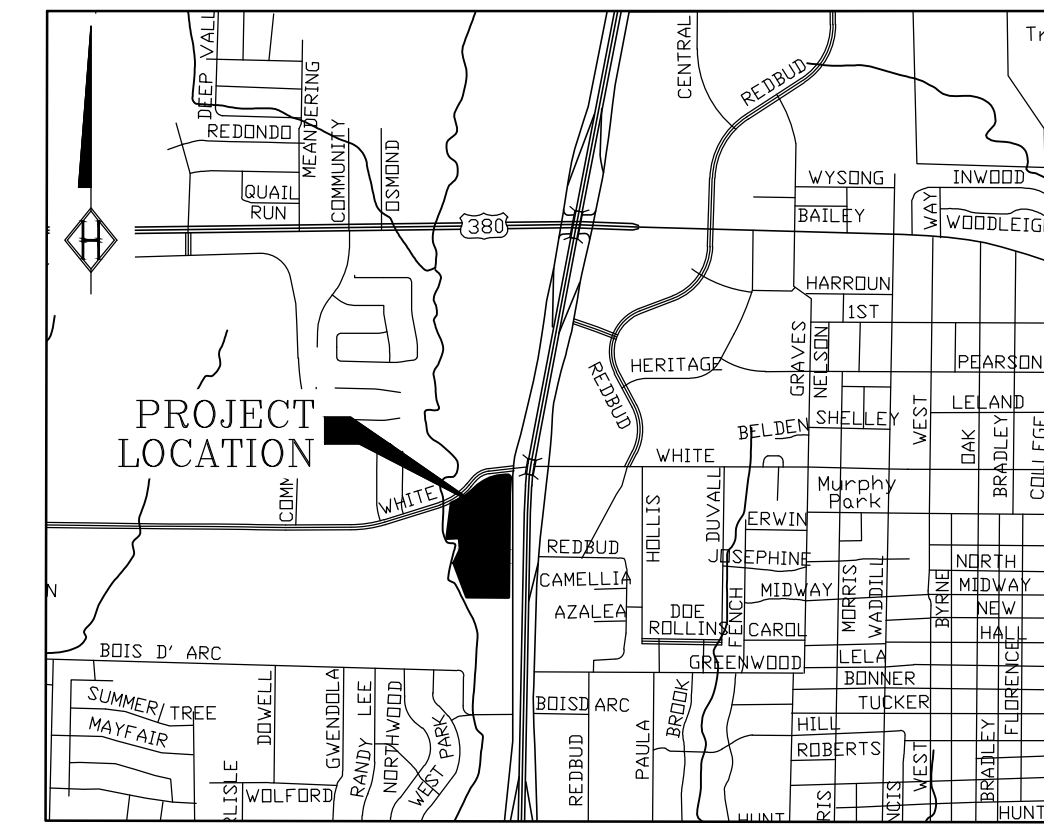
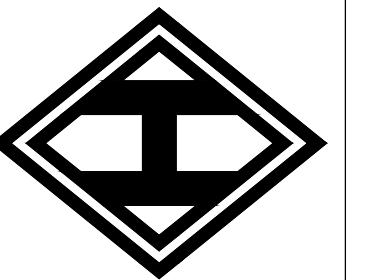


EXHIBIT A



VICINITY MAP
SCALE 1"=2000'

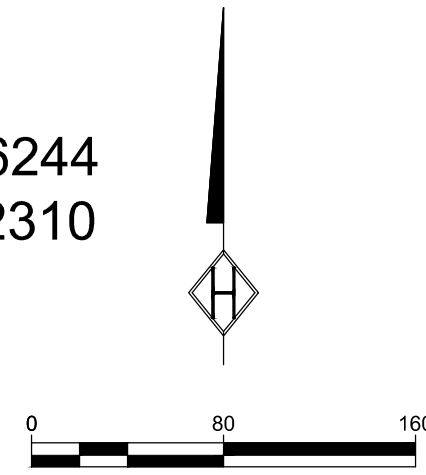
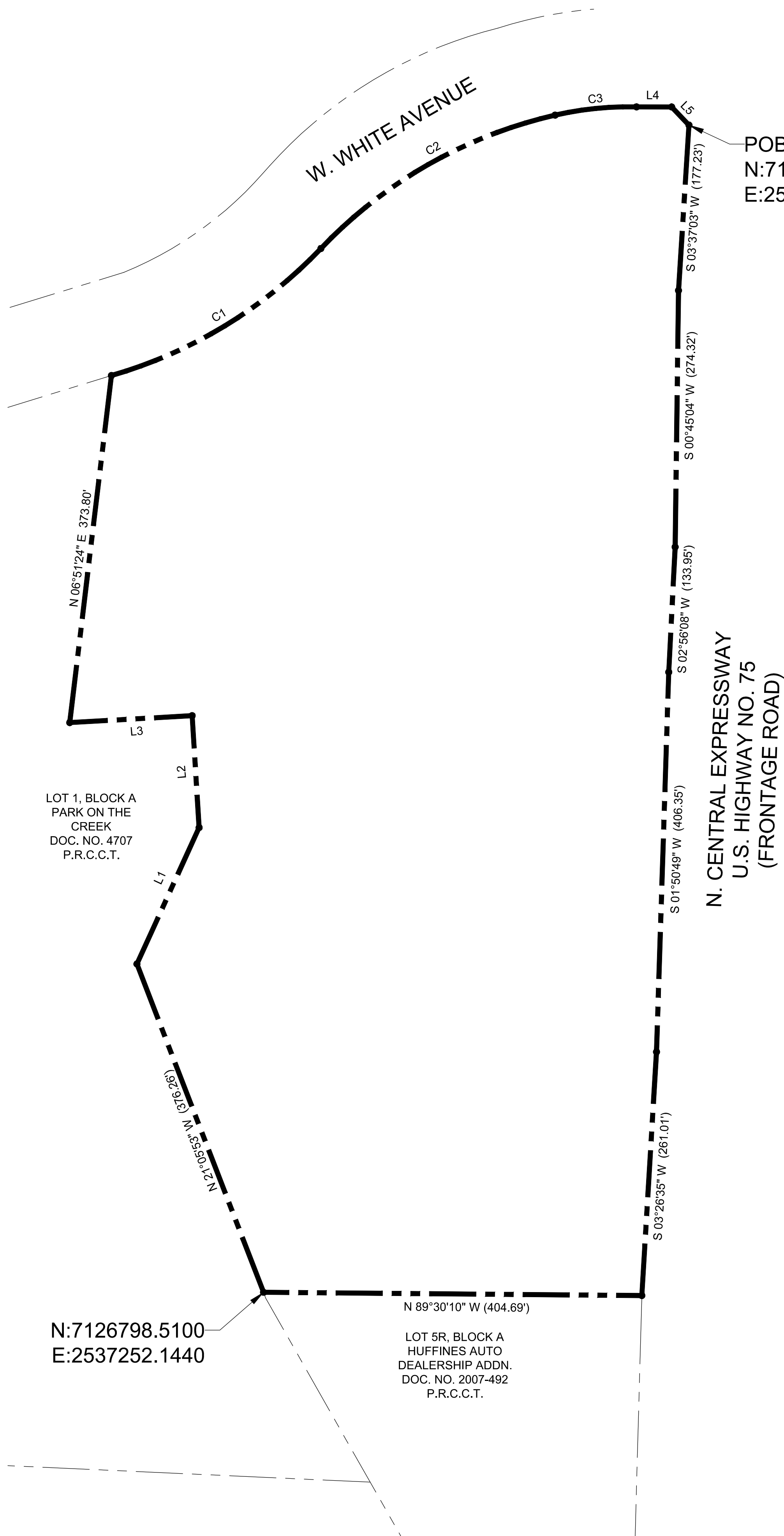
HOMEYER ENGINEERING, INC.
 TBPELS FIRM REGISTRATION NO. F-8440
 P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029
 972-906-9985 PHONE • 972-906-9987 FAX
 WWW.HEI.US.COM



