

EXHIBIT "A"

Subject Property

MCDONALD

FANNIN

AG

AG

CR-339

CR-278

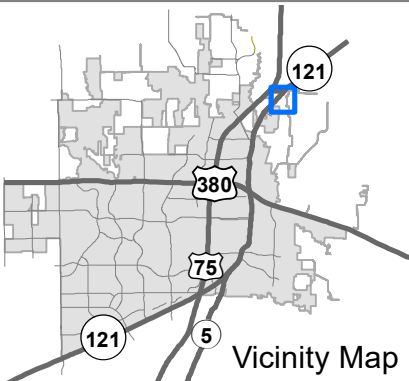
CR-338

PR 5042

PD

PARKDALE

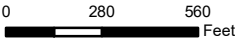
PD



Vicinity Map

Property Owner Notification Map

ANNEX2021-0004/ZONE2021-0038



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"

(Property Description)

Situated in the County of Collin, State of Texas, being a part of the Polly Ann Boon Survey, Abstract No. 1048, the Andrew Thomas Survey, Abstract No. 894, and the Simpson M. Pulliam Survey, Abstract No. 706, and being a part of the same tract of land described as 34.976 acres conveyed to Ross Orenduff, Jr. by Partition Deed dated May 16, 1991, recorded in Volume 3561, Page 210, Deed Records, Collin County, Texas, and also being a remaining portion of the same tract of land described as 80 acres, from which said 34.976 acre tract was severed, conveyed by Ross Orenduff, Sr. to Rodd Orenduff, Jr. et ux by deed dated January 25, 1960, recorded in Volume 562, Page 17, said Deed Records, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found maintaining the Southwest corner of the said 34.976 acre tract and the Northerly angle corner of the same tract of land described as 8.551 acres and referred to as Tract 2 as conveyed by Kenneth Gracy and Karen Gracy to Steve Furlong and Judy Furlong by deed dated January 3, 2006, recorded in Volume 6084, Page 5006, Official Public Records, Collin County, Texas, in the East line of the same tract of land described as 1.300 acres conveyed by Thomas Randall Burns, as Independent Executor to Thomas Randall Burns and Glenda Jo Smith by deed dated November 26, 2013, recorded in Document No. 20131127001591390, said Official Public Records;

Thence North 01°49'33" East a distance of 296.57 feet to a metal corner post maintaining an angle point in the West line of the said 34.976 acre tract and the most Northerly corner of the said 1.300 acre tract in the East right-of-way line of State Highway No. 5, said post also being the Southwest corner of the same tract of land described as 3.0 acres previously severed from said 34.976 acre tract and subsequently conveyed by Andrea Lynette Peel and Keith Ernest Peel to Joe L. Sullivan by deed dated April 26, 2004, recorded in Volume 5666, Page 2715, said Official Public Records;

Thence North 88°59'22" East a distance of 543.50 feet to a 1/2" steel rod found maintaining the Southeast corner of the said Sullivan tract;

Thence North 00°58'42" East a distance of 333.96 feet to a 1/2" steel rod found maintaining the Northeast corner of the said Sullivan tract in the North line of the said 34.976 acre tract and South line of the same tract of land described as 33.487 acres conveyed by Trination Creative Investments to Melissa 121-5 Partnership by deed dated October 15, 2009, recorded in Document No. 20091015001274350, said Official Public Records;

Thence South 88°59'22" East with the South line of the said 33.487 acre tract a distance of 766.12 feet to a 1/2" steel rod found maintaining the most Northerly Northeast corner of the said 34.976 acre tract and the Northwest corner of the same tract of land described as 1.30 acres conveyed by Indo-American Investments - II to the City of McKinney, Texas by deed dated August 2, 1989, recorded in Volume 3103, Page 466, said Deed Records;

Thence South 00°28'48" East a distance of 261.43 feet to a 1/2" steel rod found maintaining the Southwest corner of the said 1.30 acre tract and an inside "L" corner to the said 34.976 acre tract;

Thence North 89°33'06" East a distance of 253.91 feet to a 1/2" steel rod found maintaining the most Easterly Northeast corner of the said 34.976 acre tract and the Southeast corner of the said 1.30 acre tract in County Road No. 388 and the West line of the same tract of land described as one acre conveyed by Dorothy L. Aycock to R&D Aycock, Ltd by deed dated December 18, 2001, recorded in Volume 5071, Page 3433, said Official Public Records;

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EXHIBIT "B"

Thence South 03°20'17" East entering and continuing with the general center of said road, passing the Southwest corner of the said one acre tract and the most Westerly Northwest corner of the same tract of land described as 14.735 acres conveyed by Bill A. Daniel et ux to Billy A. Daniel and Patricia R. Daniel, Trustees by deed dated October 29, 2010, recorded in Document No. 20101101001187740, said Official Public Records, and continuing for a total distance of 801.49 feet to an angle point;

Thence South 01°35'03" West continuing with said center of road a distance of 96.84 feet to an angle point;

Thence South 07°14'37" West continuing with said center of road a distance of 107.86 feet to an angle point;

