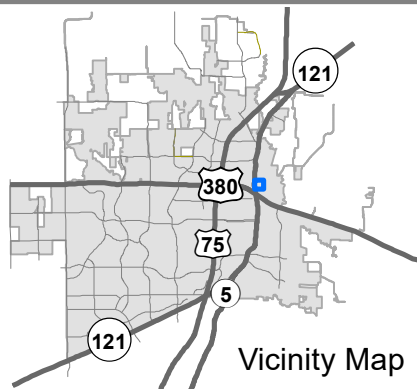
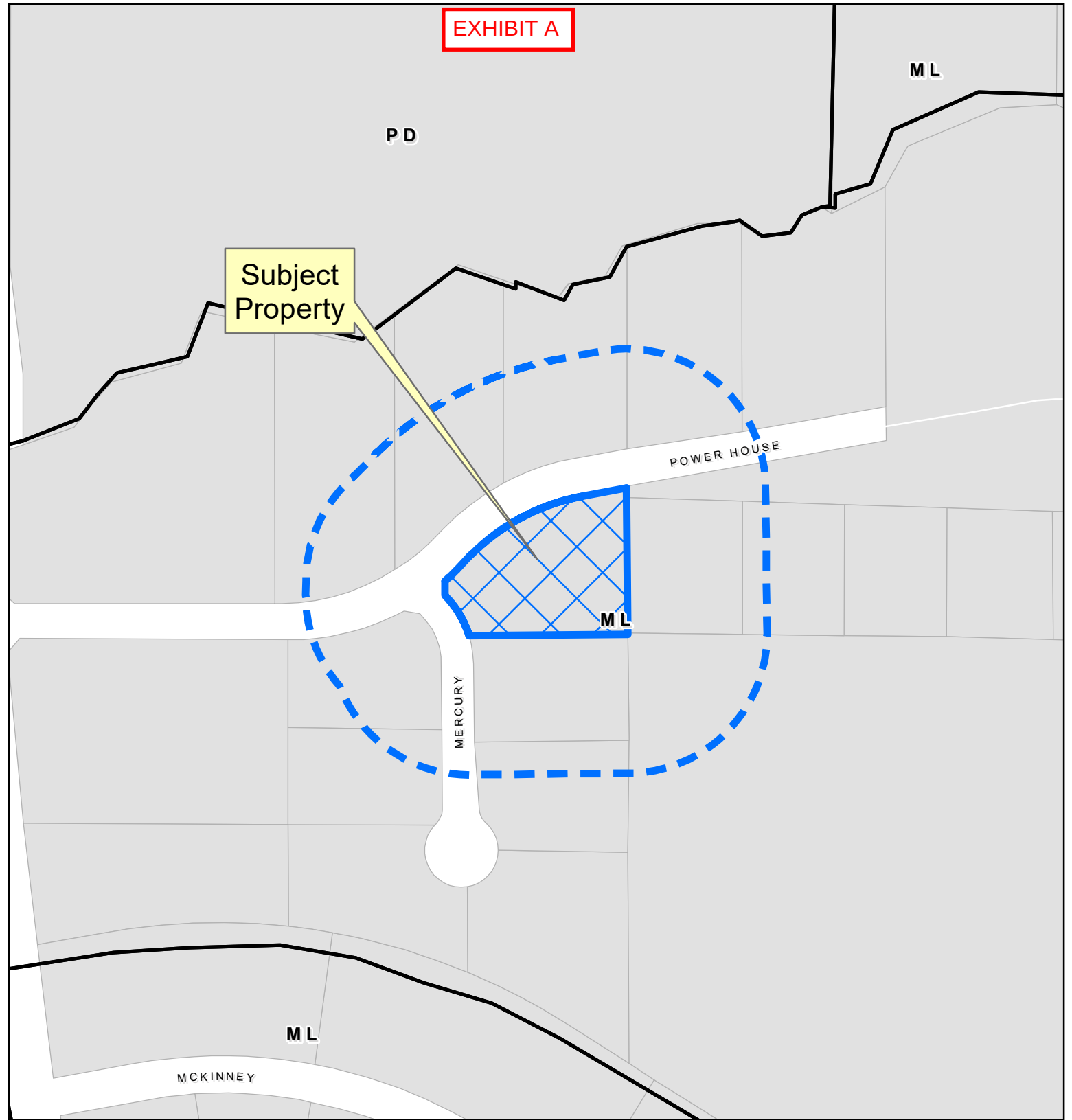


EXHIBIT A



Property Owner Notification Map

SUP2025-0008

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.