HUFFINES KIA
 LOT 1R, BLOCK A
 HUFFINES HYUNDAI ADDITION
 14.723 ACRES
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

SITE
 BOUNDARY
 EXHIBIT

DRAWN: JG
 DATE: 10/10/19
 HEI #: 23-0902
 SHEET NO:
 SBE1



METES AND BOUNDS DESCRIPTION — HUFFINES HYUNDAI ADDITION

WHEREAS, HUFFINES MCKINNEY PROPERTIES, LP, OWNER OF THAT CERTAIN TRACT OF LAND SITUATED IN THE SAMUEL MCFALL SURVEY, ABSTRACT NO. 641, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOLUME 6022, PAGE 3348, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 33.375 ACRE TRACT OF LAND CONVEYED TO RICHARD O. MCCALL, AS RECORDED IN VOLUME 1160, PAGE 393, DEED RECORDS, COLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES, AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "COTTON SURVEYING" FOUND (HEREINAFTER REFERRED TO AS FOUND IRON ROD) ALONG THE WEST LINE OF U.S. HIGHWAY NO. 75 AND AT THE APPARENT SOUTHEAST CORNER OF A CORNER CLIP FOR WHITE AVENUE;

THENCE SOUTH 03 DEGREES 37 MINUTES 03 SECONDS WEST, ALONG THE WEST LINE OF SAID U.S. HIGHWAY NO. 75, A DISTANCE OF 177.23 FEET TO A FOUND IRON ROD FOR CORNER;

THENCE SOUTH 00 DEGREES 45 MINUTES 04 SECONDS WEST, ALONG THE WEST LINE OF SAID U.S. HIGHWAY NO. 75, A DISTANCE OF 274.32 FEET TO A FOUND IRON ROD FOR CORNER;

THENCE SOUTH 02 DEGREES 56 MINUTES 08 SECONDS WEST, ALONG THE WEST LINE OF SAID U.S. HIGHWAY NO. 75, A DISTANCE OF 133.95 FEET TO A FOUND IRON ROD FOR CORNER;

THENCE SOUTH 01 DEGREES 50 MINUTES 49 SECONDS WEST, ALONG THE WEST LINE OF SAID U.S. HIGHWAY NO. 75, A DISTANCE OF 406.35 FEET TO A FOUND IRON ROD FOR CORNER;

THENCE SOUTH 03 DEGREES 26 MINUTES 35 SECONDS WEST, CONTINUING ALONG THE WEST LINE OF SAID U.S. HIGHWAY NO. 75, A DISTANCE OF 261.01 FEET TO A FOUND IRON ROD FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 30 MINUTES 10 SECONDS WEST, LEAVING THE WEST LINE OF SAID U.S. HIGHWAY NO. 75 AND ALONG THE SOUTH LINE OF THIS HEREIN DESCRIBED TRACT, A DISTANCE OF 404.69 FEET TO A 5/8" IRON ROD FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT AND BEING IN THE WEST LINE OF SAID MCCALL TRACT AND THE EAST LINE OF LOT 1, BLOCK A, PARK ON THE CREEK, AN ADDITION TO THE CITY OF MCKINNEY ACCORDING TO THE FILED RECORD IN CABINET J, PAGE 700, MAP RECORDS, COLLIN COUNTY, TEXAS;

THENCE LEAVING THE SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID MCCALL TRACT WITH THE EAST LINE OF SAID LOT 1, BLOCK A, THE FOLLOWING BEARINGS AND DISTANCES TO WIT:

NORTH 21 DEGREES 05 MINUTES 53 SECONDS WEST, A DISTANCE OF 376.26 FEET TO A FOUND 3/8" IRON ROD, FOR CORNER;

NORTH 24 DEGREES 30 MINUTES 49 SECONDS EAST, A DISTANCE OF 160.33 FEET TO A FOUND 5/8" IRON ROD, FOR CORNER;

NORTH 03 DEGREES 34 MINUTES 00 SECONDS WEST, A DISTANCE OF 119.92 FEET TO A FOUND 1/2" IRON ROD, FOR CORNER;

SOUTH 86 DEGREES 44 MINUTES 52 SECONDS WEST, A DISTANCE OF 131.17 FEET TO A FOUND IRON ROD, FOR CORNER;

NORTH 06 DEGREES 51 MINUTES 24 SECONDS EAST, A DISTANCE OF 373.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, AND THE SOUTH LINE OF WHITE AVENUE;

THENCE FOLLOWING THE SOUTH LINE OF WHITE AVENUE AND ALONG THE NORTH LINE OF THIS HEREIN DESCRIBED TRACT, THE FOLLOWING BEARINGS AND DISTANCES TO WIT:

SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 499.96 FEET, A CHORD BEARING OF NORTH 58 DEGREES 46 MINUTES 30 SECONDS EAST, AND A CHORD LENGTH OF 261.98 FEET, THENCE WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 265.07 FEET TO A FOUND 1/2" IRON ROD FOR CORNER;

SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A CHORD BEARING OF NORTH 60 DEGREES 20 MINUTES 53 SECONDS EAST, AND A CHORD LENGTH OF 288.39 FEET, WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 292.54 FEET TO A FOUND IRON ROD, FOR CORNER;

