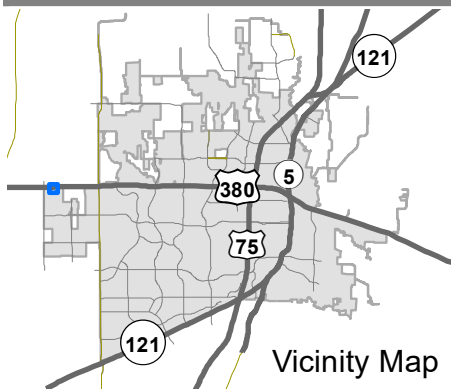
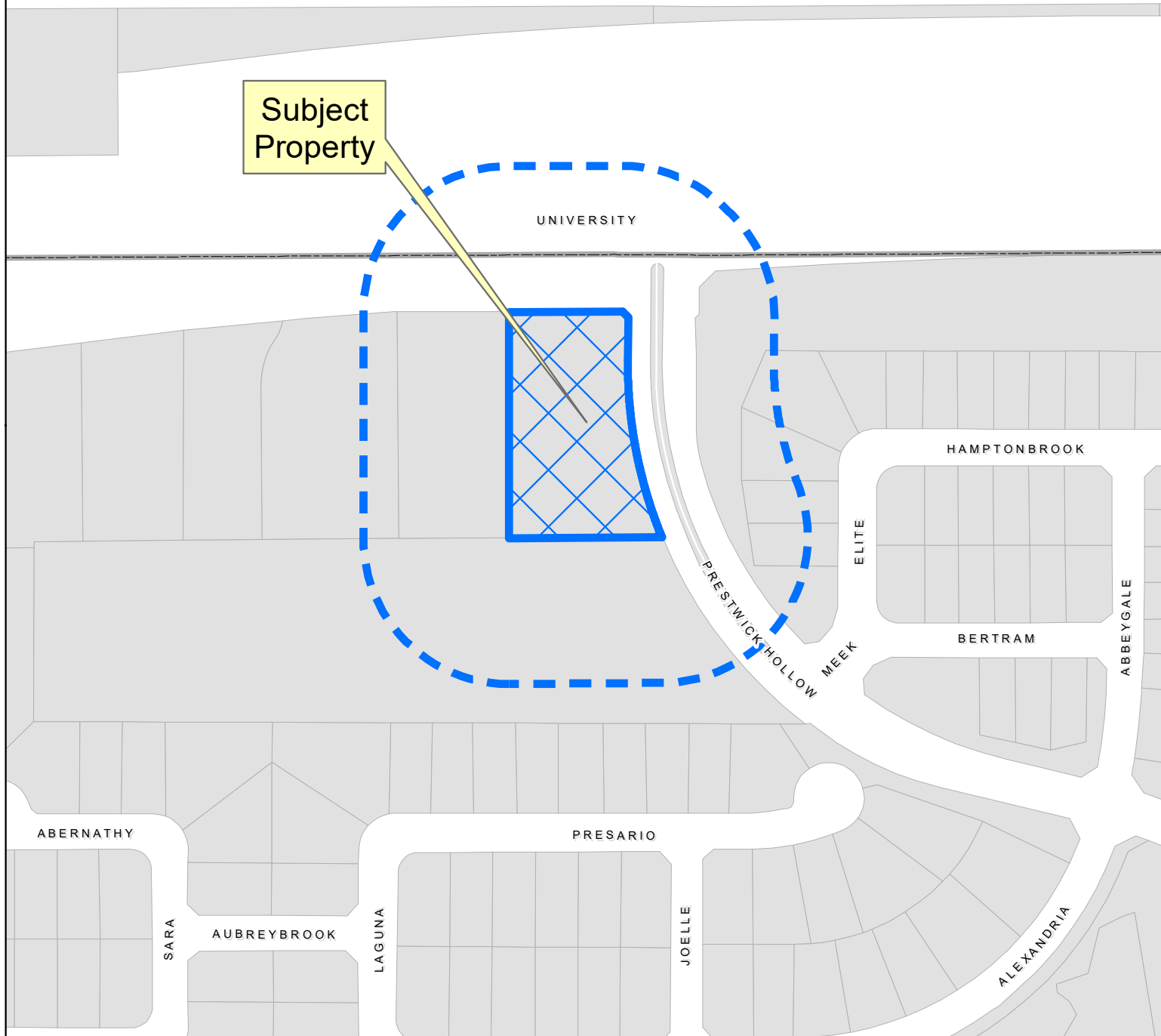


