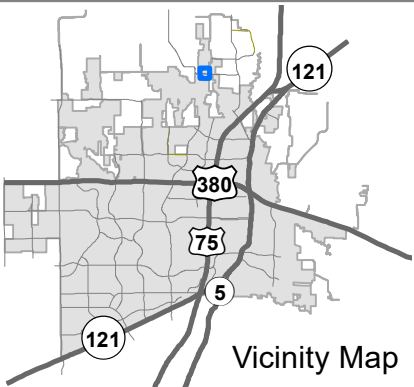
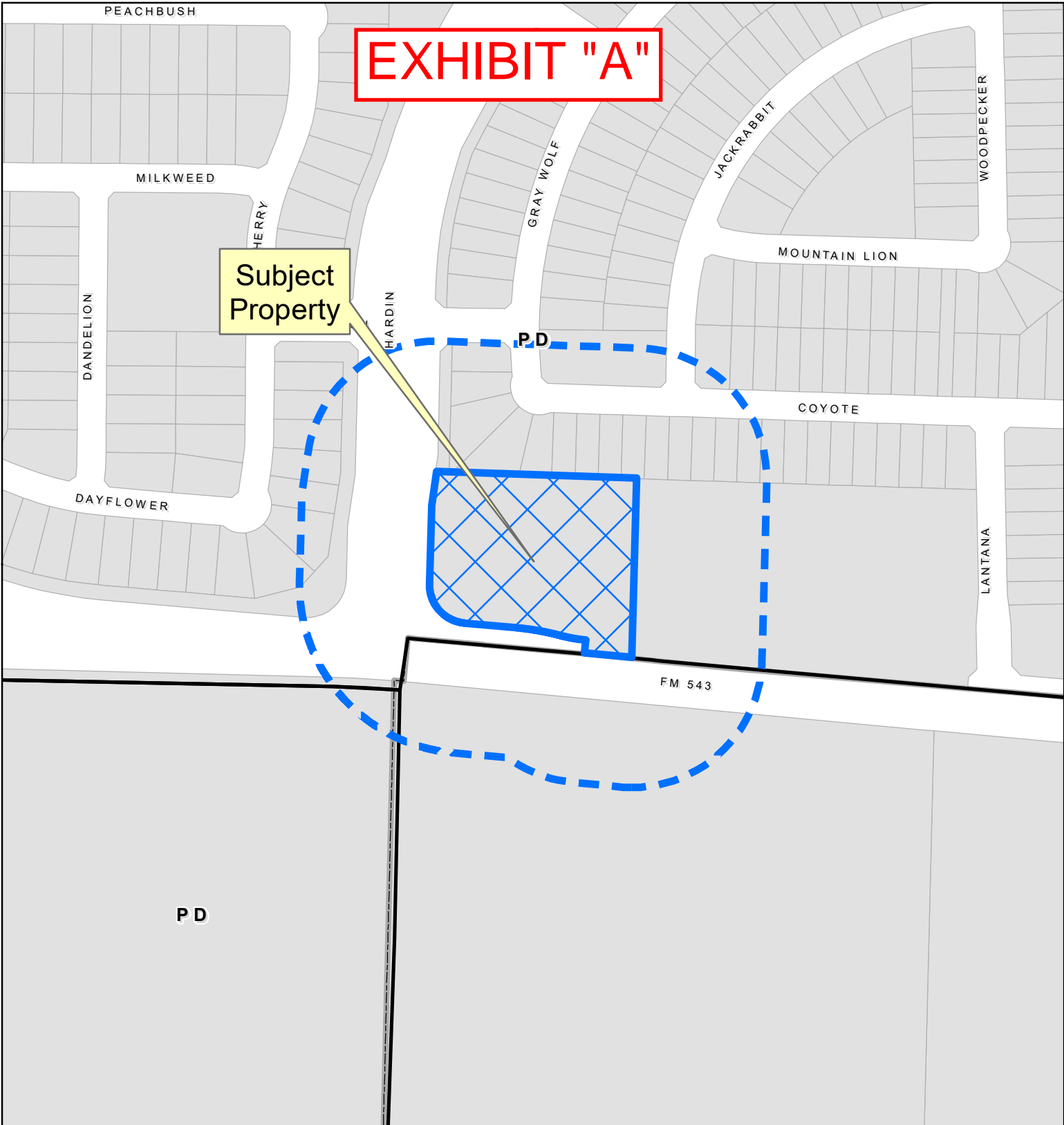