SAID POINT BEING THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 352.49 FEET, A CHORD BEARING OF NORTH 84 DEGREES 14 MINUTES 06 SECONDS EAST, AND A CHORD LENGTH OF 87.45 FEET, WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 87.68 FEET TO A FOUND IRON ROD FOR CORNER;

THENCE SOUTH 89 DEGREES 53 MINUTES 15 SECONDS EAST, A DISTANCE OF 37.59 FEET FOUND IRON ROD FOR CORNER;

THENCE SOUTH 43 DEGREES 45 MINUTES 30 SECONDS EAST, A DISTANCE OF 26.82 FEET TO THE PLACE OF BEGINNING AND HAVING AN AREA OF 641,348 SQUARE FEET OR 14.723 ACRES OF LAND, MORE OR LESS.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	265.07'	499.96'	N 58°46'30" E	261.98'
C2	292.54'	500.00'	N 60°20'53" E	288.39'
C3	87.68'	352.49'	N 84°14'06" E	87.45'

LINE TABLE

LINE	LINE BEARING	LINE DISTANCE
L1	N 24°30'49" E	160.33'
L2	N 03°34'00" W	119.92'
L3	S 86°44'52" W	131.17'
L4	S 89°53'15" E	37.59'
L5	S 43°45'30" E	26.82'

SUP2024-0016

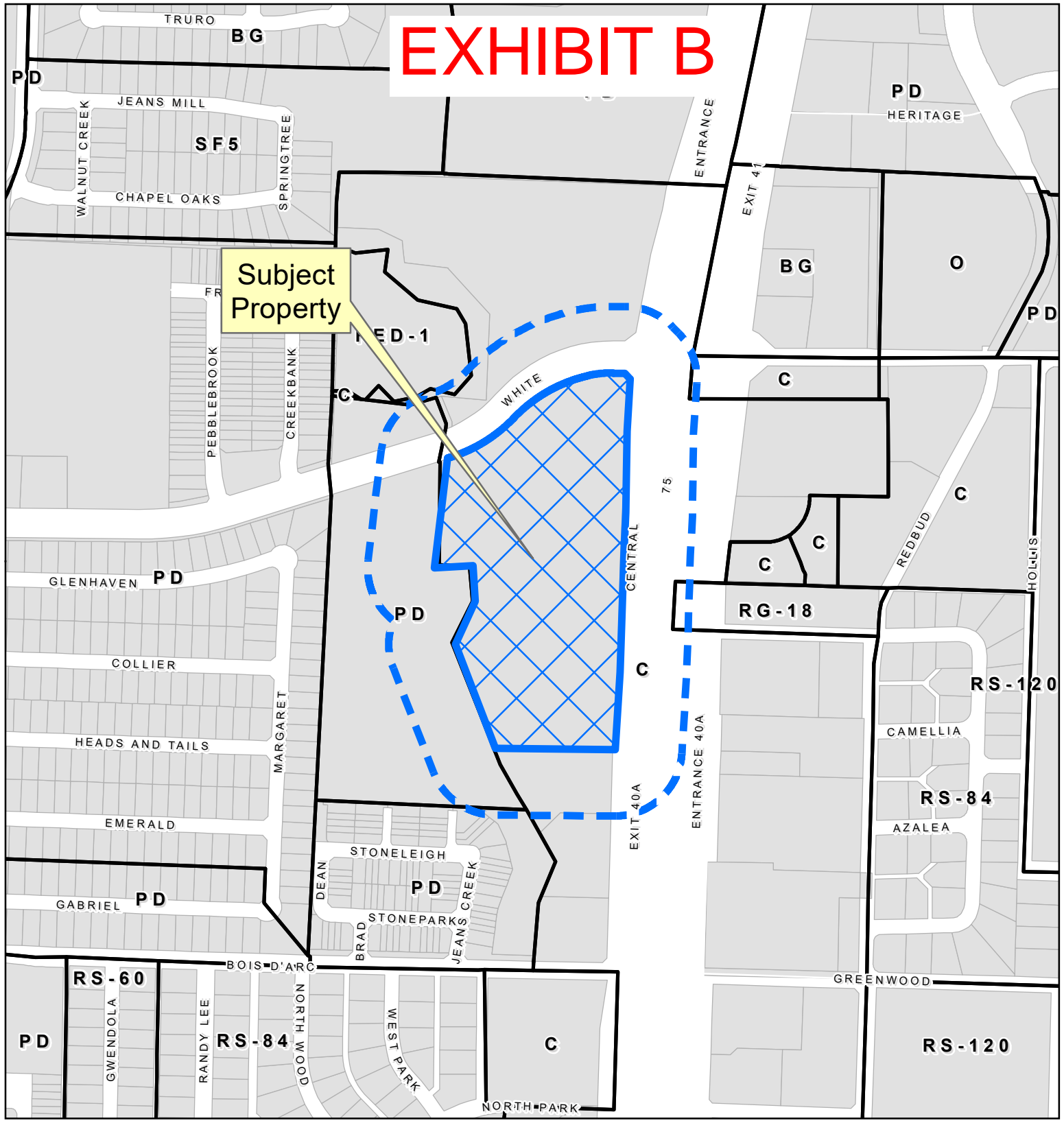
PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
 STEVEN R. HOMEYER, PE # 86942
 DATE: 12/02/2024

PLANS PREPARED BY: JAMES M. HUFFINES, LICENSED SURVEYOR, NO. 10887, STATE OF TEXAS. DATE: 10/10/19. PROJECT: HUFFINES HYUNDAI ADDITION, LOT 1R, BLOCK A, PARK ON THE CREEK, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS.