EXHIBIT A

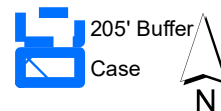
Subject
Property



Location Map

SUP2025-0019

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

BEING all that certain 56,880 square foot tract of land situated in the William McCarty Survey, Abstract No. 575, City of McKinney, Collin County, Texas, same being all of Lot 2R, Block A, Prestwick Park 380 Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2024, Page 527, Official Public Records, Collin County, Texas, same being a portion of that certain tract of land conveyed to DSF Prestwick, LP, by Special Warranty Deed, recorded in Document Number 20220202000189300, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod with green plastic cap stamped “Eagle Surveying” found for the most northerly northeast corner of said Lot 2R, same being the north end of a corner clip in the intersection of Prestwick Hollow Drive (a variable width right-of-way) and W. University Drive (a variable width right-of-way);

THENCE South 46 deg. 46 min. 25 sec. East, along the common line of said Lot 2R and said corner clip, a distance of 11.46 feet to a ½ inch iron rod with green plastic cap stamped “Eagle Surveying” found for the most easterly northeast corner of said Lot 2R, same being the south end of said corner clip;

THENCE along the common line of said Lot 2R and said Prestwick Hollow Drive as follows:

South 00 deg. 36 min. 33 sec. West, a distance of 59.97 feet to a ½ inch iron rod with green plastic cap stamped “Eagle Surveying” found for the beginning of a curve to the left, having a radius of 638.50 feet, a delta angle of 22 deg. 53 min. 18 sec., and a chord bearing and distance of South 10 deg. 50 min. 02 sec. East, 253.37 feet;

