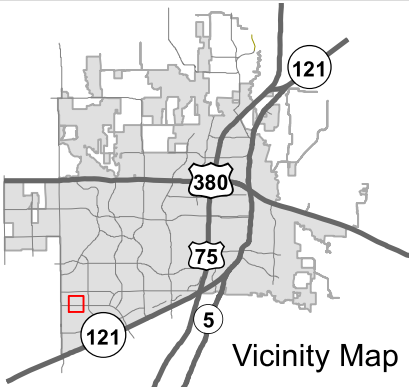
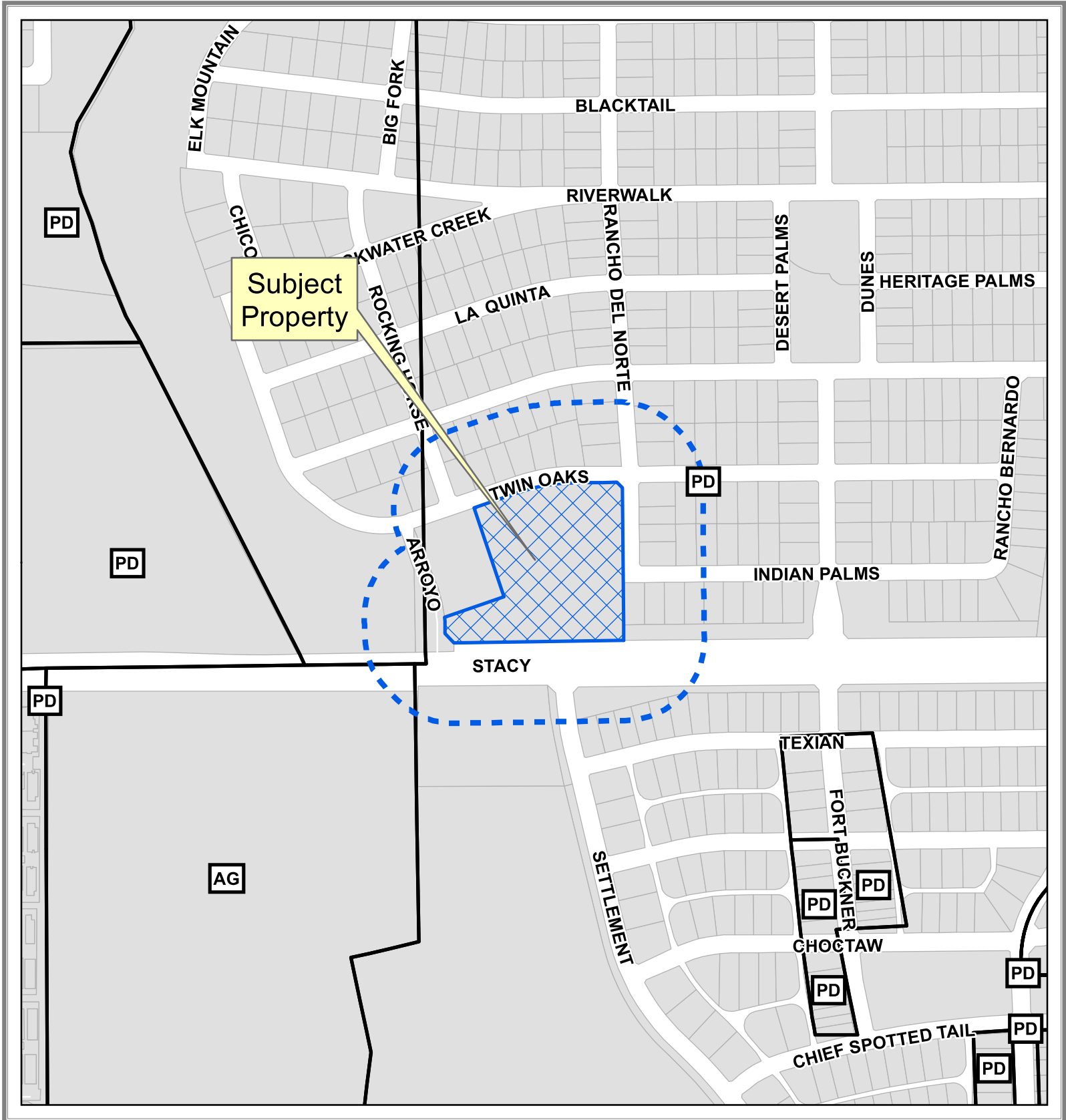
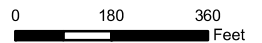


EXHIBIT A



Property Owner Notification Map

ZONE2019-0085



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

**ZONING METES AND BOUNDS DESCRIPTION
CRAIG RANCH PLAZA, S9049, LOT 1R, BLOCK A
Planned Development District, and REC Overlay District Ordinance No. 2001-02-017
ZONE2019-0085**