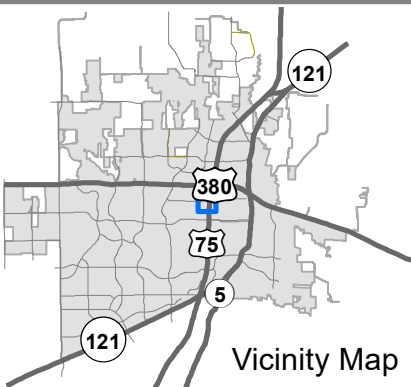
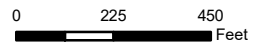
EXHIBIT B

Subject Property



Property Owner Notification Map

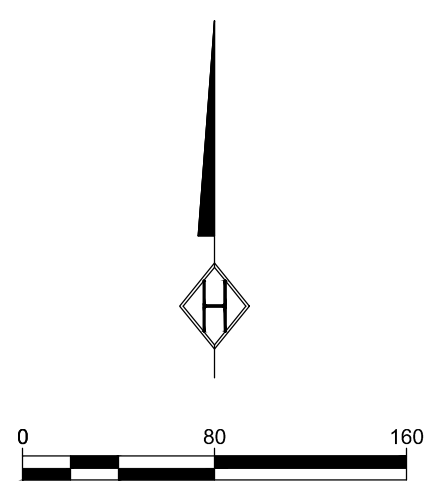
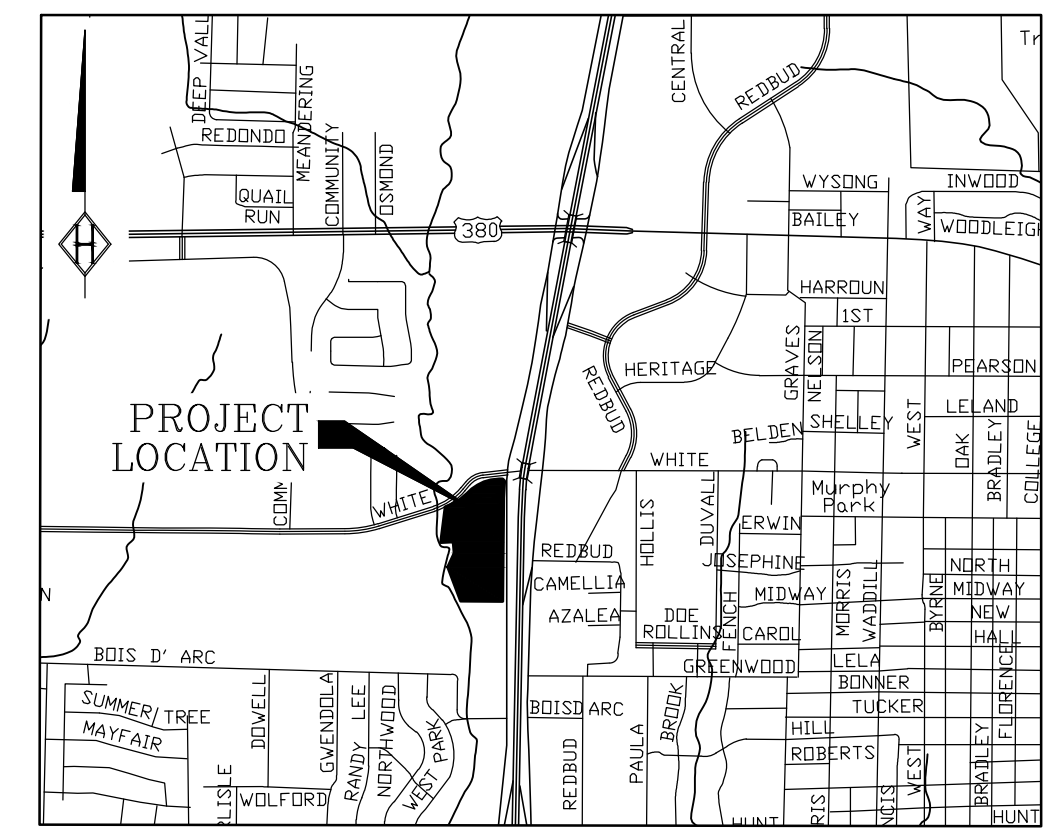
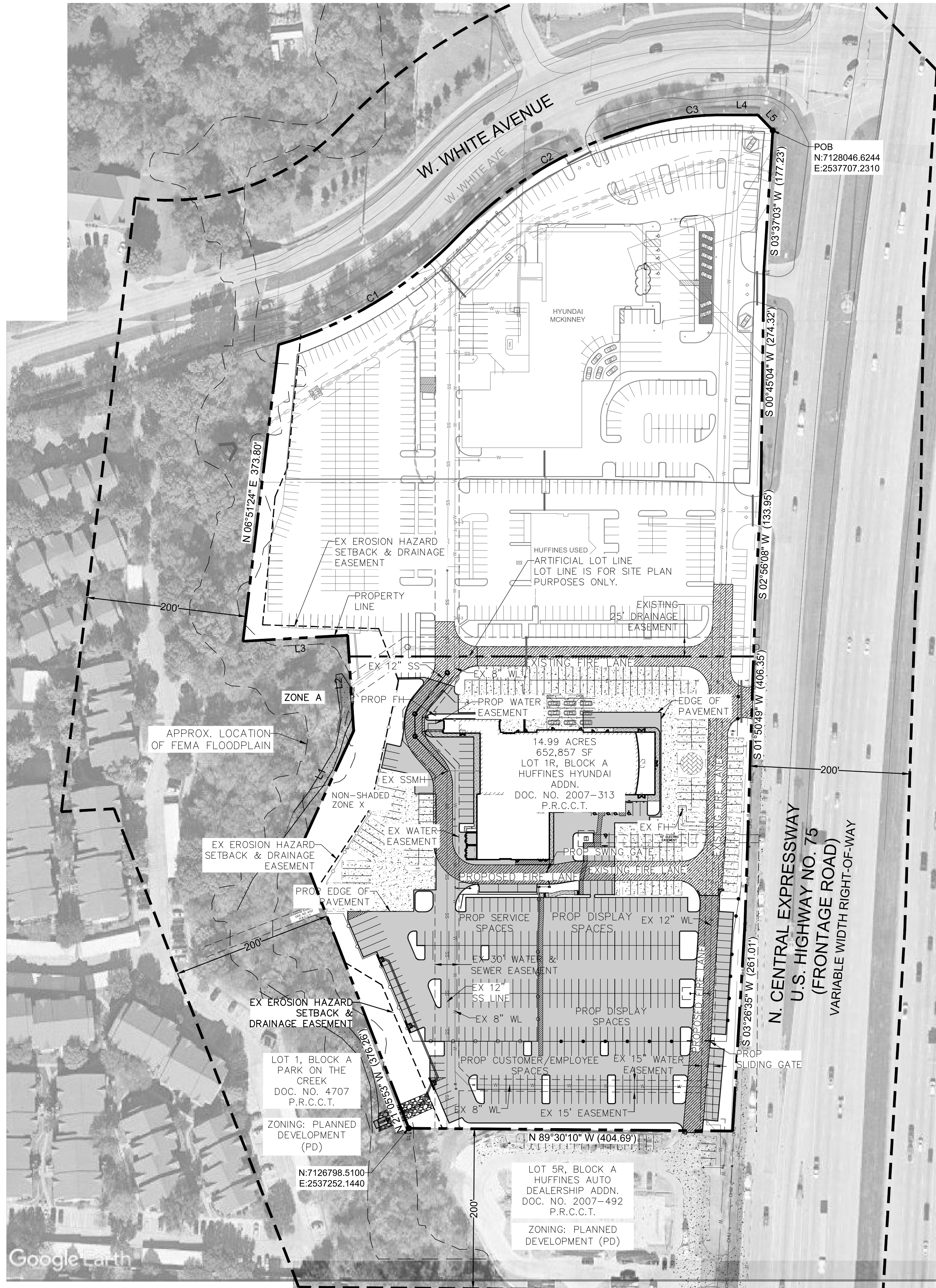
SUP2024-0016