OWNER'S CERTIFICATION

WHEREAS Alborz Holdings, LLC is the owner of a 1.242 acre tract of land, more or less, situated in the William Davis Survey, Abstract number 248, being all of Lot 7B, Block A, Power House Business Business Park, an addition to the City of McKinney, recorded in Instrument Number 20040325000407850, Plat Records, Collin County, Texas, being that same tract of land described to Alborz Holdings, LLC, recorded in Instrument Number 2019010200006380, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.000152710.);

Beginning at a 1/2 inch rebar found capped "GREER" for the northwest corner of Lot 8R2, Power House Business Park, an addition to the City of McKinney, Recorded in Document Number 20100720010001330, Plat Records, Collin County Texas, also being the northeast corner of said Lot 7B, and lying on the south right of way line of Power House Street (60 foot right of way);

THENCE South 00 degrees 32 minutes 55 seconds East departing the south right of way line of said Power House Street, with the west line of said Lot 8R2, with the west line of the remainder of Lot 8, Power House Business Park, an addition to the City of McKinney, recorded in said Cabinet M, Page 76, Plat Records, Collin County, Texas, and passing a 1/2 inch rebar found for the northwest corner of Lot 1, Block A, Kenneth O. Lester Addition, an addition to the City of McKinney and being recorded in Cabinet I, Page 583, Plat Records, Collin County, Texas, a distance of 228.08 feet, and continuing a total distance of 237.27 feet to 5/8 inch rebar found for the southeast corner of said Lot 7B and the northeast corner of Lot 7A-R-2, Power House Business Park, an addition to the City of McKinney, recorded in Instrument Number 20060222010000720, Plat Records, Collin County, Texas.

THENCE South 89 degrees 27 minutes 05 seconds West, departing the west line of said Lot 1, with the north line of said Lot 7A-R-2, a distance of 257.51 feet to a 5/8 inch rebar found for the northwest corner of said Lot 7A-R-2, also being the southwest corner of said Lot 7B and lying on the east right of way line of Mercury Circle (60 foot right of way), at the beginning of a non-tangent curve to the left having a central angle of 26 degrees 14 minutes 02 seconds, a radius of 160.00 feet, and a chord bearing and distance of North 30 degrees 11 minutes 33 seconds West, 72.62 feet;

THENCE in a northwesterly direction, with the east right of way line of said Mercury Circle, with said non-tangent curve to the left, an arc length of 73.26 feet to a point for corner from which a 1/2 inch rebar bears South 55 degrees 24 minutes 20 seconds West a distance of 2.21 feet;

THENCE North 43 degrees 18 minutes 54 seconds West continuing with said east right of way line of Mercury Circle, a distance of 3.85 feet to a point for corner at the south end of a corner clip at the intersection of the east right of way line of said Mercury Circle with the south right of way line of said Power House Street, from which a 1/2 inch rebar bears South 36 degrees 42 minutes 37 seconds West a distance of 3.03 feet;

THENCE North 00 degrees 18 minutes 30 seconds East with the east line of said corner clip a distance of 22.76 feet to a point for corner at the north end of said corner clip, at the beginning of a non-tangent curve to the left, having a central angle of 03 degrees 49 minutes 26 seconds, a radius of 400.00 feet, and a chord bearing and distance of North 45 degrees 53 minutes 28 seconds East, 26.69 feet, and lying on the southeast right of way line of said Power House Street, from which a 1/2 inch rebar bears North 23 degrees 50 minutes 02 seconds West a distance of 0.38 feet;

THENCE, in a northeasterly direction, with the Southeast right-of-way line of said Power House Street and along said non-tangent curve to the left, an arc length of 26.69 feet to a 1/2 inch rebar found capped "GREER" for corner;

THENCE North 43 degrees 58 minutes 46 seconds East continuing with said south right of way line of Power House Street, a distance of 29.40 feet to a 1/2 inch rebar found capped "GREER" for corner at the beginning of a tangent curve to the right having a central angle of 35 degrees 26 minutes 12 seconds, with a radius of 340.00 feet, and a chord bearing and distance of North 61 degrees 41 minutes 53 seconds East, 206.95 feet;

THENCE in a northeasterly direction, continuing with said south right of way line of Power House Street, along said tangent curve to the right, an arc length of 210.29 feet to a 1/2 inch rebar found with a cap stamped "GREER" for corner;