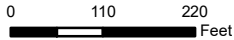
EXHIBIT "A"

Subject Property



Property Owner Notification Map

SUP2025-0011



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"



481 WINSKOTT RD, STE. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX (817) 744-7554
TX REG. ENGINEERING FIRM NO. F-18409
TX REG. SURVEYING FIRM NO. LS-10042504
WWW.TOPOGRAPHIC.COM

PROPERTY DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE WILLIAM JOHNSON SURVEY, ABSTRACT NO. 493, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS AND BEING A PART OF A CALLED 172.3 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 20180816001028890, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID 172.3 ACRE TRACT, NOW LOCATED IN THE RIGHT-OF-WAY OF F.M. HIGHWAY NO. 543 AS SHOWN BY DEDICATION ON PLAT OF PRESERVE AT HONEY CREEK, PHASE 1, AS RECORDED IN INSTRUMENT NO. 2020-843, PLAT RECORDS OF COLLIN COUNTY, TEXAS (P.R.C.C.T.);

THENCE N 84°58'28" W WITH THE SOUTHERLY LINE OF SAID 172.3 ACRE TRACT, AT 230.93 FEET PASSING A 5/8" IRON ROD FOUND WITH A CAP STAMPED "LJA SURVEYING" AT THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY DEDICATION, CONTINUING WITH THE COMMON LINE BETWEEN SAID 172.3 ACRE TRACT AND THE PRESENT RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY NO. 543, IN ALL A DISTANCE OF 612.68 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT;

THENCE N 84°21'08" W, CONTINUING ALONG THE COMMON LINE BETWEEN SAID 172.3 ACRE TRACT AND THE PRESENT RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY NO. 543, A DISTANCE OF 203.06 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" FOR THE PLACE OF BEGINNING;

THENCE N 84° 21' 08" W CONTINUING ALONG THE COMMON LINE BETWEEN SAID 172.3 ACRE TRACT AND THE PRESENT RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY NO. 543, A DISTANCE OF 82.48 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "LJA SURVEYING" FOR A CORNER, BEING THE SOUTHERNMOST SOUTHEAST CORNER OF A CALLED 7.693 ACRE TRACT OF LAND DEDICATED AS HARDIN BOULEVARD, AS SHOWN ON THE PLAT RECORDED IN INSTRUMENT NO. 2020-775, P.R.C.C.T.;

THENCE CROSSING SAID 172.3 ACRE TRACT WITH THE NORTHERLY AND EASTERLY LINES OF SAID HARDIN BOULEVARD AS FOLLOWS:

N 05° 37' 35" E, A DISTANCE OF 21.89 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "LJA SURVEYING", BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 236.50 FEET, AND WHOSE LONG CHORD BEARS N 80° 00' 12" W FOR A DISTANCE OF 42.36 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "LJA SURVEYING" FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 450.00, AN ARC LENGTH OF 80.57 FEET AND A CHORD BEARING AND DISTANCE OF N 79° 54' 19" W, 80.47 FEET A 5/8" IRON ROD FOUND WITH A CAP STAMPED "LJA SURVEYING";

N 84° 59' 38" W, A DISTANCE OF 88.88 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "LJA SURVEYING" FOR THE BEGINNING OF A CURVE TO THE RIGHT;

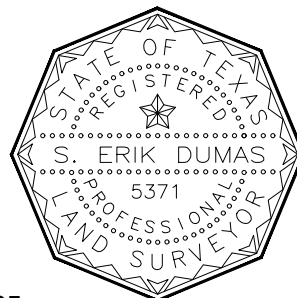
WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 66.50, AN ARC LENGTH OF 100.51 FEET AND A CHORD BEARING AND DISTANCE OF N 41° 47' 10" W, 91.21 FEET A 5/8" IRON ROD FOUND WITH A CAP STAMPED "LJA SURVEYING";