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 C



LEGEND

I.R.F.	IRON ROD FOUND	⊗	POWER POLE
I.R.S.	IRON ROD SET	⊙	LIGHT POLE
"X"	CUT X IN CONCRETE	⊗	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙ SSMH	SANITARY SEWER MANHOLE
///	ASPHALT	⊙	FIRE HYDRANT
⊙	TELEPHONE MANHOLE	⊗ WM	WATER METER
▨	FIRE LANE	▨	PROPOSED PAVEMENT
—●—	PROPOSED PIPE RAIL FENCE	▨	EXISTING CONCRETE
—○—	PROPOSED CHAINLINK FENCE	—	PROPOSED WROUGHT IRON FENCE

LINE TABLE

LINE	LINE BEARING	LINE DISTANCE
L1	N 24°30'49" E	160.33'
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NOTES:

- ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, PANEL 48085C0260K, DATED JUNE 07, 2017, THE SUBJECT PROPERTY IS LOCATED IN NON-SHADED ZONE X AND ZONE A. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE FLOODPLAIN AND NO FLOOD ELEVATIONS HAVE BEEN DETERMINED.
- 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'S DESIGN SPECIFICATIONS.
- 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.
- LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6 OF THIS CODE.



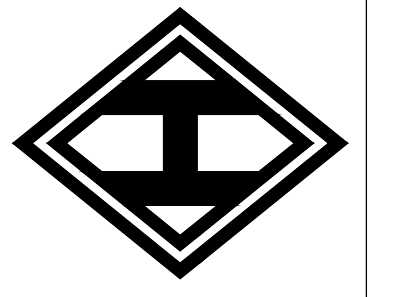
PROPERTY OWNER
 HUFFINES MCKINNEY PROPERTIES, LP
 4500 W PLANO PKWY
 PLANO, TEXAS 75093
 CONTACT: ERIC HARTTER
 PHONE: 800-657-9542

ENGINEER
 HOMEYER ENGINEERING, INC
 PO BOX 294527
 LEWISVILLE, TEXAS 75029
 CONTACT: STEVEN R. HOMEYER, PE
 PHONE: 972-906-9985

SUP2024-0016

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
 STEVEN R. HOMEYER, PE # 86942
 DATE: 12/02/2024

HOMEYER ENGINEERING, INC.
 TBPELS FIRM REGISTRATION NO. F-84440
 P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029
 972-906-9985 • PHONE • 972-906-9987 • FAX
 WWW.HEI.US.COM



