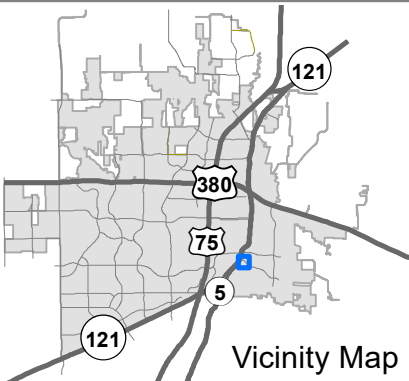


EXHIBIT A

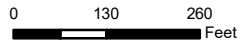
Subject Property



Vicinity Map

Property Owner Notification Map

SUP2024-0009



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



CHISHOLM TRAIL LAND SURVEYING TX FIRM # 10194797

LEGAL DESCRIPTION

2.597 ACRES

BEING all that certain tract of land situated in the Samuel McFarland Survey, Abstract No. 558, City of McKinney, Collin County, Texas and being a portion of the remainder of a called 48.290 acre tract of land described in the deed to McKinney Economic Development Corporation, recorded in Instrument No. 20081219001435980, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point in the southerly right-of-way line of Harry McKillop Boulevard (Formerly Old Mill Road)(variable width right-of-way) and southerly line of a called 7.992 acre tract of land described as Parcel 1 in the deed to The State of Texas, recorded in Instrument No. 20150904001128370, said Official Public Records, and the southerly line of said 48.290 acre tract (Texas State Plane Coordinates / Grid N: 7115306.9250' ; E: 2544753.6794');

THENCE severing said 48.290 acre tract, the following courses:

1. South 49° 34' 57" West, a distance of 74.69 feet to a point for corner;
2. South 72° 39' 30" West, a distance of 143.53 feet to a point for corner;
3. North 54° 43' 48" West, a distance of 75.81 feet to a point for corner;
4. North 65° 35' 50" West, a distance of 274.18 feet to a point for corner;
5. North 32° 31' 22" East, a distance of 345.90 feet to a point for corner in the beginning of a non-tangential curve to the right, in the southerly right-of-way line of Harry McKillop Boulevard (Formerly Old Mill Road) (variable width right-of-way) and in the southerly line of said 7.992 acre tract;

THENCE with the southerly right-of-way line of Harry McKillop Boulevard and the southerly line of said Parcel 1, the following courses:

1. Easterly with said curve to the right, having a radius of 931.93 feet, a central angle of 08° 39' 51", an arc length of 140.93 feet, a chord that bears South 53° 23' 42" East, a distance of 140.79 feet to a 1/2-inch iron rod with a cap stamped "RPLS 6677" set (hereinafter referred to as a "caped iron rod set") at the end of said curve;
2. South 02° 14' 49" East, a distance of 41.76 feet to an aluminum disk stamped (TXDOT) found at the beginning of a non-tangential curve to the right;
3. Southeasterly with said curve to the right, having a radius of 901.93 feet, a central angle of 09° 11' 49", an arc length of 144.78 feet, a chord that bears South 42° 38' 55" East, a distance of 144.62 feet to a capped iron rod set at the end of said curve;

EXHIBIT B



**CHISHOLM TRAIL LAND SURVEYING
TX FIRM # 10194797**

4. South 40° 25' 03" East, a distance of 164.78 feet to the POINT OF BEGINNING and enclosing 2.597 acres (113,107 square feet) of land, more or less.



A handwritten signature in blue ink, appearing to read "Michael R. Kersten".

February 8th, 2023

Michael R. Kersten
Registered Professional Land Surveyor
Texas Registration 6677

Date

VICINITY MAP (NOT TO SCALE)



HARRY MCKILLOP BLVD.

LEFT TURN LANE PER TXDOT STANDARDS

MEDIAN CUT CL
 36' WIDE APPROACH
 1ST POINT OF ACCESS

RIGHT TURN LANE
 LANE PER TXDOT
 STANDARDS

75' THROAT,
 TYP.

ADA PARKING &
 5' CROSSWALK

FUTURE ACCESS W/ MUTUAL ACCESS
 ACROSS ADJACENT SITE

ALL EQUIPMENT SHALL BE
 SCREENED FROM PUBLIC
 & RESIDENTIAL VIEW, PER
 ART. 2.206C.d

RISER ROOM (PUMP IF
 REQ'D.) W/ F.D.C. PER CITY
 OF MCKINNEY FIRE DEPT.

FUTURE 2nd POINT OF ACCESS
 W/ MUTUAL ACCESS ACROSS
 ADJACENT SITE

EXTENT OF 6'
 CHAINLINK FENCE
 5' LANDSCAPE
 BUFFER, EXTENT OF
 TREES @ 30' O.C.

ROUTE SIDE WALK UP BERM PER ADA
 ADA VAN ACCESS - PARKING
 5' ADA STRIPED CROSSWALK

SCREENING WALL ADDED:
 "NO LOADING DOCKS OR
 LOADING BAYS FACE A
 PUBLIC WAY."

