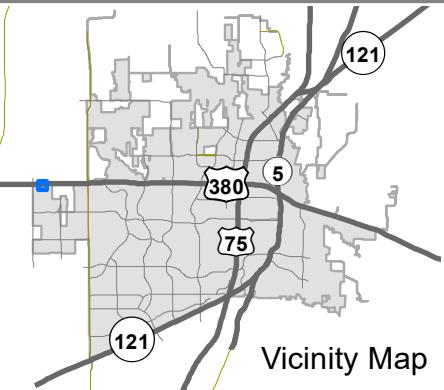
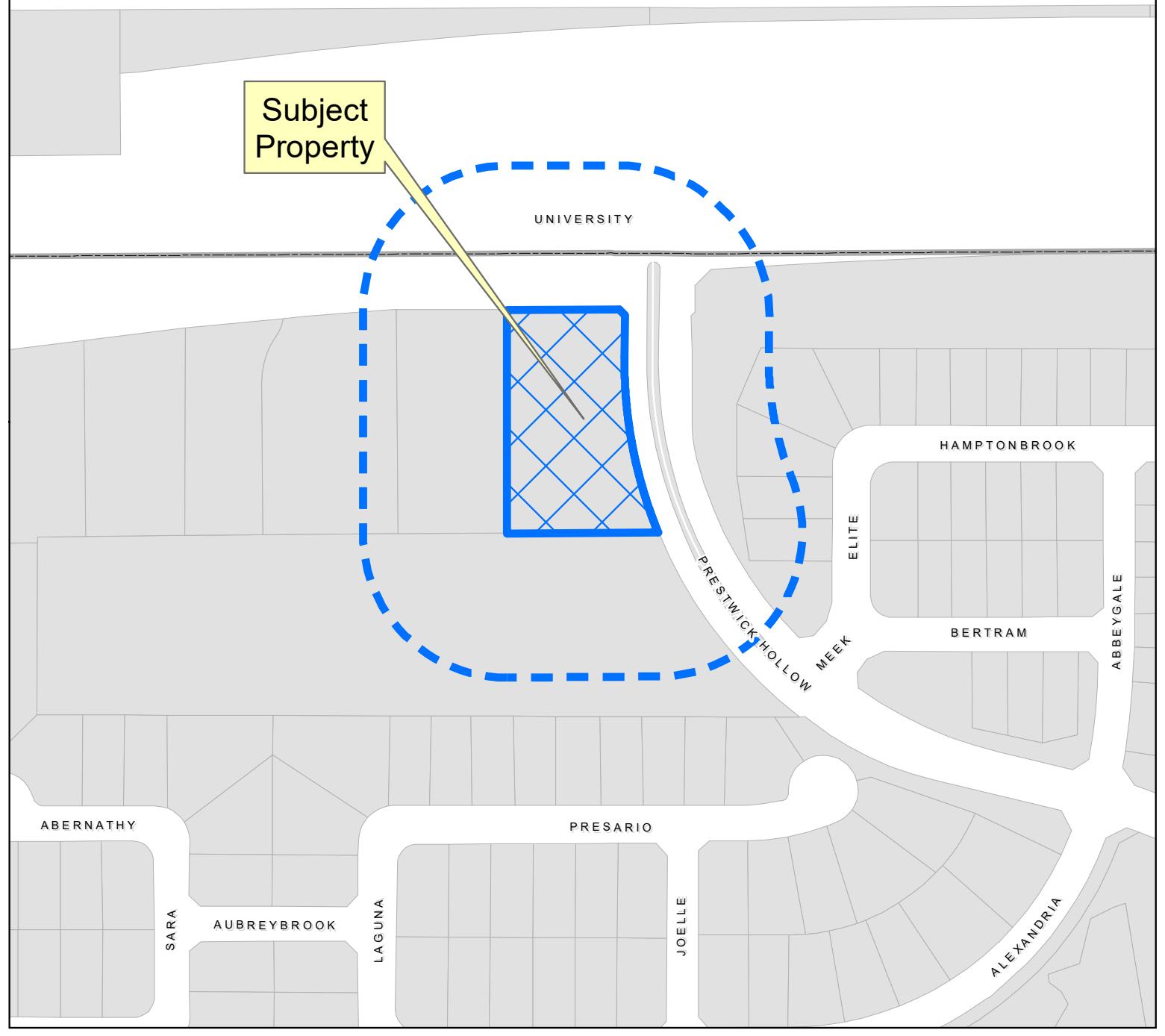


EXHIBIT A



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.

McKINNEY
TEXAS
Unique by nature.