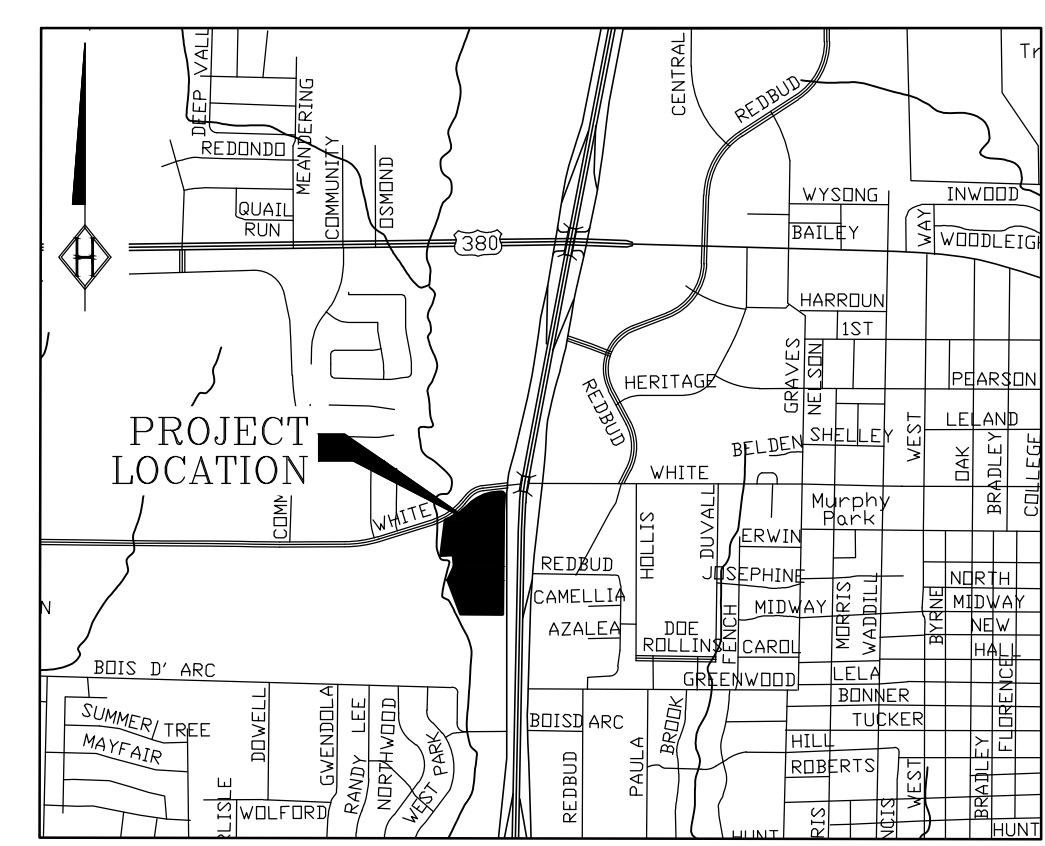
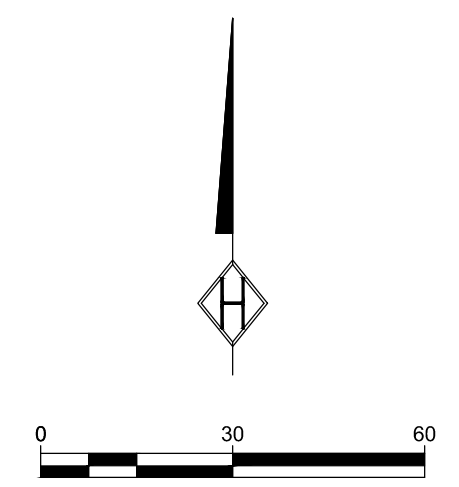
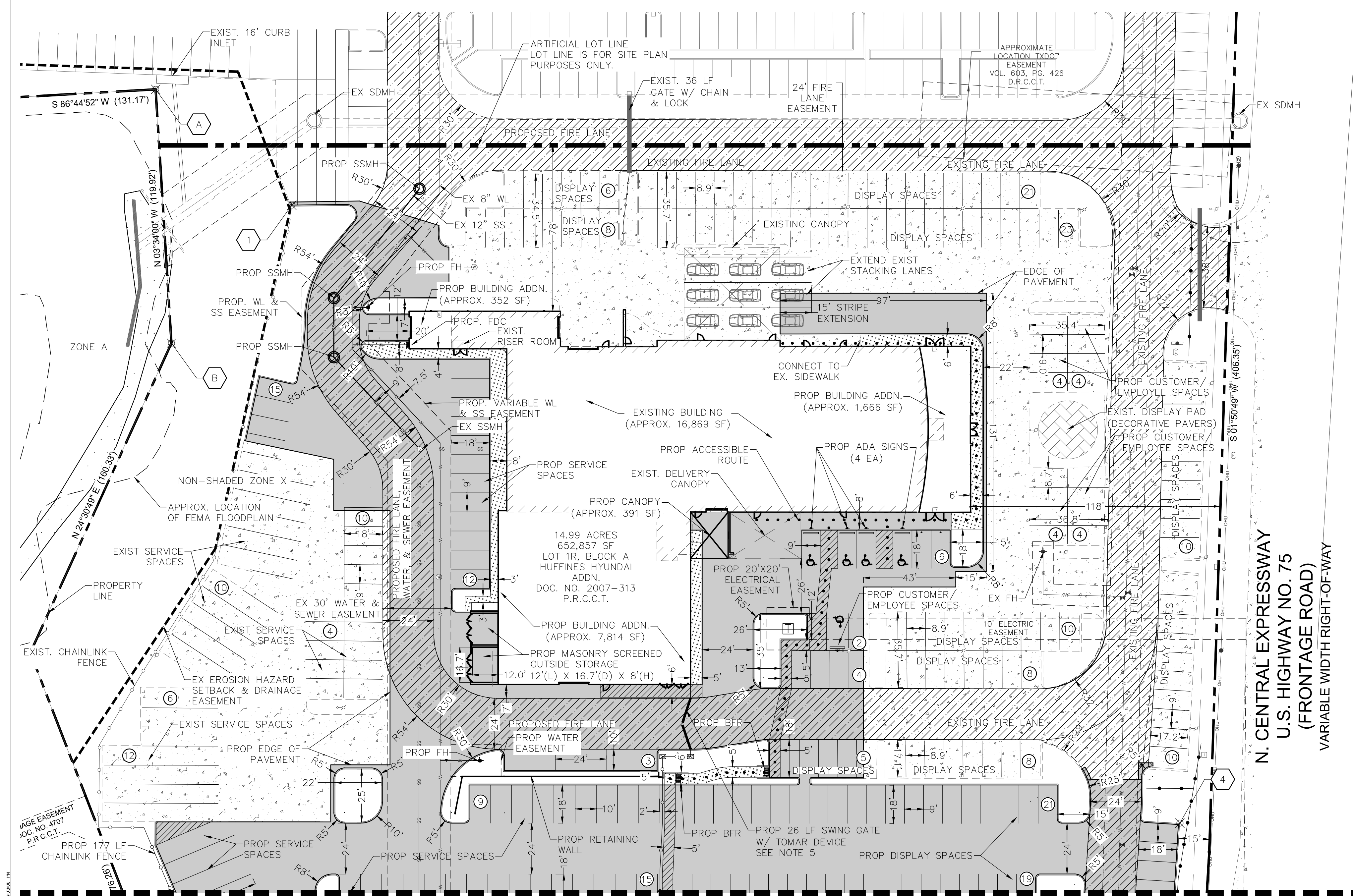
HUFFINES KIA
 LOT 1R, BLOCK A
 HUFFINES HYUNDAI ADDITION
 14.723 ACRES
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

SUP EXHIBIT OVERALL

DRAWN: JG
DATE: 10/10/19
HEI #: 23-0902
SHEET NO: C2

PLEASE REFER TO THE PLANS FOR THE LOCATION OF ALL UTILITIES AND EASEMENTS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND EASEMENTS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY DATA. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL SERVICES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSULTING SERVICES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LEGAL SERVICES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FINANCIAL SERVICES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY OTHER SERVICES.

EXHIBIT C



VICINITY MAP
SCALE 1"=2000'



SITE INFORMATION

LOT AREA: 641,348 SF (14.723 AC)
 ARTIFICIAL LOT AREA: 316,665 SF (7.27 AC)
 EXISTING ZONING: PLANNED CENTER (C)
 PROPOSED USE & DEFINITIONS: AUTO, MOTORCYCLE, TRUCK, OR BOAT RENTAL OR SALES

EXISTING BUILDING HEIGHT: 29'
 PROPOSED BUILDING HEIGHT: 30'
 BUILDING AREA: 26,701 SF

PROPOSED AREA RATIO:
 26,701 SF / 304,218 SF = 0.088 SF

TOTAL PROPOSED IMPERVIOUS AREA: 173,630 SF
 PROPOSED PAVEMENT AREA: 146,929 SF
 PROPOSED BUILDING AREA: 26,701 SF

LANDSCAPE AREA: 42,555 SF

PARKING REQUIRED:
 26,701 SF AUTO SALES @ 1 SPACE / 750 SF = 36 SPACES
 + 3 STACKING SPACES / SERVICE LANE = 9 STACKING SPACES

TOTAL PARKING REQUIRED: 36 SPACES, 9 STACKING SPACES / 3 SERVICE LANES
 TOTAL PARKING PROVIDED: 115 SPACES, 9 STACKING SPACES / 3 SERVICE LANES

PROPOSED PARKING: 94 SPACES, 3 STACKING SPACES
 EXISTING PARKING: 21 SPACES, 6 STACKING SPACES

HANDICAP PARKING REQUIRED (115 CUSTOMER/EMPLOYEE SPACES): 5 SPACES
 HANDICAP PARKING PROVIDED: 5 SPACES

SEE SHEET C2.2

<p>ENGINEER HOMEYER ENGINEERING, INC PO BOX 294527 LEWISVILLE, TEXAS 75029 CONTACT: STEVEN R. HOMEYER, PE PHONE: 972-906-9985</p>	<p>PROPERTY OWNER HUFFINES MCKINNEY PROPERTIES, LP 4500 W PLANO PKWY PLANO, TEXAS 75093 CONTACT: ERIC HARTTER PHONE: 800-657-9542</p>
---	---