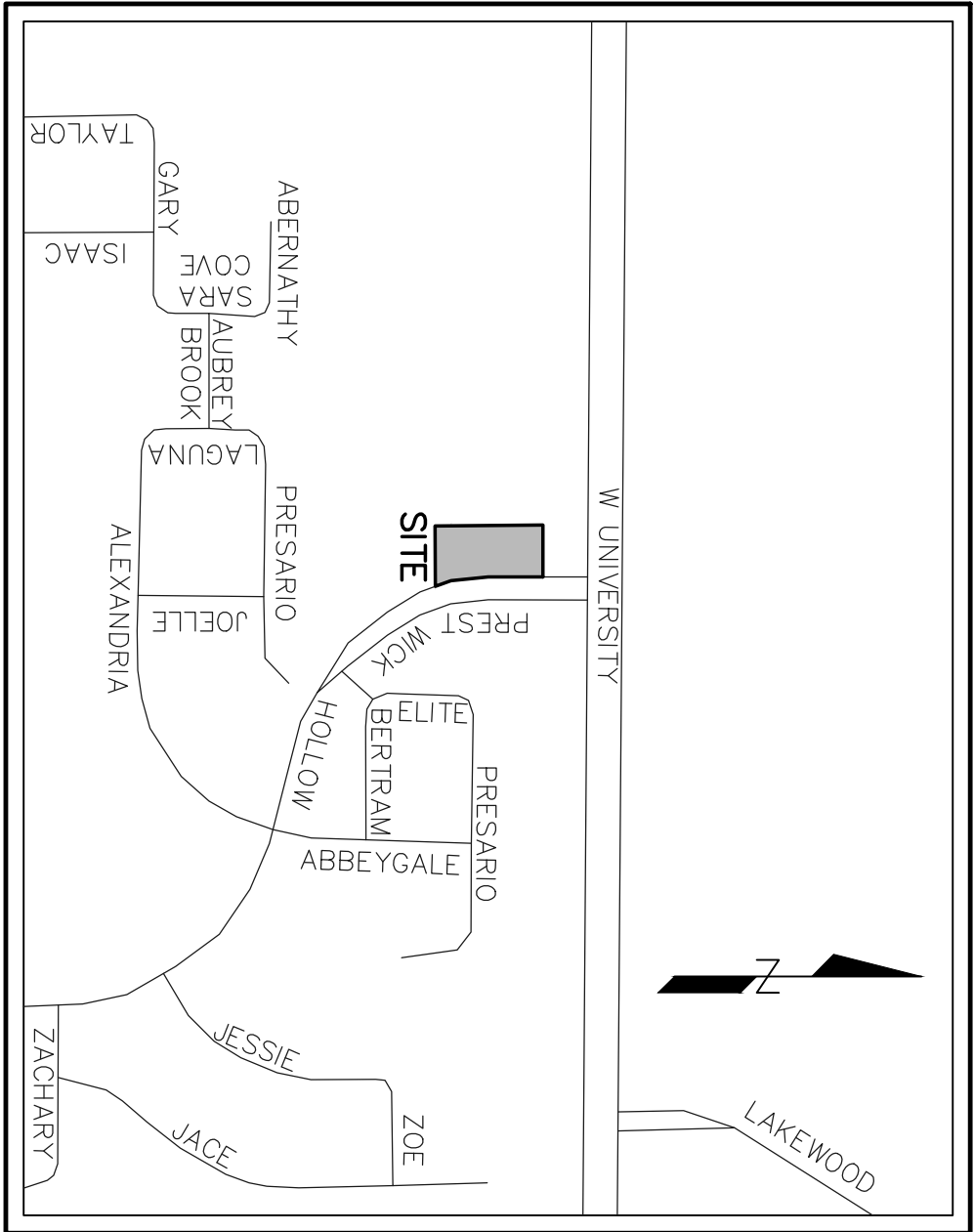
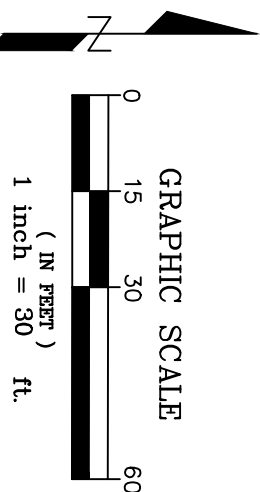
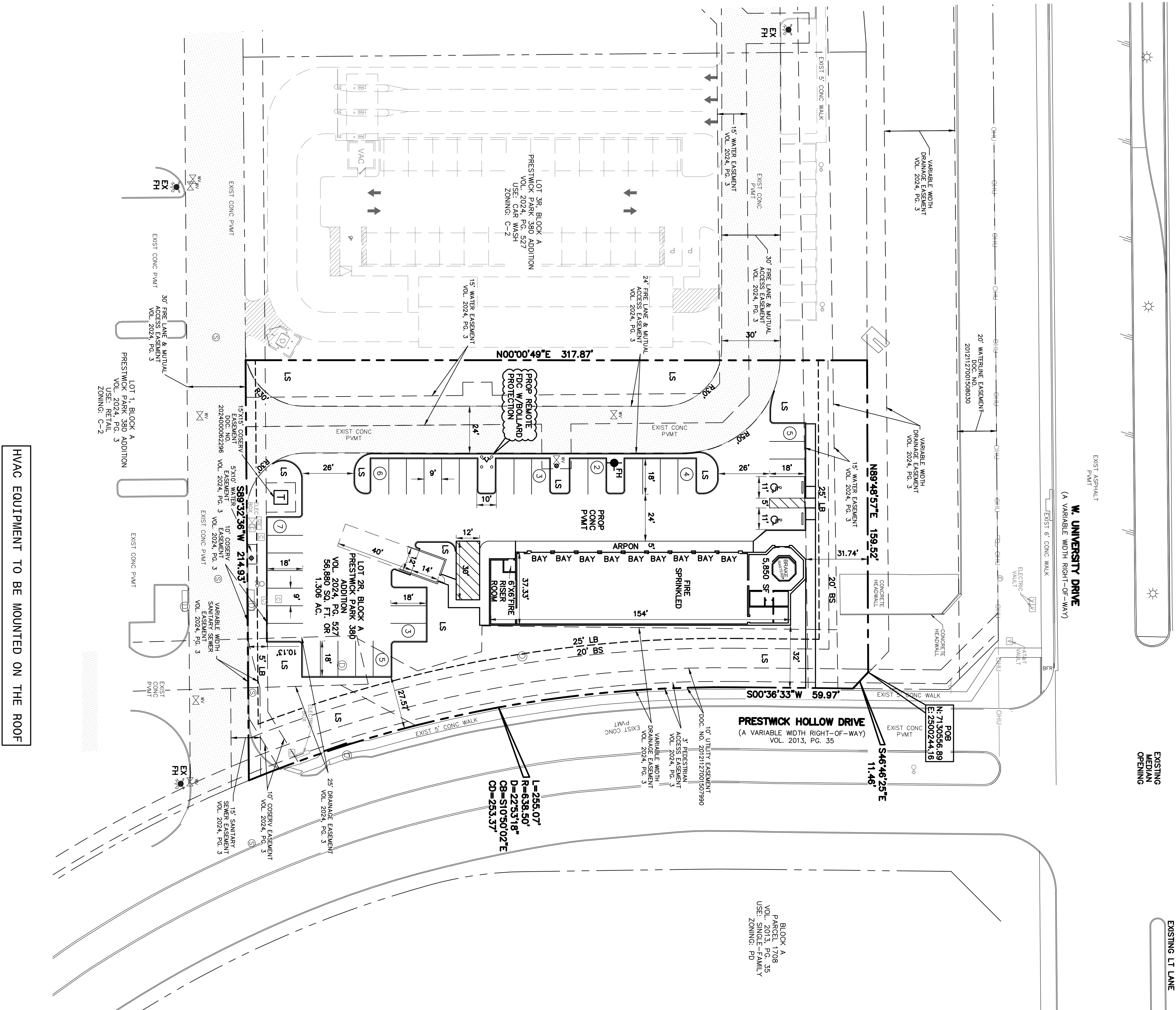
Along said curve to the left, an arc distance of 255.07 feet to a nail found in concrete for the southeast corner of said Lot 2R, same being the northeast corner of Lot 1, Block A, Prestwick Park 380 Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2024, Page 3, Official Public Records, Collin County, Texas;