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;

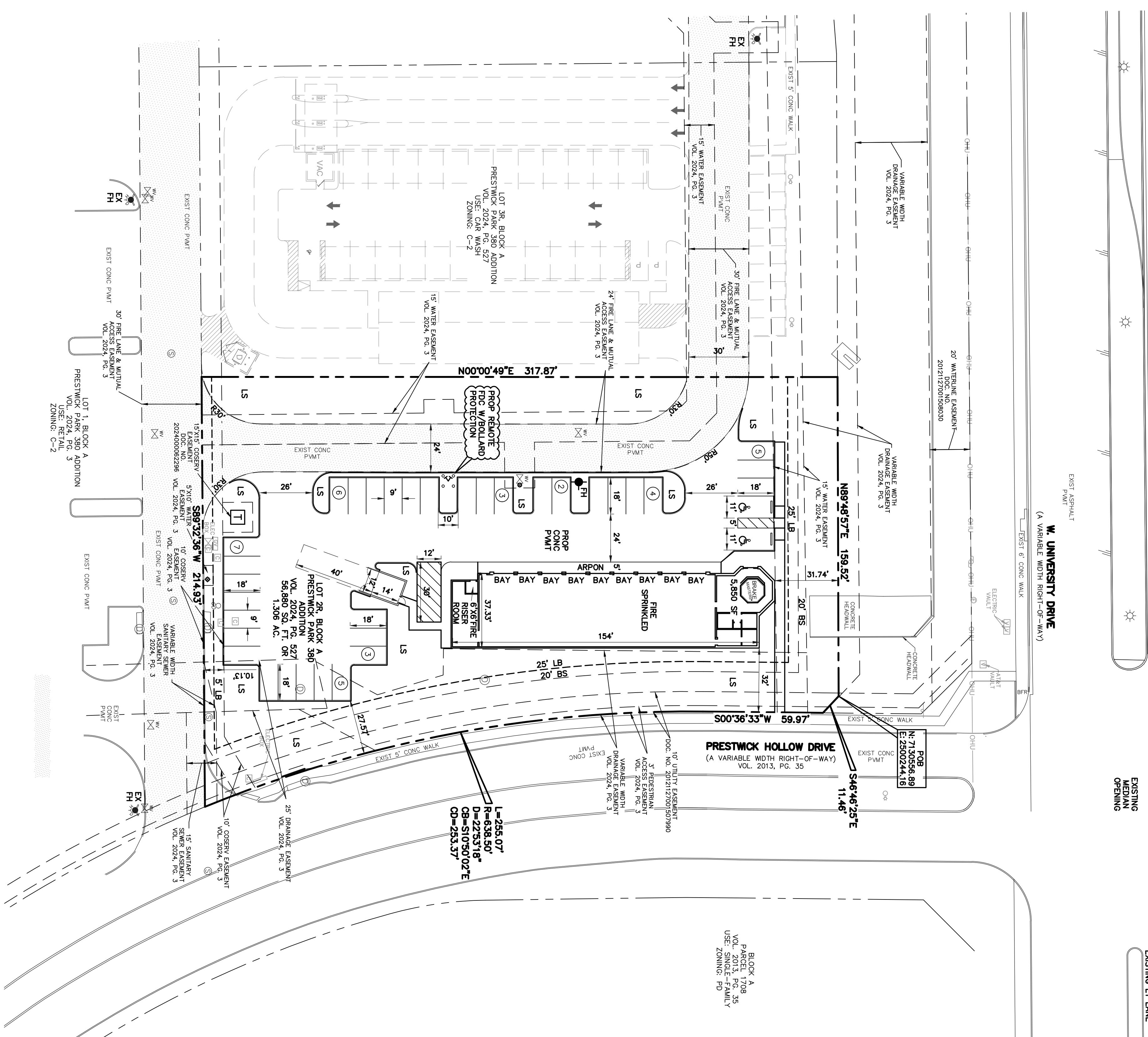
Along said curve to the left, an arc distance of 255.07 feet to a nail found in concrete for the southeast corner of said Lot 2R, same being the northeast corner of Lot 1, Block A, Prestwick Park 380 Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded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

