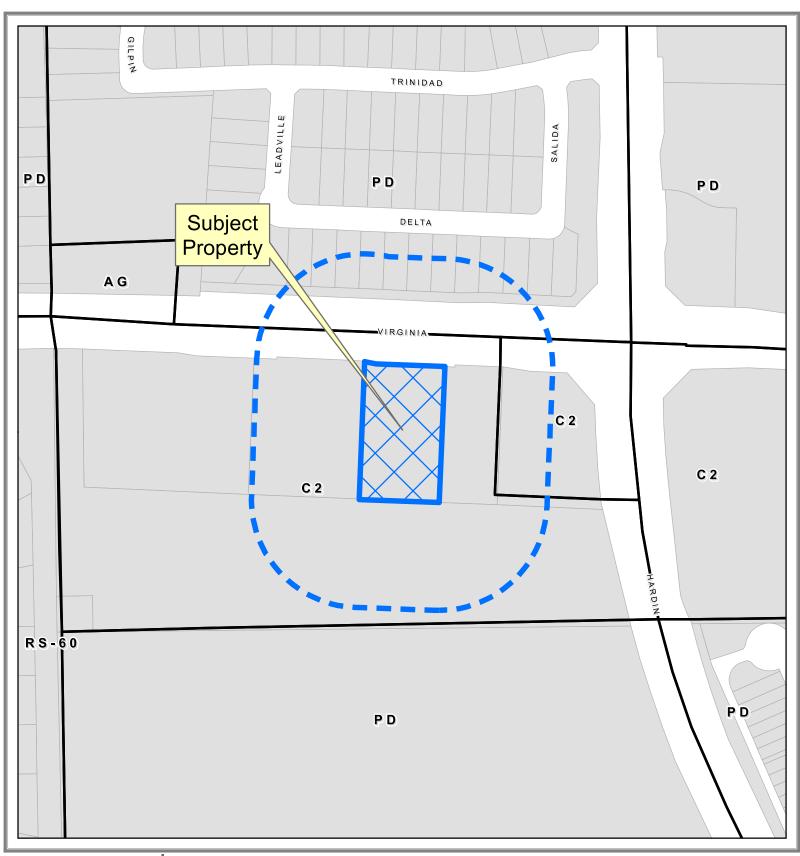
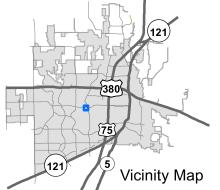
EXHIBIT A





Property Owner Notification Map

SUP2021-0001

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.







PROPERTY DESCRIPTION

BEING a tract of land situated in the James Herndon Survey, Abstract No. 391, City of McKinney, Collin County, Texas and being all of Lot 3, Block A, of Hardin Crossing Addition, an addition to the City of McKinney, according to the plat thereof recorded in Instrument No. 20210112010000030, Official Public Records of Collin County, Texas and being a portion of the tract of land described in Special Warranty Deed to McKinney Hardin, LLC recorded in Instrument No. 20190402000343570, of said Official Public Records, being more particularly described as follows:

BEGINNING at an 5/8" iron rod with plastic cap stamped "KHA" found for the northwest corner of said Lot 3 and being the northeast corner of Lot 4, Block A of said Hardin Crossing Addition and being in the south right-of-way line of Virginia Parkway (a variable width right-of-way);

THENCE with said south right-of-way line and the north line of said Lot 3, the following courses and distances:

South 81°19'13" East, a distance of 27.08 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

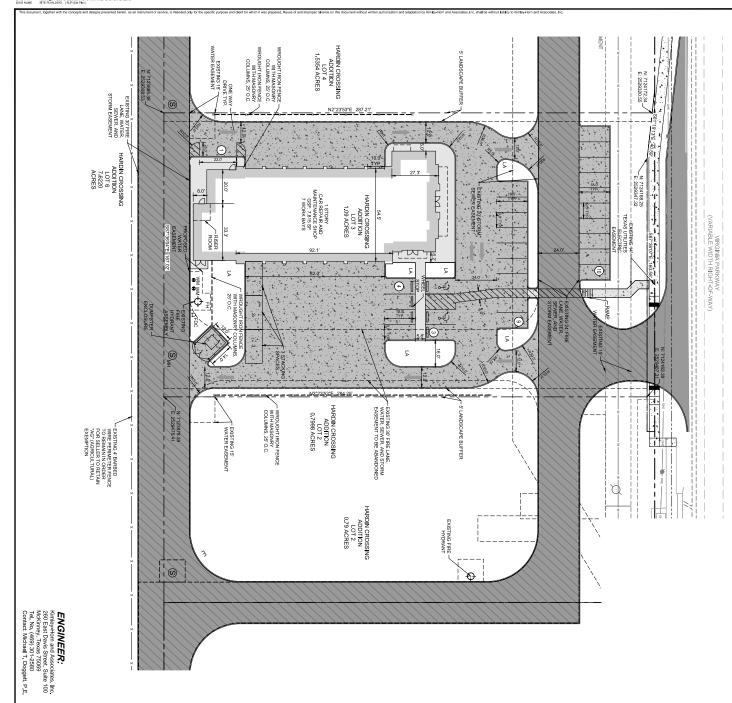
South 87°36'07" East, a distance of 140.02 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the northeast corner of said Lot 3 and being the northwest corner of Lot 2R, Block A of said Hardin Crossing Addition;