THENCE South 89 deg. 32 min. 36 sec. West, along the common line of said Lot 2R and said Lot 1, a distance of 214.93 feet to a V cut found in concrete for the southwest corner of said Lot 2R, same being the southeast corner of Lot 3R, aforesaid Block A, Prestwick Park 380 Addition, thereof recorded in Volume 2024, Page 527, Official Public Records, Collin County, Texas;

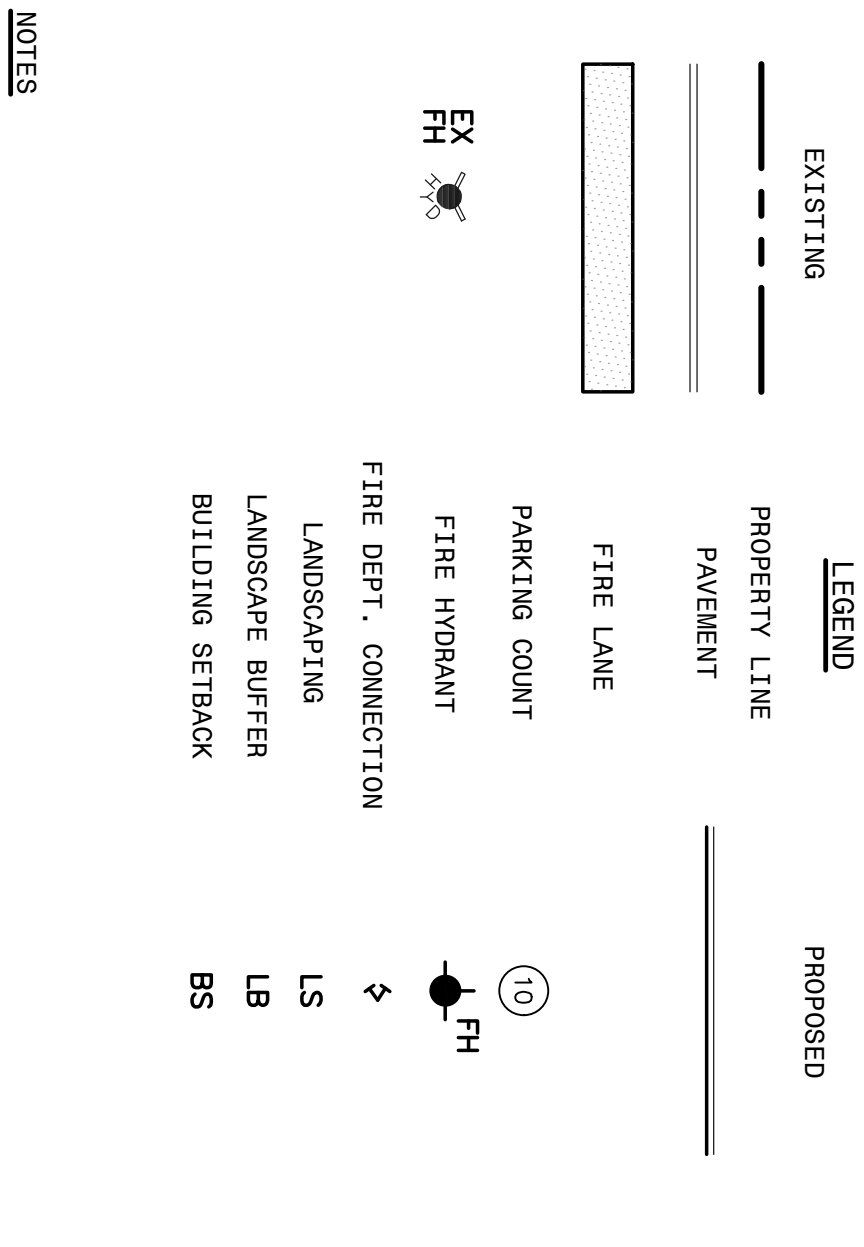
THENCE North 00 deg. 00 min. 49 sec. East, along the common line of said Lot 2R and said Lot 3R, a distance of 317.87 feet to a ½ inch iron rod with green plastic cap stamped “Eagle Surveying” found for the northwest corner of said Lot 2R, same being the northeast corner of said Lot 3R, same being in the south right-of-way line of aforesaid W. University Drive;