DESIGN POINTS					
PT	NORTHING	EASTING	PT	NORTHING	EASTING
A	7127415.1138	2537175.7665	1	7127360.4918	2537239.9436
B	7127295.4261	2537183.2266	2	7126805.1274	2537302.5967
C	7126798.5100	2537252.1440	3	7126807.7754	2537638.2905
D	7126795.0452	2537656.8453	4	7127069.1274	2537658.6342

- NOTES:**
- ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, PANEL 48085C0260K, DATED JUNE 07, 2017, THE SUBJECT PROPERTY IS LOCATED IN NON-SHADED ZONE X AND ZONE A. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE FLOODPLAIN AND NO FLOOD ELEVATIONS HAVE BEEN DETERMINED.
 - 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'S DESIGN SPECIFICATIONS.
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 - PROPOSED GATES ON-SITE THAT ARE ADJACENT TO FIRE LANES SHALL HAVE A 4' PEDESTRIAN GATE ADJACENT TO VEHICULAR GATES.

LEGEND			
I.R.F.	IRON ROD FOUND		POWER POLE
I.R.S.	IRON ROD SET		LIGHT POLE
"x"	CUT X IN CONCRETE		WATER VALVE
F.C.P.	FENCE CORNER POST	SSMH	SANITARY SEWER MANHOLE
///	ASPHALT	FH	FIRE HYDRANT
Ⓣ	TELEPHONE MANHOLE	WM	WATER METER
▨	FIRE LANE		PROPOSED PAVEMENT
—●—	PROPOSED PIPE RAIL FENCE		EXISTING CONCRETE
—○—	PROPOSED CHAINLINK FENCE		PROPOSED WROUGHT IRON FENCE

SUP2024-0016

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
 STEVEN R. HOMEYER, PE # 86942
 DATE: 12/02/2024

HOMEYER ENGINEERING, INC.
 TBPELS FIRM REGISTRATION NO. F-84440
 P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029
 972-906-9985 • PHONE • 972-906-9987 • FAX
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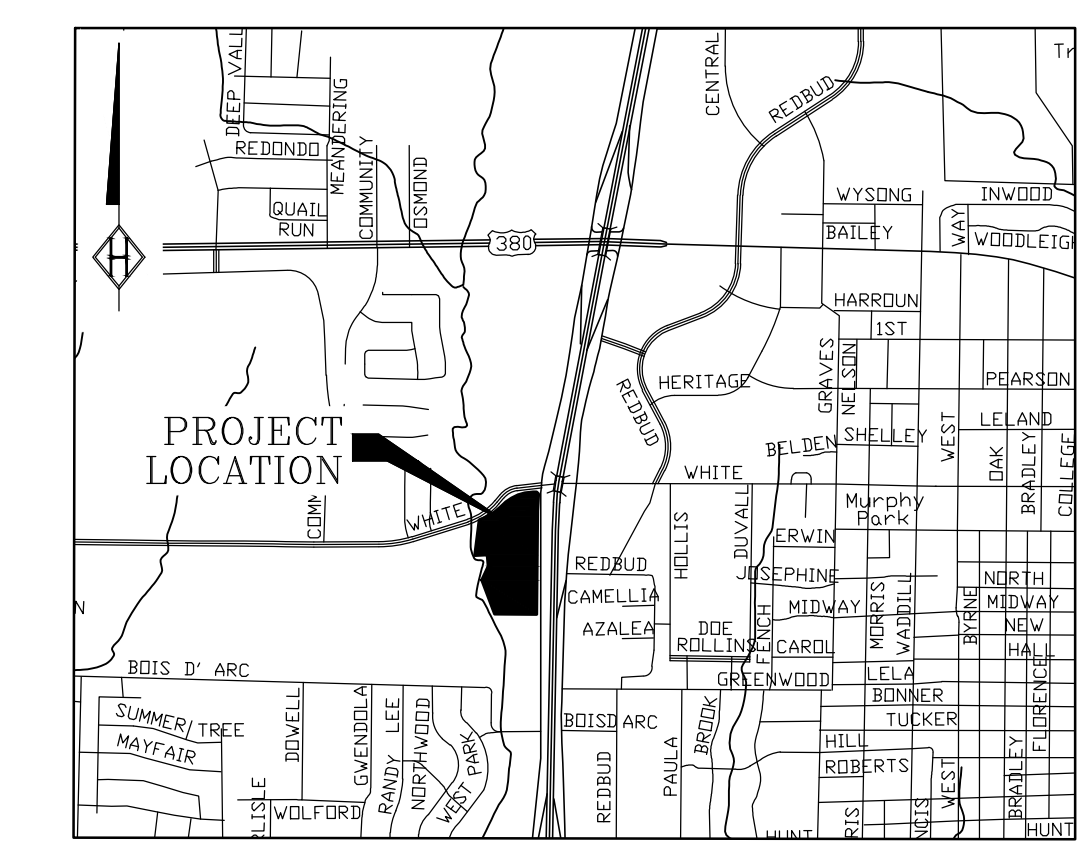
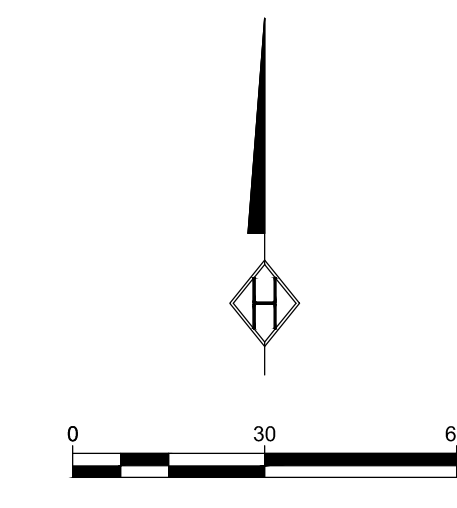
HUFFINES KIA
 LOT 1R, BLOCK A
 HUFFINES HYUNDAI ADDITION
 14.723 ACRES
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

SUP EXHIBIT NORTH

DRAWN: JG
 DATE: 10/10/19
 HEI #: 23-0902

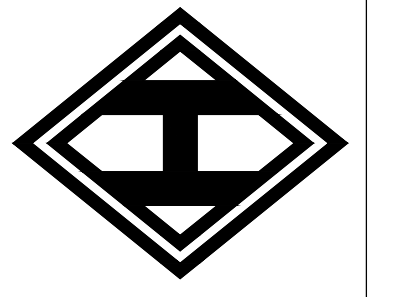
SHEET NO:
 C2.1

EXHIBIT C



VICINITY MAP
SCALE 1"=2000'