N 01° 29' 50" E, A DISTANCE OF 135.74 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "LJA SURVEYING" FOR AN ANGLE POINT;

N 08° 36' 03" E, A DISTANCE OF 59.90 FEET A 5/8" IRON ROD FOUND WITH A CAP STAMPED "LJA SURVEYING" FOR A CORNER BEING THE SOUTHWEST CORNER OF LOT CA-F1, BLOCK F, OF SAID PRESERVE AT HONEY CREEK, PHASE 1;

THENCE S 88° 02' 51" E WITH THE SOUTHERLY LINE OF SAID BLOCK F, A DISTANCE OF 346.00 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" IN THE SOUTH LINE OF LOT 15 OF SAID BLOCK F;

THENCE S 01° 29' 50" W, A DISTANCE OF 310.36 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.220 ACRES OF LAND.



S. ERIK DUMAS, R.P.L.S. NO. 5371
SURVEYED ON THE GROUND: 08/04/2025

EXHIBIT

2.220 ACRES
(96,689 SQ. FT.)
WILLIAM JOHNSON SURVEY
ABSTRACT NO. 493,
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

NOTES

1. ORIGINAL DOCUMENT SIZE: 8.5" X 14"
2. ALL BEARINGS, DISTANCES, AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
3. CERTIFICATION IS MADE ONLY TO THE LOCATION OF THIS PROPERTY DESCRIPTION IN RELATION TO THE EVIDENCE FOUND DURING A FIELD SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION. THIS CERTIFICATION IS LIMITED TO THOSE PERSONS OR ENTITIES SHOWN ON THE FACE OF THIS PLAT AND IS NON-TRANSFERABLE, AND MADE FOR THIS TRANSACTION ONLY.
4. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY.
5. P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
6. O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
7. O.R.C.C.T. = OFFICIAL RECORDS, COLLIN COUNTY, TEXAS