THENCE North 89 deg. 48 min. 57 sec. East, along the common line of said Lot 2R and said W. University Drive, a distance of 159.52 feet to the POINT OF BEGINNING and containing 56,880 square feet or 1.306 acres of computed land, more or less.

EXHIBIT C



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85852, ON 05/02/2025



- NOTES**
1. SURVEY PREPARED BY PEISER & MARKING SURVEYING, L.L.C., DATED 10/16/2025.
 2. REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 3. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
 4. ALL CURB RADIUS NOT LISTED IS 2' AT FACE OF CURB.
 5. REFERENCE CIVIL ENGINEERING PLANS FOR SITE ENGINEERING DESIGN.
 6. REFERENCE LANDSCAPE PLANS FOR SITE LANDSCAPE DESIGN.
- CITY SITE PLAN NOTES**
1. 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'S DESIGN SPECIFICATIONS.
 2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
 3. LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6i OF THIS CODE.

SITE SUMMARY TABLE - LOT 2R	
Site Address	US 380
County	COLLIN
Project Name	"C2" (LOCAL COMMERCIAL)
Zoning District	VEHICLE REPAIR, MINOR
Proposed Use	1.306 ACRES OR 56,880 S.F.
Site Area:	
Building Area	5,850 S.F.
Building Height:	1 STORY - 30' TO PARAPET
Floor Area Ratio:	5,980 / 56,880 = 9.81%
Lot Coverage:	5,980 S.F. / 56,880 = 1.0-1.10
Parking Required Building:	1 SPOT/750 SF
Total Parking Required:	5,850SF/750 = 8 SPACES
Parking Provided:	REGULAR = 33 SPACES
ACCESSIBLE	= 2 SPACES
TOTAL	= 35 SPACES
Impervious Area:	32,165 S.F.
Impervious Area Ratio:	32,165 S.F. / 56,880 = 56.55%
Pervious Area Ratio:	24,715 S.F. / 56,880 = 43.45%

OWNER
DSF PRESTWICK, LP
C/O DSF CAPITAL, LLC
DAVID FOGEL
4215 W. LOVERS LANE
SUITE 250
DALLAS, TX 75209
214-893-6352

DEVELOPER
HEIGHTS PROPERTIES, LLP
SHALOM LAYTIN
6179 E. BROADWAY BLVD.
TUCSON, AZ 85711
520-631-1000 TELE

ENGINEER
VASQUEZ ENGINEERING, L.L.C.
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE

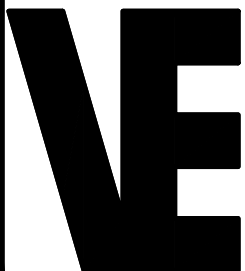
SUP2025-0019
SUP EXHIBIT
BRAKE MASTERS - MCKINNEY
LOT 2R, BLOCK A
PRESTWICK PARK 380 ADDITION
1.306 ACRES, 56,880 SF
CITY OF MCKINNEY, TEXAS
DECEMBER 05, 2025

Scale:	1" = 30'
Designed by:	JUV
Drawn by:	DRS
Checked by:	JUV
Date:	12/05/2025

SHEET
CP1

SUP EXHIBIT
BRAKE MASTERS - MCKINNEY
LOT 2R, BLOCK A
PRESTWICK PARK 380 ADDITION
CITY OF MCKINNEY, TEXAS

DEVELOPER:
HEIGHTS PROPERTIES, LLP
6179 E. BROADWAY
TUCSON, AZ 85711



VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266