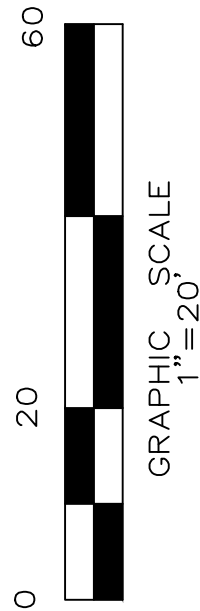
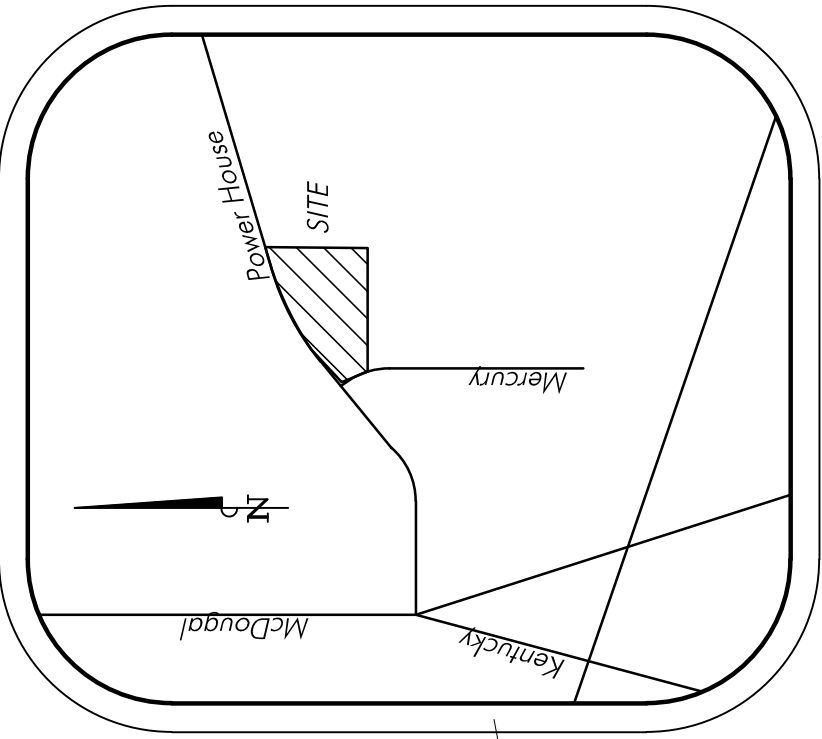
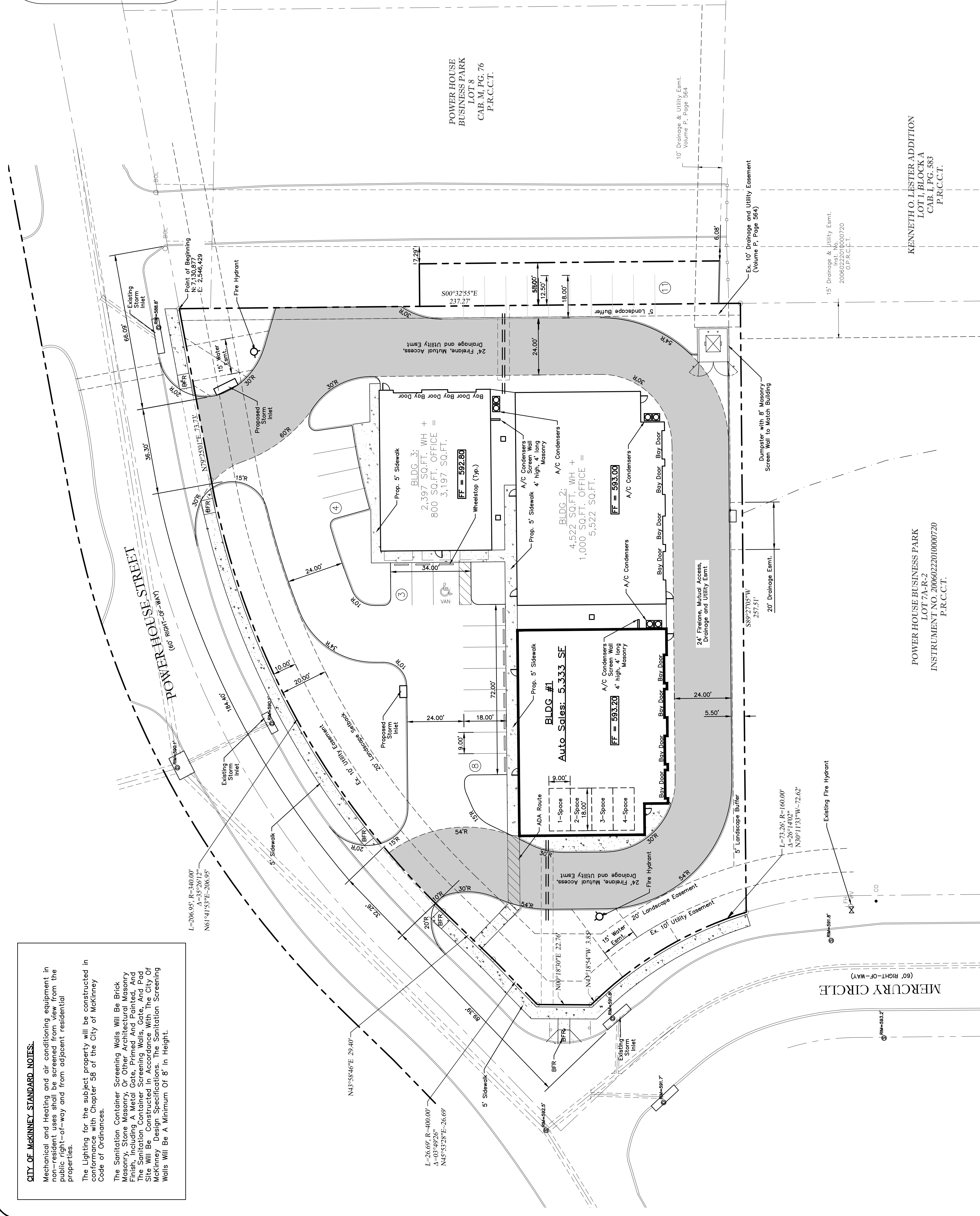
THENCE North 79 degrees 25 minutes 01 seconds East continuing with the south right of way line of Power House Street, a distance of 73.73 feet to THE POINT OF BEGINNING and containing 54,107 square feet or 1.242 acres of land, more or less.