25' AUTO SLIDER "WROUGHT IRON" GATE W/ OPTI-
 SENSOR & FIRE ACCESS, KEYPAD ENTRY

5' WROUGHT-
 IRON FENCE

NO DOOR BAYS ON THIS SIDE
 "NO LOADING DOCKS OR LOADING
 BAYS FACE A PUBLIC WAY."

200' MAX HOSE PULL, TYP.

6' CHAINLINK FENCE
 6' CHAINLINK FENCE

5' LANDSCAPE
 BUFFER, EXTENT OF
 TREES @ 30' O.C.

EXTENT OF 6'
 CHAINLINK FENCE

DUMPSTER ENCLOSURE PER LANDSCAPE PLAN &
 SECT. 203:
 THE SANITARY CONTAINER SCREEN WALLS SHALL
 BE BRICK, STONE OR OTHER ARCHITECTURAL
 MASONRY FINISH INCLUDING METAL GATE, PRIMED &
 PAINTED TO MATCH THE ADJACENT PROPERTY
 WITH CITY DESIGN STANDARDS.

II. MECH. AND HEAT & AIR CONDIT. EQUIP. FOR
 NON-RESID. SHALL BE SCREENED FROM VIEW
 FROM PUBLIC R.O.W. & RESID. PROPERTIES.

III. THE LIGHTING FOR THE SUBJECT PROPERTY
 SHALL BE CONSTRUCTED & OPERATED IN
 CONFORM W/ ART. 6 OF THE CITY OF MCKINNEY
 CODE OF ORDINANCES.

"NO LOADING DOCKS OR LOADING BAYS
 FACE A PUBLIC WAY. REFERENCE SD
 VIEW SHEET AS.3.0 WHICH SHOWS
 REQUIRED LOADING ZONES AT ALL
 EXTERIOR UNIT DOORS FACE AWAY
 FROM VIEW

HARRY MCKILLOP BLVD.

15' WATER
 EASEMENT,
 30' BLDG. STREET
 LANDSCAPE BUFFER

BLDG 2 - 6,750 SF
 SPRINKLERED

BLDG 3 - 7,200 SF
 SPRINKLERED

BLDG 4 - 4,850 SF
 SPRINKLERED

BUILDING 1
 PROPOSED 3-STORY SELF
 STORAGE FACILITY
 25,175 SF FOOTPRINT
 75,525 SF GROSS
 (60,000 RENT. AREA)
 SPRINKLERED

OFFICE

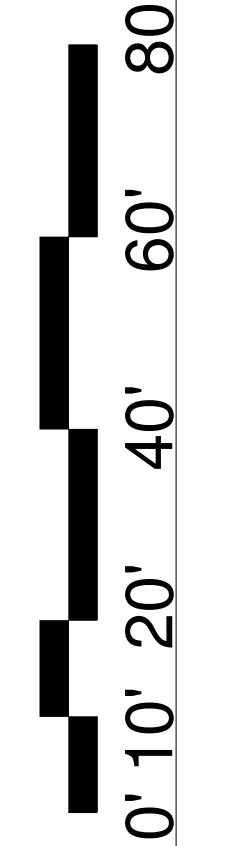
STAGING
 ELEV

(3) 12X36'
 SPACES

PARKING CALCULATIONS:
 PARKING REQUIRED 4 SPACES
 PARKING PROVIDED 4 SPACES
 1 ADA SPACE
 MIN. 12' WIDE LOADING ZONE REQ'D AT
 EXTER. DOOR BAYS

5' LANDSCAPE
 BUFFER W/ TREES
 @ 30' O.C.

25' AUTO SLIDER "WROUGHT IRON" GATE W/ OPTI-
 SENSOR & FIRE ACCESS, EXIT ONLY



MASTER SITE PLAN
 1" = 20'-0"

1" = 20'-0"

POINT OF BEGINNING
 SITE PLANE COORDINATES
 N: 7,115,306.9250'
 E: 2,544,753.6794'

1-STORY NO AIR CONDITION
 BLDGS 2-4 SHALL BE SPRINKLERED

ZONED C3 REGIONAL COMMERCIAL
 DIMENSIONAL STANDARDS:
 20' FRONT SETBACK
 55' MAX HGT.
 150' DEAD-END NON SPRINK.
 200' FOR SPRINK.

LOT AREA = 113,056 SF, 2.6 ACRES
 PORTION OF LOT 1, BLOCK A,
 MCKINNEY EDC ADDIT.
 SAMUAL MCFARLAND SURVEY, NO. 558

BUILDING AREAS:
 3-STORY - AIR CONDITION-
 BLDG. 1
 L1 = 25,175 SF
 (3,400 SF NO AIR CONDIT)
 L2 = 25,175 SF
 L3 = 25,175 SF
 75,525 SF

1-STORY NO AIR CONDITION-
 BLDG. 2 = 6,750 SF
 BLDG. 3 = 7,200 SF
 BLDG. 4 = 4,850 SF

TOTAL GROSS AREA 18,800 SF
 94,325 SF

NOTE: NO MOTOR VEHICLE STORAGE IS
 ALLOWED.