WHEREAS, REALTY 720 VENTURE, L.P., are the owners of a 3.9145 acre tract of land situated in the R.C. Ingraham Survey, Abstract Number 461, in the City of McKinney, Collin County, Texas and being all of LOT 1, BLOCK A of the MINOR PLAT/or CRAIG RANCH PLAZA according to the plat recorded Cabinet 2006, Page 264 of the Plat Records of Collin County, Texas (PRCCT) and being all of a 0.266 acre tract of land conveyed from D.R. Horton - Texas, Ltd to Realty 720 Venture, L.P. according to the document recorded in cc# 20180125000100570 (OPRCCT) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of Lot 1, Block A of the VCIM Addition, an addition to the City of McKinney according to the plat recorded in Cabinet "P", Page 90 of the Plat Records of Collin County Texas (PRCCT) and being in the southerly right-of-way line of Twin Oaks Drive (a 46' wide right-of-way);

THENCE along the southerly right-of-way line of said Twin Oaks Drive as follows:

NORTH 71°01'42" EAST a distance of 137.97 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 477 .00 feet and a chord bearing of North 80°14'08" East;

Continuing with said curve to the right through a central angle of 18°24'50" for an arc length of 153.30 feet to a 5/8 inch iron rod set for the point of tangency;

NORTH 89°26'34" EAST a distance of 117.00 feet to a 5/8 inch iron rod set for the northwesterly corner of a corner cut-off line at the intersection of the westerly right-of-way line of Rancho Del Norte (a 46 feet wide right-of-way);

THENCE departing the southerly right-of-way line of said Twin Oaks Drive and following the westerly right-of-way line of said Rancho Del Norte, SOUTH 45°25'30" EAST a distance of 21.16 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with the westerly line of said Rancho Del Norte, SOUTH 00°17'33" EAST a distance of 427.14 for the southeast corner of said Lot 1, Block A;

THENCE along the south line of said Lot 1, Block A, SOUTH 89°26'34" WEST a distance of 60.00 feet to a 5/8 inch iron rod set in the east line of said Lot 1, Block A of the Minor Plat for Craig Ranch Plaza;

THENCE SOUTH 00°17'33" EAST a distance of 44.90 feet to a 5/8 inch iron rod set for the southeast corner of said Lot 1, Block A of the Minor Plat for Craig Ranch Plaza and being located in the northerly right-of-way line of F.M. 720 (an 80' wide right-of-way);

THENCE along the northerly right-of-way line of said F.M. 720, SOUTH 89°26'55" WEST a distance of 469.67 feet to a 5/8 inch iron rod set at the point of intersection of the easterly right-of-way line of Arroyo Trail (a variable width right-of-way);

ZONING METES AND BOUNDS DESCRIPTION
CRAIG RANCH PLAZA, S9049, LOT 1R, BLOCK A
Planned Development District, and REC Overlay District Ordinance No. 2001-02-017
ZONE2019-0085

THENCE departing the northerly right-of-way line of said F.M. 720 and following the easterly right-of-way dedication for Arroyo Trail as follows:

NORTH 45°34'48" WEST a distance of 35.34 feet to a 5/8 inch iron rod set for corner (Arroyo Trail being 46' wide at this point);

NORTH 00°3'26" WEST a distance of 23.71 feet to a 5/8 inch iron rod set for the beginning of a curve to the Left having a radius of 325.00 feet and a chord bearing of North 02°33'52" West;

Continuing along said curve to the left through a central angle of 04°00'53" for an arc length of 22.77 feet to a 5/8 inch iron rod set for the southwest corner of said Lot 1, Block A of the VCIM Addition recorded in Cabinet P, Page 90, Plat Records of Collin County, Texas;

THENCE departing the easterly right-of-way line of said Arroyo Trail, NORTH 71°01'42" EAST a distance of 175.21 feet to a 5/8 inch iron rod set for the southeast corner of said Lot 1, Block A;

THENCE NORTH 18°58'18" WEST a distance of 260.66 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.9145 acres or 170,515 square feet of land, more or less.

EXHIBIT D

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

The subject property shall be zoned "PD" - Planned Development District. Use and development of the subject property shall conform to the following regulations:

1. The subject property shall develop in accordance with Section 146-111 ("C1" – Neighborhood Commercial District) of the Zoning Ordinance and as amended, except as follows:

a. The following uses shall be specifically allowed on the subject property:

- Banks/ Financial Institutions
- Cleaning Shop and pressing (small shop and pickup)
- Drug Store
- Food or grocery store
- Hardware Store
- Paint and related sales
- Household appliance sales

b. Pet Store, kennel, or animal boarding with outside runs shall only be permitted at the locations more fully detailed in Exhibit C, and must meet the conditions of the use as listed below:

- Any pet store, kennel, or animal boarding with outdoor runs shall provide additional enhancements in the form of landscaping. Evergreen shrubs (acceptable for six-foot screening) shall be provided at the perimeter of the west outdoor run. Plant materials must be a minimum of three feet in height at the time of planting.
- No outdoor run shall be permitted to be in operation between the hours of 8 PM and 6 AM