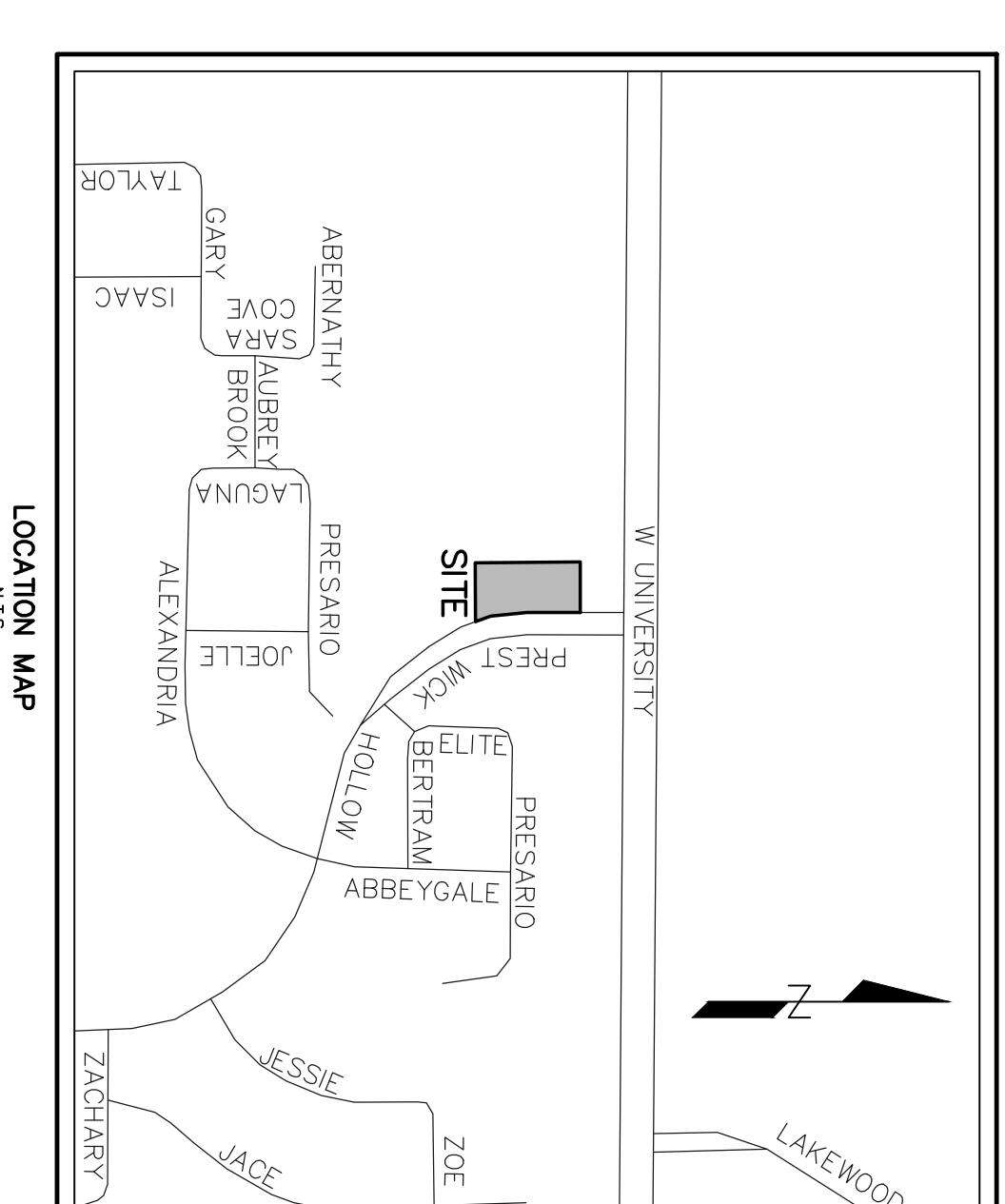
THENCE North 00 deg. 00 min. 49 sec. East, along the common line of said Lot 2R and said Lot 3R, a distance of 317.87 feet to a ½ inch iron rod with green plastic cap stamped “Eagle Surveying” found for the northwest corner of said Lot 2R, same being the northeast corner of said Lot 3R, same being in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



GRAPHIC SCALE
1 inch = 30 ft.



NOTES

1. SURVEY PREPARED BY PEISER & MANNING SURVEYING, LLC., 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 RADII 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, PAINTED 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, OPERATED IN CONFORMANCE WITH ARTICLE 6, OF THIS CODE.

SITE SUMMARY TABLE - LOT 2R

Site Address

US 380

COLLIN

County

Project Name

COLLIN

Zoning District

C2 (LOCAL COMMERCIAL)

Proposed use

VEHICLE REPAIR, MINOR

Site Area:

1.306 ACRES OR 56,880 S.F.

Building Area

5,880 S.F.

Building Height:

1 STORY

TO PARAPET

Lot Coverage:

5,580 / 56,880 = 9.81%

Floor Area Ratio:

5,580 / 56,880 = 1:1.0

Parking Required:

1 SPC/750 SF

= 8 SPACES

Total Parking Required:

= 8 SPACES

Parking Provided:

REGULAR

ACCESSIBLE

TOTAL

= 33 SPACES

Impervious Area:

32,165 S.F.

/ 56,880 = 56.55%

Impervious Area Ratio:

24,715 S.F. / 56,880 = 43.45%

OWNER

DSF PRESTWICK, LP
C/O DSF CAPITAL, LLC

DAVID FOSEL

SUIT 250

DALLAS, TX 75209

214-893-6352

DEVELOPER

HEIGHTS PROPERTIES, LLP

1919 S. SHILOH ROAD

TUCSON, AZ 85711

TUSON, AZ 85711

520-631-1000 TELE

520-631-1000 TELE