CITY OF MCKINNEY STANDARD NOTES.

Mechanical and Heating and air conditioning equipment in non-resident 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 in conformance with Chapter 58 of the City of McKinney Code of Ordinances.

The Sanitation Container Screening Walls Will 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 Will Be Constructed In Accordance With The City Of McKinney Design Specifications. The Sanitation Screening Walls Will Be A Minimum Of 8' In Height.



VICINITY MAP
NTS

LEGEND

- Firelane
- Proposed Sidewalk
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp

SYNOPSIS

Address: 416 Powerhouse Drive
McKinney, Texas 75070
Zoning: "ML" - Light Manufacturing (Ord. No. 1518)
Proposed Use: Warehouse, Office, Auto Sales
Lot Area: 1.242 Acres (54,111 sf)
Building Areas:
Building 1 5,333 sf
Building 2 5,522 sf
Building 3 3,197 sf
Total Bldg Area: 14,052 sf
Lot Coverage: 03.85% (Total Bldg Area 14,052 sf)
Floor Area Ratio: 0.03 : 1
Building Height: 20'-8 1/4"
Impervious Area: 72.75% (39,364 sf)
Required Parking: Office 1:400 (1,800/400) = 5 Spcs.
Warehouse 1:4,000 (6,919/4000) = 2 Spcs.
Auto Sales 1:750 (5,333/750) = 8 Spcs.

Parking Required Total: (15 Parking Spaces)

Parking Provided Total: (15 Parking Spaces) 1 Handicap Spc.

SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND LAYOUT

ENGINEER:
Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jon David Cross, P.E.

OWNER:
DentRx USA LLC
11966 Salisbury Dr.
McKinney, Texas 75071
Contact: Randy Even
Phone (972) 363-6155
Contact: Wes Gustin

ARCHITECT:

TRIUNE Architecture
11966 Salisbury Dr.
Frisco, Tx. 75035
Phone (972) 363-6155
Contact: Wes Gustin

SURVEYOR:

WINDROSE
LAND SURVEYING/PLATTING
220 E. Street, Suite 200
Lewisville, TX 75057
Phone (214) 217-2544
Contact: Jack Barton

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

CROSS ENGINEERING CONSULTANTS

331 S. Tennessee St.
McKinney, Texas 75069
972.562.4409
Texas P.E. Firm No. F-3935

Drawn By: N.E. Checked By: C.E.C.L. Scale: 1"=20'

Issue Dates:	Revisions:	Date:
1 01/24/2019	1	
2	2	
3	3	
4	4	
5	5	
6	6	

BENCHMARK:

Storm sewer manhole cover located within Power House Business Park, approximately 50' west of the northeast corner of the subject property.
Elevation=588.80'

CITY BENCHMARKS:

City of McKinney Reference Bench Marks
COM 40
Published Elev. = 656.576'
Measured Elev. per site datum = 656.796'
COM 41
Published Elev. = 592.415'
Measured Elev. per site datum = 592.649'

POWER HOUSE BUSINESS PARK

LOT 7A-R-2
INSTRUMENT NO. 20060222010000720
P.R.C.C.T.

KENNETH O. LESTER ADDITION
LOT 1, BLOCK A
CAB. I, PG. 583
P.R.C.C.T.

SUP EXHIBIT

SUP2025-008

Power House Business Park
McKinney, Texas

Sheet No.

SP

Project No.
18646