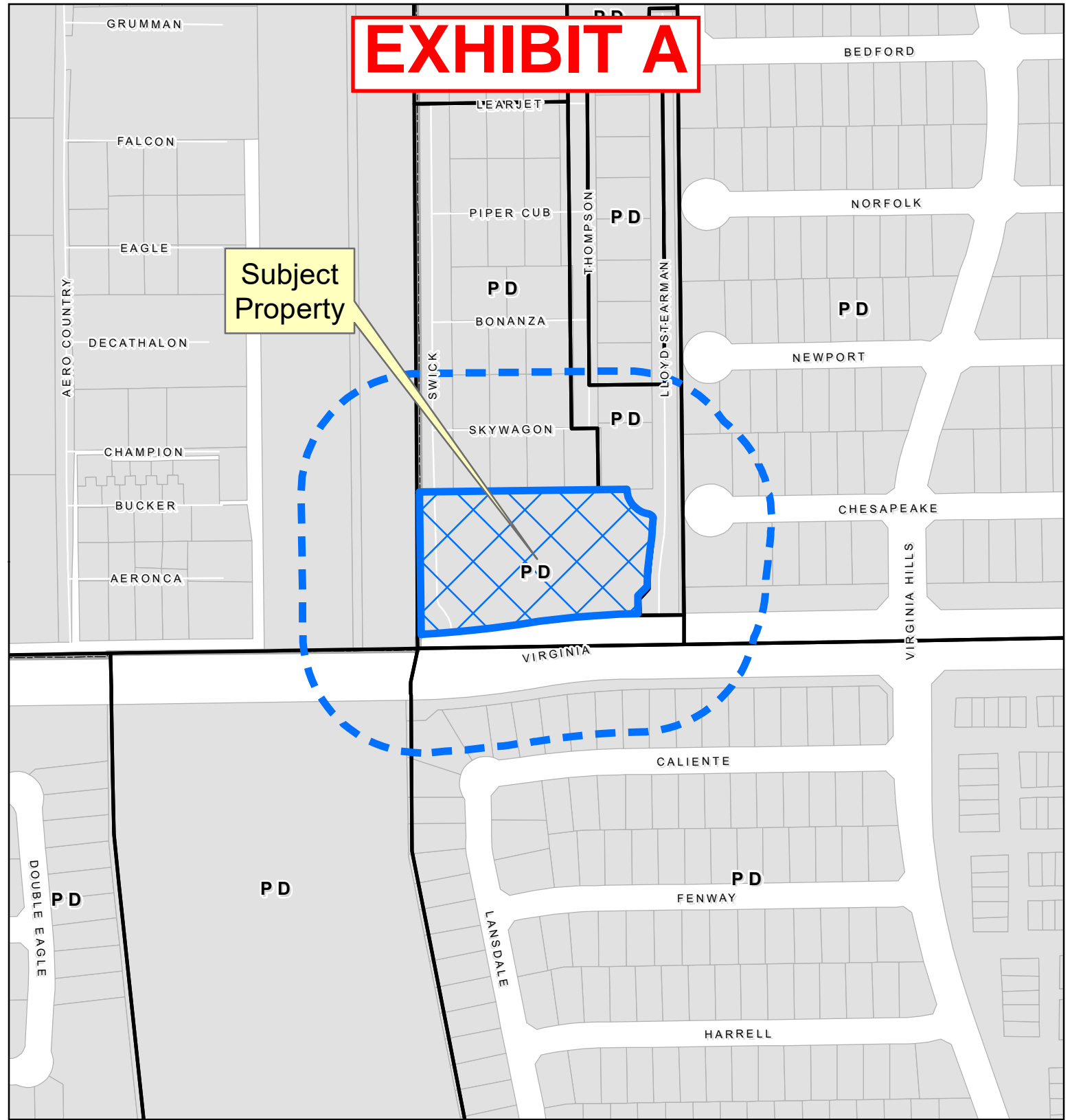


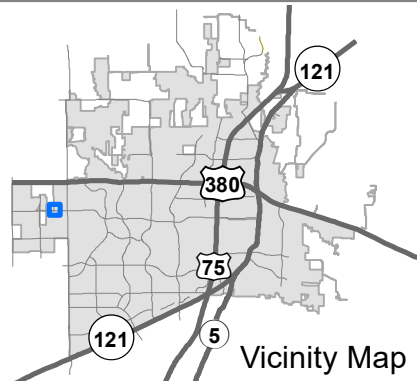
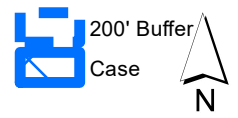
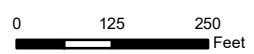
EXHIBIT A