HOMEYER ENGINEERING, INC.
 TBPELS FIRM REGISTRATION NO. F-8440
 P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029
 972-906-9985 • PHONE • 972-906-9987 • FAX
 WWW.HEI.US.COM



HUFFINES KIA
 LOT 1R, BLOCK A
 HUFFINES HYUNDAI ADDITION
 14.723 ACRES
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

SUP EXHIBIT
 SOUTH

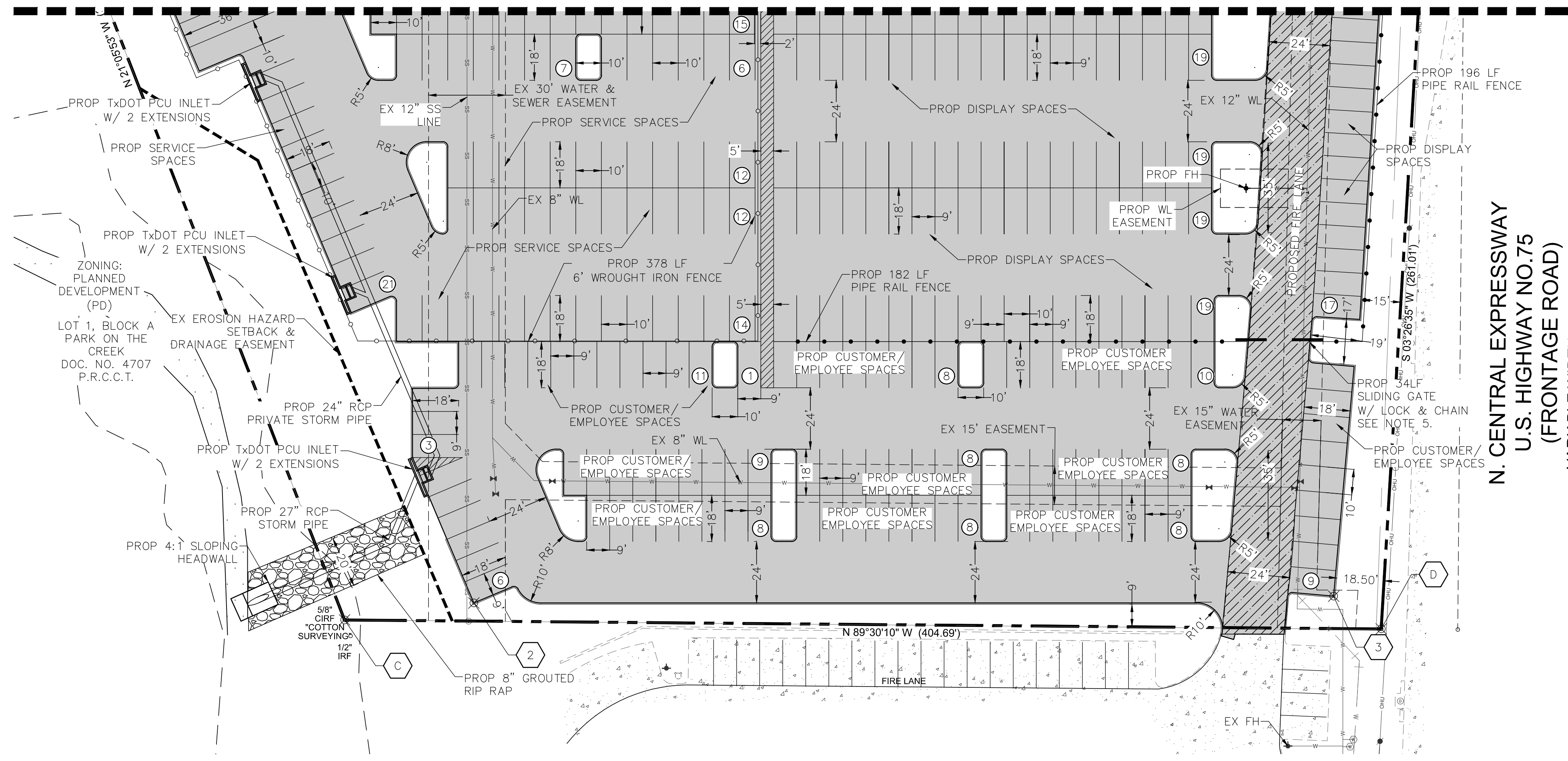


SUP2024-0016

PRELIMINARY PLANS
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 STEVEN R. HOMEYER, PE # 86942
 DATE: 12/02/2024

DRAWN: JG
 DATE: 10/10/19
 HEI #: 23-0902
 SHEET NO:
 C2.2

SEE SHEET C2.1



N. CENTRAL EXPRESSWAY
 U.S. HIGHWAY NO.75
 (FRONTAGE ROAD)
 VARIABLE WIDTH RIGHT-OF-WAY

- NOTES:
1. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, PANEL 48085C0260K, DATED JUNE 07, 2017, THE SUBJECT PROPERTY IS LOCATED IN NON-SHADED ZONE X AND ZONE A. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE FLOODPLAIN AND NO FLOOD ELEVATIONS HAVE BEEN DETERMINED.
 2. 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'S DESIGN SPECIFICATIONS.
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DESIGN POINTS					
PT	NORTHING	EASTING	PT	NORTHING	EASTING
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B	7127295.4261	2537183.2266	2	7126805.1274	2537302.5967
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D	7126795.0452	2537656.8453	4	7127069.1274	2537658.6342

LEGEND				
	I.R.F.	IRON ROD FOUND		POWER POLE
	I.R.S.	IRON ROD SET		LIGHT POLE
	"X"	CUT X IN CONCRETE		WATER VALVE
	F.C.P.	FENCE CORNER POST		SANITARY SEWER MANHOLE
	///	ASPHALT		FIRE HYDRANT
	Ⓣ	TELEPHONE MANHOLE		WATER METER
	▨	FIRE LANE		PROPOSED PAVEMENT
	—●—	PROPOSED PIPE RAIL FENCE		EXISTING CONCRETE
	—○—	PROPOSED CHAINLINK FENCE		PROPOSED WROUGHT IRON FENCE

P:\SUB\2024\2024-0016\2024-0016_SUP_EXHIBIT_SOUTH.dwg, DATE: 10/10/19, TIME: 10:45:52 AM, USER: STEVEN.HOMEYER