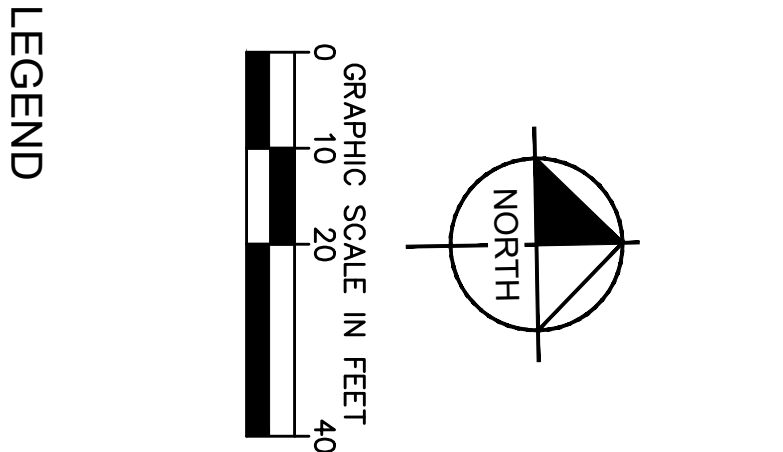
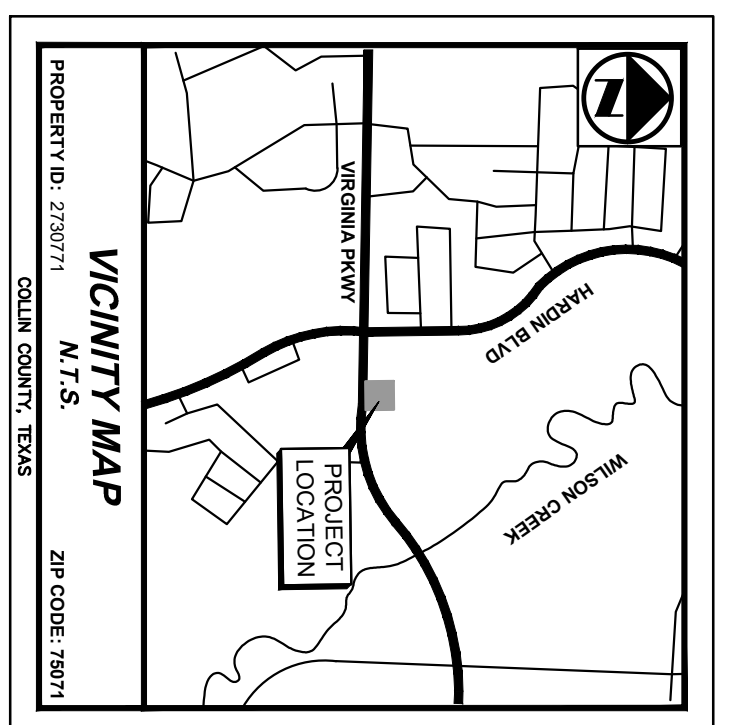
OWNER:
 Ten O Four LLC
 1536 Green Valley Way
 Celina, TX 75009-6387

SITE PLAN
 SUP2024-0017
 LOT 3, BLOCK A
 VERBIE HAYES ADDITION
 JAMES HERNDON SURVEY,
 ABSTRACT NO. 391
 1.075 Acres
 City of McKinney, Collin County, Texas
 Submitted: 10/16/2024
 Owner: Ten O Four LLC
 Engineer: Kimley-Horn and Associates, Inc.
 2500 Pacific Avenue, Suite 1100
 Dallas, Texas 75226
 Phone: (469) 718-8849

- CITY OF MCKINNEY SITE PLAN NOTES:**
- 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 SPECIFICATIONS. THE DUMPSITE ENCLOSURE 8'-4" TALL SHALL BE A MINIMUM OF 7' AND A MAXIMUM OF 2' MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL AND MULTIFAMILY USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
 - THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6 OF THIS CODE AND CHAPTER 58 OF THE CITY OF MCKINNEY.
 - ALL FIRE HYDRANTS AND WATER METERS ARE CENTERED 5' BEYOND THE CENTER OF THE HYDROMETER. EASEMENTS CLEANOUTS SHALL BE PROVIDED FOR ALL SANITARY SEWER SERVICE LINES, AND SHALL BE LOCATED AS NEAR TO THE PROPERTY LINE AS POSSIBLE.

SITE DATA SUMMARY TABLE

GENERAL SITE DATA	LOT 3, BLOCK A
ZONING	PD ORD. NO. 20180115010000230 DRIVE-THROUGH RESTAURANT
LAND USE	DRIVE-THROUGH RESTAURANT
LOT AREA (SQ. FT.)	46,844
BUILDING AREA (PROPOSED) (SQ. FT.)	1,075
TOTAL BUILDING SQ. FT.	1,970
BUILDING HEIGHT	MAX. 35'
LOT COVERAGE	4.02%
FLOOR AREA RATIO	0.42-1
REQUIRED PARKING	DRIVE-THROUGH RESTAURANT: 1 SP/150 SF
TOTAL PARKING REQUIRED	14 PARKING 6 STACKING
PARKING PROVIDED	20 PARKING 6 STACKING
HANDICAP PARKING REQUIRED	2
HANDICAP PARKING PROVIDED	2



NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RAMP ARE 2' UNLESS DIMENSIONED OTHERWISE.
- MANHOLE SHALL BE 60" DIAMETER. THE HIGHEST PIECE OF ROOF ADJACENT EQUIPMENT TO ENSURE THAT ALL EQUIPMENT IS FULLY SCREENED.

<p>MCKINNEY TEXAS Unique by nature.</p>	<p>MCKINNEY MCDONALD'S MCKINNEY TEXAS</p>	<p>KHA PROJECT 068980513</p>	<p>Kimley-Horn ENGINEERS AND ARCHITECTS 2500 PACIFIC AVENUE, SUITE 1100 DALLAS, TEXAS 75226 PHONE: 469-718-8849 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM FIRM NO. F-928</p>	<p>DATE 10/18/2024</p>	<p>SCALE AS SHOWN</p>	<p>DESIGNED BY JDH</p>	<p>DRAWN BY IO</p>	<p>CHECKED BY CRA</p>	<p>DATE</p>	<p>BY</p>
		<p>DATE 10/18/2024</p>								
		<p>SCALE AS SHOWN</p>								
		<p>DESIGNED BY JDH</p>								
<p>SPECIFIC USE PERMIT</p>										
<p>SHEET NUMBER 1 OF 4</p>										