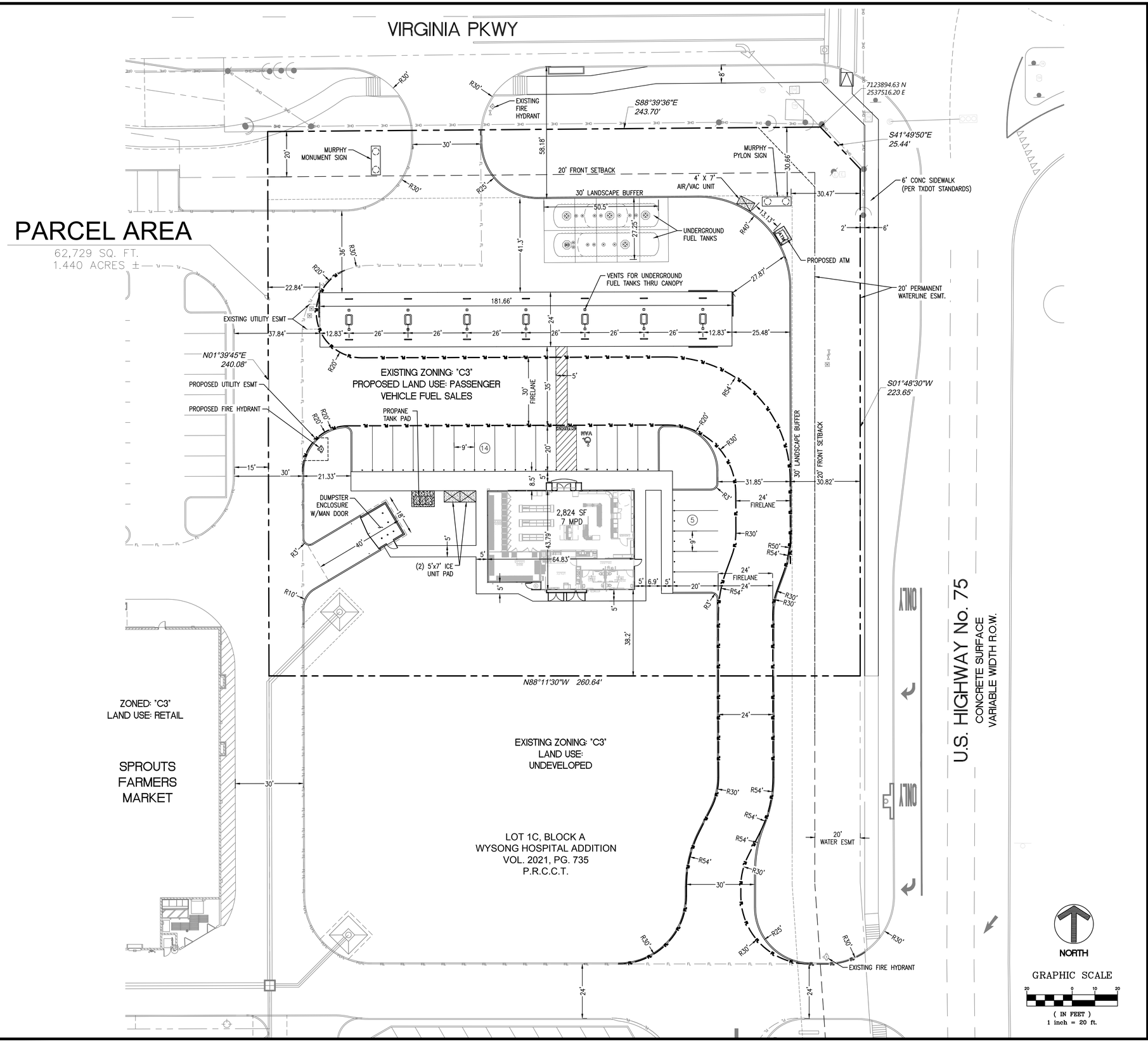
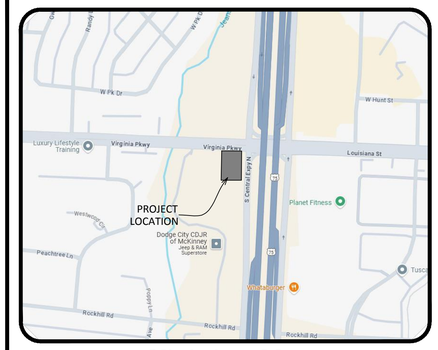



# 2800 SF 7 MPD




2 VICINITY MAP
SCALE: NTS

NORTH

| PARCEL DATA | | |
|---|---|---|
| | S.F. | ACRES |
| TOTAL AREA: | 62,729 | 1.440 |
| MURPHY PARKING REQUIRED | 12 | |
| REGULAR PARKING PROVIDED<br>H/C PARKING PROVIDED | 18<br>1 | |
| TOTAL PARKING PROVIDED | 19 | |
| ZONING | "C3" (REGIONAL COMMERCIAL DISTRICT) | |
| BUILDING SETBACKS | | |
| FRONT: | 20' | |
| SIDE: | 0' | |
| REAR: | 0' | |
| PROPOSED BUILDING HEIGHT | 15'-8" | |

NOTE:
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM CLIENT'S DOCUMENTS. DESIGN MAY VARY, DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE, SOILS, SURVEY, ETS. THIS ADDITIONAL DATA AND SIT CONDITIONS COULD CAUSE CHANGES IN PARKING RATIOS AND SPACE AVAILABLE FOR DEVELOPMENT AND MAY INCREASE ESTIMATED DEVELOPMENT COSTS.

SHEET NO.
EXH

| DATE | PRN | PM | DES | DRW |
|---|---|---|---|---|
| 11/20/25 | CS | AP | EK | EK |

## 1.44 AC EXHIBIT
## MURPHY EXPRESS
US HIGHWAY 75 & VIRGINIA PKWY
McKINNEY, TX


JM CIVIL
1101 Central Expressway S.
Suite 215
Allen, TX 75013
Ph. 214-491-1830
John Meesels, PE
CIVIL ENGINEER


MURPHY OIL USA, INC.
MURPHY USA
200 PEACH STREET
P.O. BOX 7000
EL DORADO, AR 71730-7000

J:\MURPHY\PROJECTS\MCKINNEY, TX VIRGINIA & CENTRAL EXPRY\200 PRELIMINARY SITE PLANS\2025-10-20 - 1.4 AC_MCKINNEY, TX_7MPD INLINE.DWG 11/21/2025 10:59 AM CHRISTOPHER STRICKLAND