THENCE departing said south right-of-way line and with the common line of said Lots 2R and 3, South 2°23'53" West, a distance of 284.25 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the southeast corner of said Lot 3 and the southwest corner of said Lot 2R in the north line of Lot 6, Block A of said Hardin Crossing Addition;

THENCE with the common line of said Lots 3 and 6, North 87°36'03" West, a distance of 166.93 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the southwest corner of said Lot 3 and the southeast corner of Lot 4, or said Hardin Crossing Addition;

THENCE departing said north line of Lot 6 and with the common line of said Lots 3 and 4, North 2°23'53" East, a distance of 287.21 feet to the **POINT OF BEGINNING** and containing 1.0903 acres or 47,492 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.



CITY OF MCKINNEY SITE PLAN NOTES:

1. THE SANITATION CONTAINER SCREENING WALLS SHALL 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 SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN

PROPERTIES. SCREENING WALL SHALL CONSIST OF A WROUGHT BAY DOORS ARE REQUIRED TO BE SCREENED FROM ADJACENT

IRON FENCE WITH SCREENING SHRUBS.

MECHANDAL AND HEATING AND AR CONDITIONING EQUIPMENT IN MECHANDAL AND HEATING AND ARE CONDITIONING EQUIPMENT IN NON-RESIDENTIAL WESTS SHALL BE SCREENED FROM MEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL

ALL FIRE HYDRANTS AND WATER METERS ARE CENTERED IN 10' WIDE MCKINNEY CODE OF ORDINANCES. AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED

WATER METER FIRE HYDRANT ACCESSIBLE ROUTE

PROPERTIES.

CLEANOUTS SHALL BE PROVIDED FOR ALL SANITARY SEWER SERVICE LINES, AND SHALL BE LOCATED AS NEAR TO THE PROPERTY OF THE HYDRANT/METER. LINE AS POSSIBLE. WATER EASEMENTS. EASEMENTS EXTEND 5' BEYOND THE CENTER SANITARY SEWER

SITE LAYOUT MAY BE SUBJECT TO CHANGE UPON REVIEW OF PRELIMINARY ENGINEERING PLANS.

NO OVERNIGHT PARKING STORAGE IS ANTICIPATED TO OCCUR REMOTE FDC'S SHALL BE PROTECTED BY BOLLARDS. CIVIL ENGINEERING PLANS SHALL PROVIDE DETAILS. REMOTE FDC SIGNS SHALL BE PROVIDED AS REQUIRED BY IFC SECTION 511. WAYFARING SIGNS IN ACCORDANCE WITH IFC SECTION 505.3, AS AMENDED, WILL

BE REQUIRED.

OUTSIDE OF THE BUILDING



LEGEND

ZONING PD ORD. NO.

AND JSE

LOT AREA (SQ. FT)

OT AREA (ACRES)

1 STY BUILDING AREA (SQ. FT)

1 STY BUILDING SQ. FT.

1 STY BUILDING BIGHT

LOT COVERAGE SITE DATA TABLE CAR REPAIR & MAINTENANCE SHOP 47,493 SF 1.09 AC 7,815 SF (1,400 SF Office Space 7,815 SF (1,400 SF Office Space

HARDIN CROSSING ADDITION LOT 3, BLOCK A ±1.09 ACRES SITE PLAN

James Herndon Survey, Abstract No. 39

SP-1

DEVELOPER:Higginbotham Concepts, LLC 6102 N. Palo Cristi
Paradise Valley, AZ 85253
Phone: 602-620-6057
Contact: Joel Higgenbotham

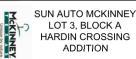
McKinney Hardin, LLC 7120 E. Kierland Blvd., St Scottsdale, AZ 85254 Phone: (602)-292-2398 Contact: Jim Riggs OWNER:

, Suite 807

City of McKinney, Collin County, Texas Southwest Corner of Virginia Parkway and Hardin Boulevard.

Resubmitted: 03/26/2021 Submitted: 03/08/2021

SITE PLAN



| | KHA PROJECT 064579600 | | |
|---|--------------------------|------|--|
| | DATE MARCH 2021 | | |
| | SCALE AS SH | IOWN | |
| | DESIGNED BY | MD | |
| ĺ | DRAWN BY | ST | |
| ı | CHECKED BY | MD | |

| Kimley»Horn |
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| 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069 |
| |

EXISTING CONTOUR - MAJOR
EXISTING CONTOUR - MINOR
BARRIER FREE RAMP (BFR)
ACCESSIBLE PARKING SYMBOL

| lo. | | REVISIONS | DATE | BY | |
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