Subject Property

Property Owner Notification Map

ZONE2022-0083



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

LEGAL DESCRIPTION

LOT 1, BLOCK A
AERO COUNTRY EAST ADDITION
John R. Burrows Survey, Abstract No. 70
City of McKinney, Collin County, Texas

SITUATED in the City of McKinney, in the John R. Burrows Survey, Abstract No. 70 of Collin County, Texas and being all of Lot 1, Block A of Aero Country East Addition, an addition to the City of McKinney, according to the Record Plat thereof, recorded in Volume 2010, Page 186, Plat Records, Collin County, Texas (P.R.C.C.T.) and further described in a deed to Virginia 100, LP, recorded in Document No. 20130807001114240, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron rod found on the north right-of-way line of Virginia Parkway (a variable width right-of-way) for the southwest corner of the above described Lot 1, Block A and also being on the east line of that certain called 9.265 acre tract of land described as "Tract 5" in a deed to Aero Country Ventures, LLC, recorded in Document No. 20150417000435960, D.R.C.C.T. and in a deed to Interurban Warehouse, Ltd. (26%), recorded in Document No. 20150417000435970, D.R.C.C.T.;

THENCE: North 00 deg. 44 min. 22 sec. West, departing from said Virginia Parkway, along the common line of said Lot 1, Block A and said 9.265 acre tract, a distance of 271.41 feet to a point for the northwest corner of said Lot 1, Block A, on the west edge of a stone retaining wall and said point also being the southwest corner of Common Area A-5 (Swick Lane), according to the above described Record Plat of Aero Country East Addition;

THENCE: North 89 deg. 09 min. 50 sec. East, along the north line of said Lot 1, Block A and the south line of said Common Area A-5 and Lots 14, 15, 16 and 17 of said addition, a distance of 395.65 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "Pogue Eng. & Dev." (hereinafter referred to as "Pogue cap), found for the most northerly northeast corner of said Lot 1, Block A, on the southwesterly line of Common Area A-2 (Lloyd Stearman Drive, a private street) and said point being in a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 80 deg. 18 min. 59 sec. and a chord that bears South 42 deg. 08 min. 19 sec. East - 64.49 feet;

THENCE: Along the common line of said Lot 1, Block A and said Common Area A-2 as follows:

Southeasterly, along said curve to the left, an arc distance of 70.09 feet to a 5/8 inch iron rod found for the point of reverse curve to the right, having a radius of 8.00 feet, a central angle of 84 deg. 13 min. 50 sec. and a chord that bears South 40 deg. 09 min. 34 sec. East - 10.73 feet;

Southeasterly, along said curve to the right, an arc distance of 11.76 feet to a 5/8 inch iron rod found for corner at the end of said curve and the beginning of a compound curve to the right, having a radius of 425.00 feet, a central angle of 05 deg. 17 min. 12 sec. and a chord that bears South 04 deg. 37 min. 09 sec. West - 39.20 feet;

EXHIBIT B

Southwesterly, along said curve to the right, an arc distance of 39.21 feet to a 5/8 inch iron rod found for corner at the end of said curve;

South 07 deg. 15 min. 45 sec. West, a distance of 32.77 feet to a 5/8 inch iron rod found for corner at the beginning of a curve to the left, having a radius of 475.00 feet, a central angle of 06 deg. 56 min. 15 sec. and a chord that bears South 03 deg. 47 min. 42 sec. West - 57.48 feet;

Southwesterly, along said curve to the left, an arc distance of 57.52 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the end of said curve;

South 44 deg. 20 min. 06 sec. West, a distance of 24.88 feet to a 5/8 inch iron rod with a Pogue cap found for corner;

South 00 deg. 39 min. 54 sec. East, a distance of 34.22 feet to a 5/8 inch iron rod with a Pogue cap found for the southeast corner of said Lot 1, Block A and the southwest corner of said Common Area A-2, on the northern right-of-way line of the above mentioned Virginia Parkway and said point being in a non-tangent curve to the left, having a radius of 1,560.00 feet, a central angle of 08 deg. 24 min. 03 sec. and a chord that bears South 84 deg. 40 min. 01 sec. West - 228.53 feet;