DATE: 08/07/2025 DRAWN BY: GEB
FILE: \\C:\STORE\943\HARDIN\MCKINNEY_SURVEY\BASE_GRID SHEET: 1 OF 1

SPECIFIC USE PERMIT EXHIBIT

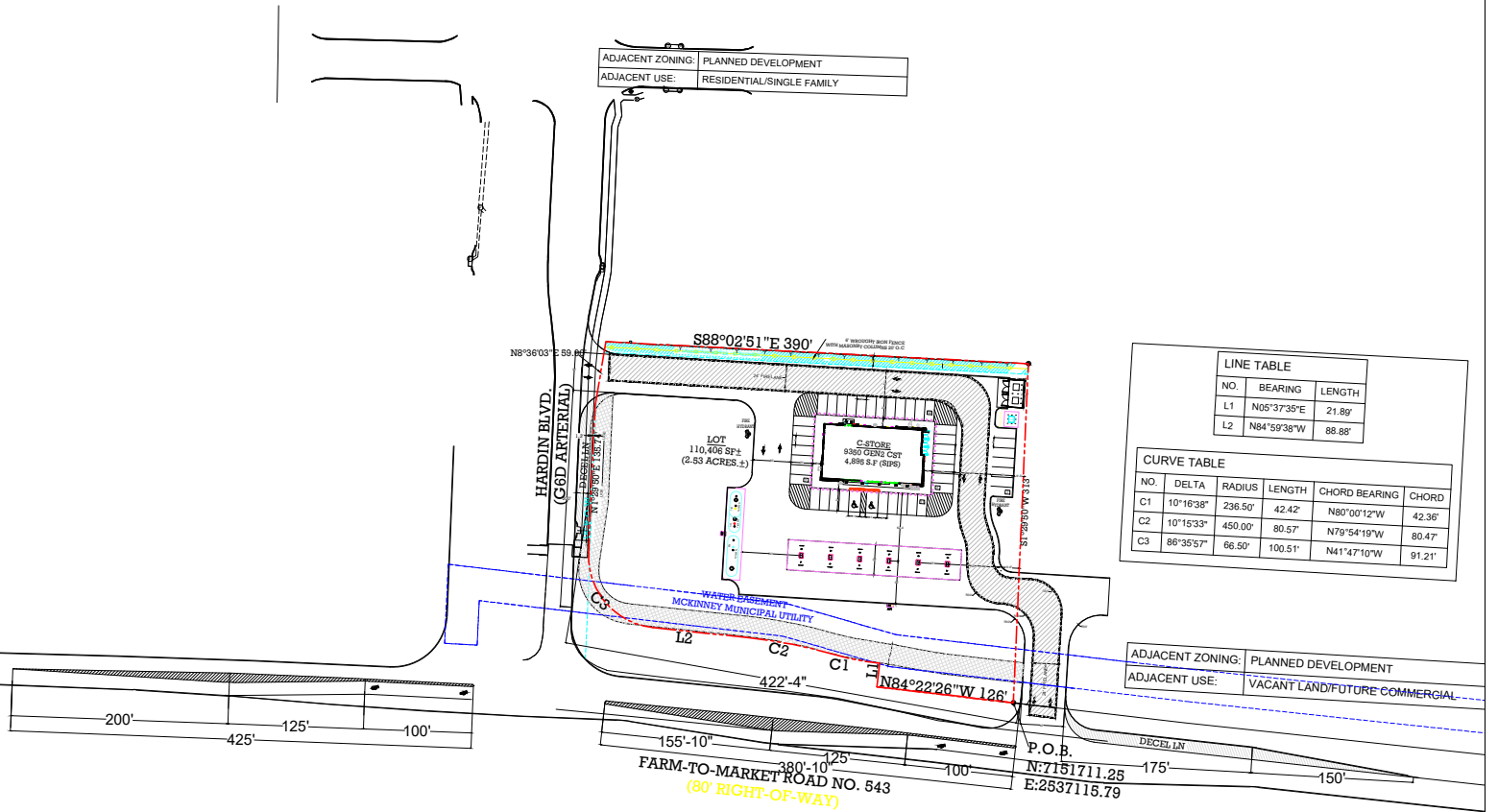
**F.M. 543 & HARDIN BLVD
McKINNEY, TX - 75071**

NOTES:

1. THIS PRELIMINARY SITE PLAN IS FOR PLANNING PURPOSES ONLY.
2. THIS PRELIMINARY SITE PLAN MUST BE REVIEWED BY ALL GOVERNING JURISDICTIONS FOR COMPLIANCE.
3. ALL EXISTING CONDITIONS MUST BE VERIFIED.
4. ALL MEASUREMENTS ARE ESTIMATED.
5. REQUIRED PARKING SPACES: 20 SPACES
6. BUILDING HEIGHT: 24'-8"

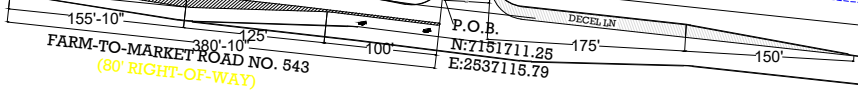
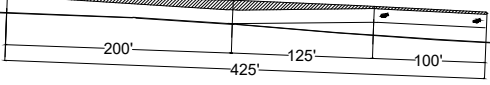
PROTOTYPE:	C-STORE	DEVELOPER	DESIGNER	DATE
BLDG/SALES SF:	4,895 S.F	COMPANY: VAQUERO VENTURES	COMPANY: VAQUERO VENTURES	09/23/25
ACREAGE:	(+/-) 2.52 ACRES	NAME: W.A. LANDRETH	NAME: DOUGLAS D. OBI	
PARKING PROVIDED:	44 SPACES	PHONE #:	N/A	PHONE #:

EXHIBIT "C"



LINE TABLE		
NO.	BEARING	LENGTH
L1	N05°37'35"E	21.89'
L2	N84°59'38"W	88.88'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	10°16'38"	236.50'	42.42'	N80°00'12"W	42.36'
C2	10°15'33"	450.00'	80.57'	N79°54'19"W	80.47'
C3	86°35'57"	66.50'	100.51'	N41°47'10"W	91.21'



NORTH