THENCE: Southwesterly, along the common line of said Lot 1, Block A and Virginia Parkway and with said curve to the left, an arc distance of 228.73 feet to a 5/8 inch iron rod with a Pogue cap found for the point of reverse curve to the right, having a radius of 1,440.00 feet, a central angle of 07 deg. 28 min. 14 sec. and a chord that bears South 84 deg. 12 min. 06 sec. West - 187.62 feet;

THENCE: Southwesterly, continuing along said common line and with said curve to the right, an arc distance of 187.75 feet to the **POINT OF BEGINNING and containing 108,057 square feet or 2.481 acres of land.**

Note:

The bearings shown hereon are geodetic and reference to City of McKinney Control Monument No. 38, based upon the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

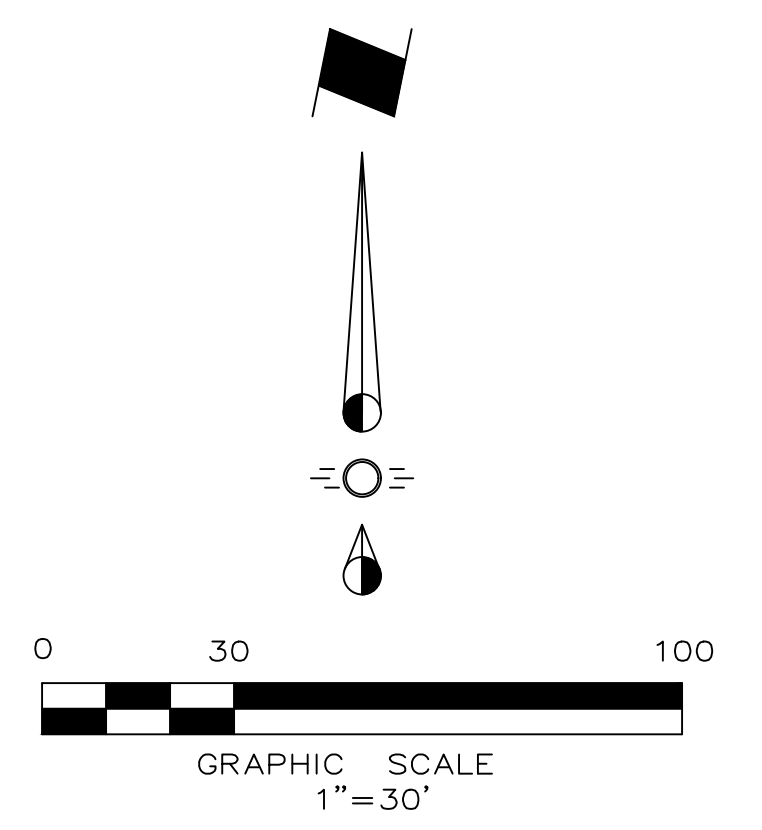
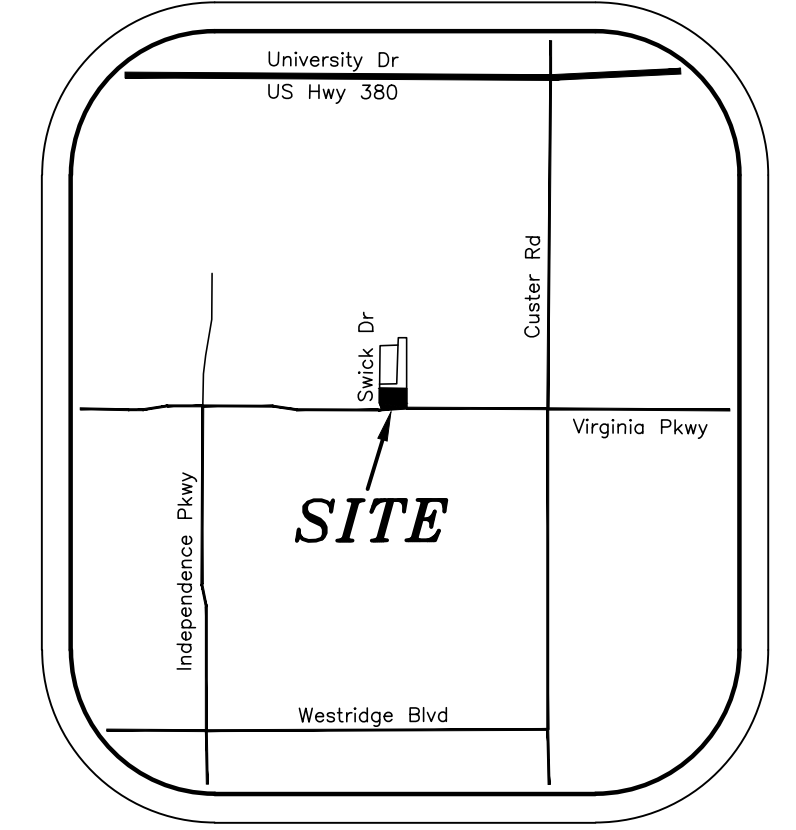
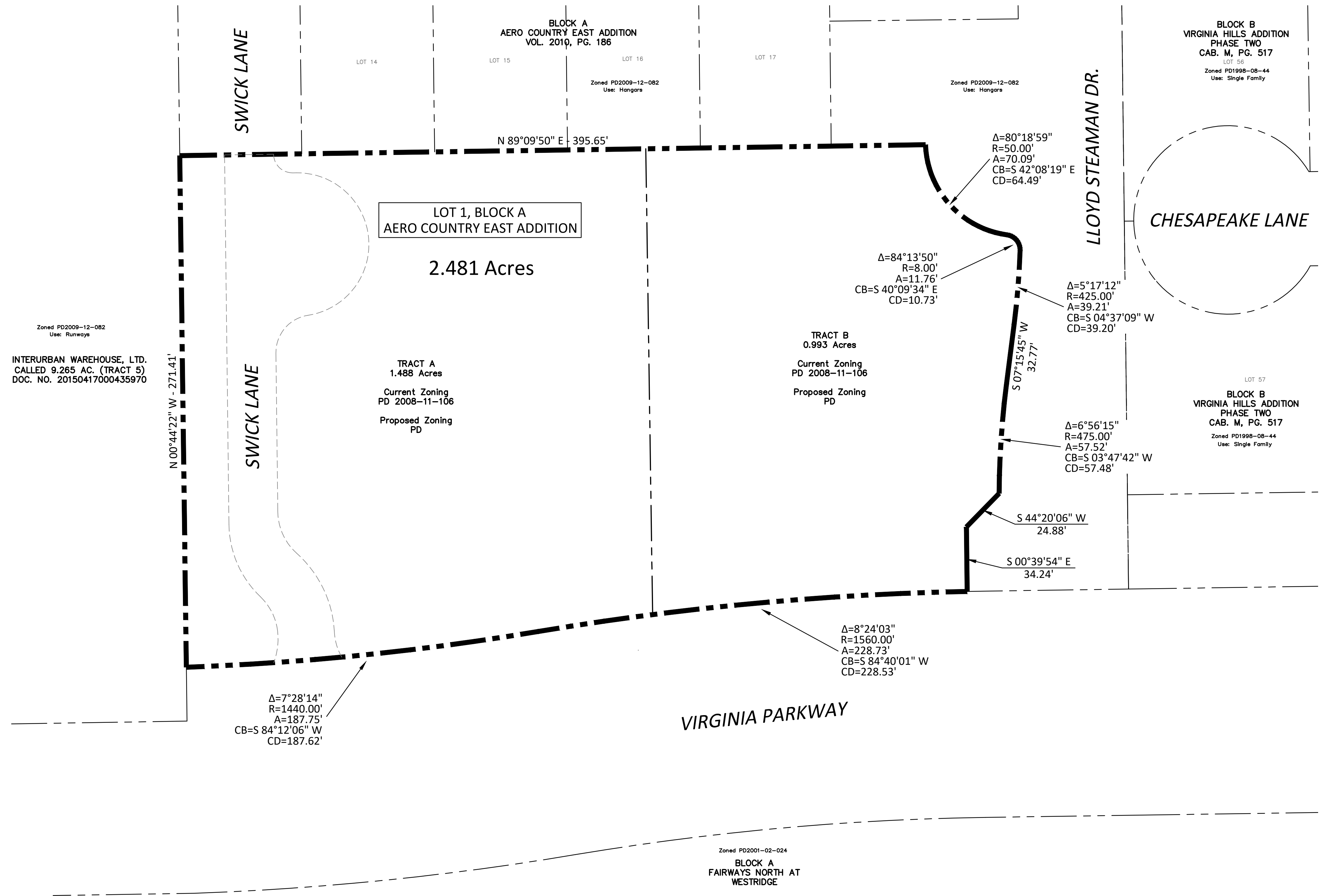
Prepared Under My Hand & Seal,
This 9th Day of September, 2022.



Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701



EXHIBIT C



CITY BENCHMARK:
COM-38 = Aluminum Disc in concrete at the Southwest corner of Virginia Parkway and Peregrine Drive. Elev. = 740.77

SITE BENCHMARK:
BM-1 = "X" in northeast corner of concrete curb inlet on the north side of Virginia Parkway, 145± east of the west drive entrance to the subject property. Elev. = 764.31
BM-2 = "X" in southwest corner of concrete curb inlet on the west side of the eastern drive entrance to the subject property and 181± north of Virginia Parkway. Elev. = 767.1

Issue Dates:	Revision & Date:
1	1
2	2
3	3
4	4
5	5
6	6

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=30'

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

ZONING EXHIBIT
UNDERDOG KENNELS
LOT 1, BLOCK A
AERO COUNTRY EAST ADDITION
McKINNEY, TEXAS

Sheet No.
ZE
Project No.
22034

UNDERDOG KENNELS

EXHIBIT D

DEVELOPMENT REGULATIONS

The subject property (the “Property”) shall be zoned “PD” – Planned Development District. Use and development of the Property shall conform to the regulations contained herein. All provisions contained in the City’s Zoning Ordinance relating to development within the Property which are not in conflict with the provisions contained herein shall continue to apply to the development of the Property.

Tracts. The Property shall be divided into two (2) tracts (collectively, the “Tracts” and each separately, a “Tract”) as shown on the Zoning Exhibit, which Zoning Exhibit identifies the general geographic location of permitted land uses within the Property. Each Tract shall contain the approximate number of acres shown on the Zoning Exhibit, but such acreage may be increased or decreased by 10%.

Tract A. The regulations set forth below shall apply to development within Tract A shown on the Zoning Exhibit.

1. Permitted Uses:

- 1.1. Pet store, kennel, animal boarding with outdoor area/runs.
- 1.2. Pet store, kennel, animal boarding (no outside runs)
- 1.3. Veterinarian with outdoor area/runs.
- 1.4. Veterinarian (no outside runs)
- 1.5. Accessory Building or Use;
- 1.6. Parking Incidental to Main Use.

2. Space Limits

- 2.1. Minimum Lot Area: 10,000 sq ft;
- 2.2. Minimum Lot Width: 80’;
- 2.3. Minimum Lot Depth: 100’;
- 2.4. Minimum Front Yard Setback: 25’;
- 2.5. Minimum Rear Yard Setback: 20’;
- 2.6. Minimum Space Between Buildings: 10’
- 2.7. Minimum Side Yard Setback: 5’
- 2.8. Minimum Side Yard Setback of Corner Lots: 15’;
- 2.9. Maximum Height of Structure: 35’;
- 2.10. Maximum Lot Coverage: 70%;

Tract B. The regulations set forth below shall apply to development within Tract B shown on the Zoning Exhibit.

1. Permitted Uses:

- 1.1. Clinic;
- 1.2. Day Care;
- 1.3. Fitness club, gymnasium, exercise area or similar use;
- 1.4. Bakery;

EXHIBIT D

- 1.5. Banks and Financial Institutions;
 - 1.6. Florist;
 - 1.7. Drug-store, Pharmacy;
 - 1.8. Food store, grocery;
 - 1.9. Hardware store;
 - 1.10. Office Building;
 - 1.11. Office Use;
 - 1.12. Personal Service;
 - 1.13. Pet Store;
 - 1.14. Retail Store;
 - 1.15. Restaurant Carry-Out;
 - 1.16. Restaurant Indoor Service
 - 1.17. Studios, photo, music, art, health, etc.;
 - 1.18. Travel Agent;
 - 1.19. Accessory Building or Use;
 - 1.20. Parking Incidental to Main Use;
 - 1.21. Veterinarian (no outside runs)
2. Space Limits
 - 2.1. All space limits provided for Tract A shall apply to uses within Tract B.
3. Landscaping
 - 3.1. In lieu of the requirement of Section 146-135(f)(3), 15% of the entire site shall be devoted to living landscape, which shall include grass, ground cover, plants, shrubs or trees. No more than 75% of the areas encumbered by the existing 50' Gas Transmission Easement may count towards the 15% requirement.
 - 3.2. In lieu of the requirement of Section 146-135(f)(5) and as amended, one canopy tree per 30 linear feet shall be provided along the Virginia Parkway street frontage.