Thence South 09°18'31" West departing the center of pavement of said road and continuing for a total distance of 176.61 feet to a P.K. nail found maintaining the Northeast corner of the same tract of land described as 1.474 acres conveyed by Shari L. Degan to Frank Rose et ux by deed dated December 14, 2012, recorded in Document No. 20121219001614540, said Official Public Records;

Thence North 89°02'45" West, passing a 1/2" steel rod found in the West line of said road at 24.87 feet and continuing for a total distance of 501.78 feet to a 1/2" steel rod found maintaining the most Southerly Southwest corner of the said 34.976 acre tract, the Northwest corner of the said Rose tract, and the Northeast corner of the same tract of land described as 7.019 acres conveyed by Erin Smoyer and Daniel Smoyer to Floy William Spaulding et ux by deed dated December 22, 2011, recorded in Document No. 20111229001405400, said Official Public Records;

Thence North 52°44'33" West with the Southwest line of the said 34.976 acre tract and the North line of the said Spaulding tract, the North line of the same tract of land described as 4.255 acres conveyed by Craig W. Farmer et ux to Joan K. Norwood et vir by deed dated July 26, 2007, recorded in Document No. 20070809001108810, said Official Public Records, the North line of the same tract of land described as 4.86 acres conveyed by Roger A. McCranie et ux to Kathleen K. Baird by deed dated August 18, 2006, recorded in Document No. 20060823001211160, said Official Public Records, and the North line of the said Furlong tract for a total distance of 1357.89 feet to the Point-of-Beginning and containing 36.9 acres of land, more or less.



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
08/26/2021 03:17:40 PM
\$54.00 DFOSTER
20210826001732330

PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION

EXHIBIT "B"

(Legal Description of Property)

Being a tract of land, situated in Collin County, Texas, and being in the Andrew Thomas Survey, Abstract No. 894, and in the Polly Ann Boon Survey, Abstract No. 1048, and also in the Simpson M. Pulliam Survey Abstract No. 706, said tract being all of that called 3.0 acre tract of land, described by deed to Joe L. Sullivan, as recorded in Volume 5666, Page 2715, of the Deed Records, Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the northwesterly corner of said 3.0 acre tract, same being the most southerly southwest corner of that called 33.487 acre tract, described by deed to Melissa 121-5 Partnership, as recorded under Document No. 20091015001274350, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said corner also being in the southeasterly monumented line of McDonald Street (State Highway No. 5);

THENCE South 88°11'38" East, along the common line between said 33.487 and 3.0 acre tracts, a distance of 240.17' to a point for corner, being the northeasterly corner of said 3.0 acre tract, same being the most northerly northwest corner of that called 34.976 acre tract, as described in Exhibit "A", by deed to Ross Orenduff, Jr., as recorded in Volume 3561, Page 210, D.R.C.C.T., from which a 1/2" iron rod with a plastic cap stamped "COLLIS" found bears, South 13°45'01" East, a distance of 0.67';

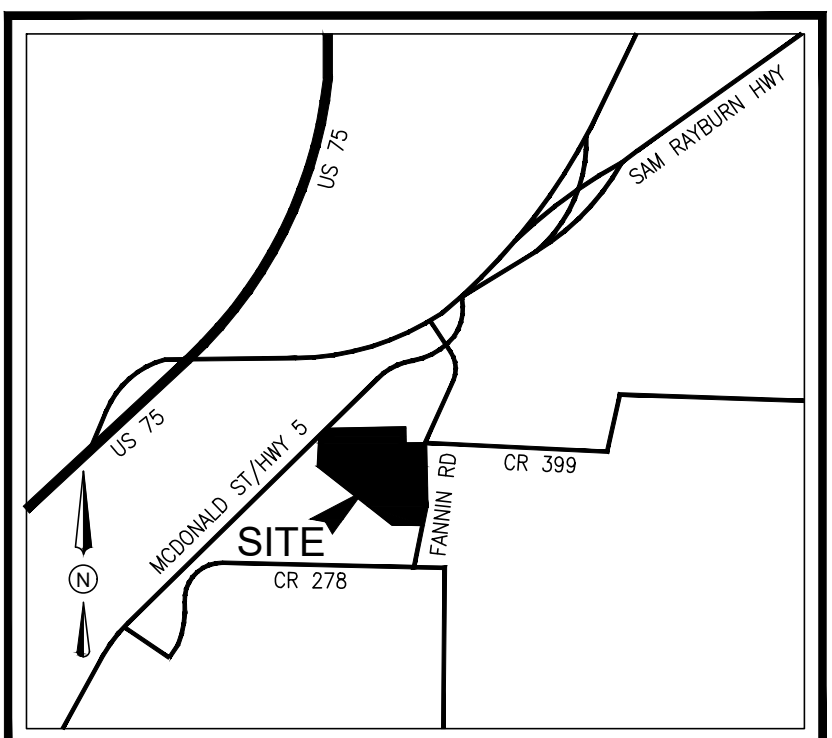
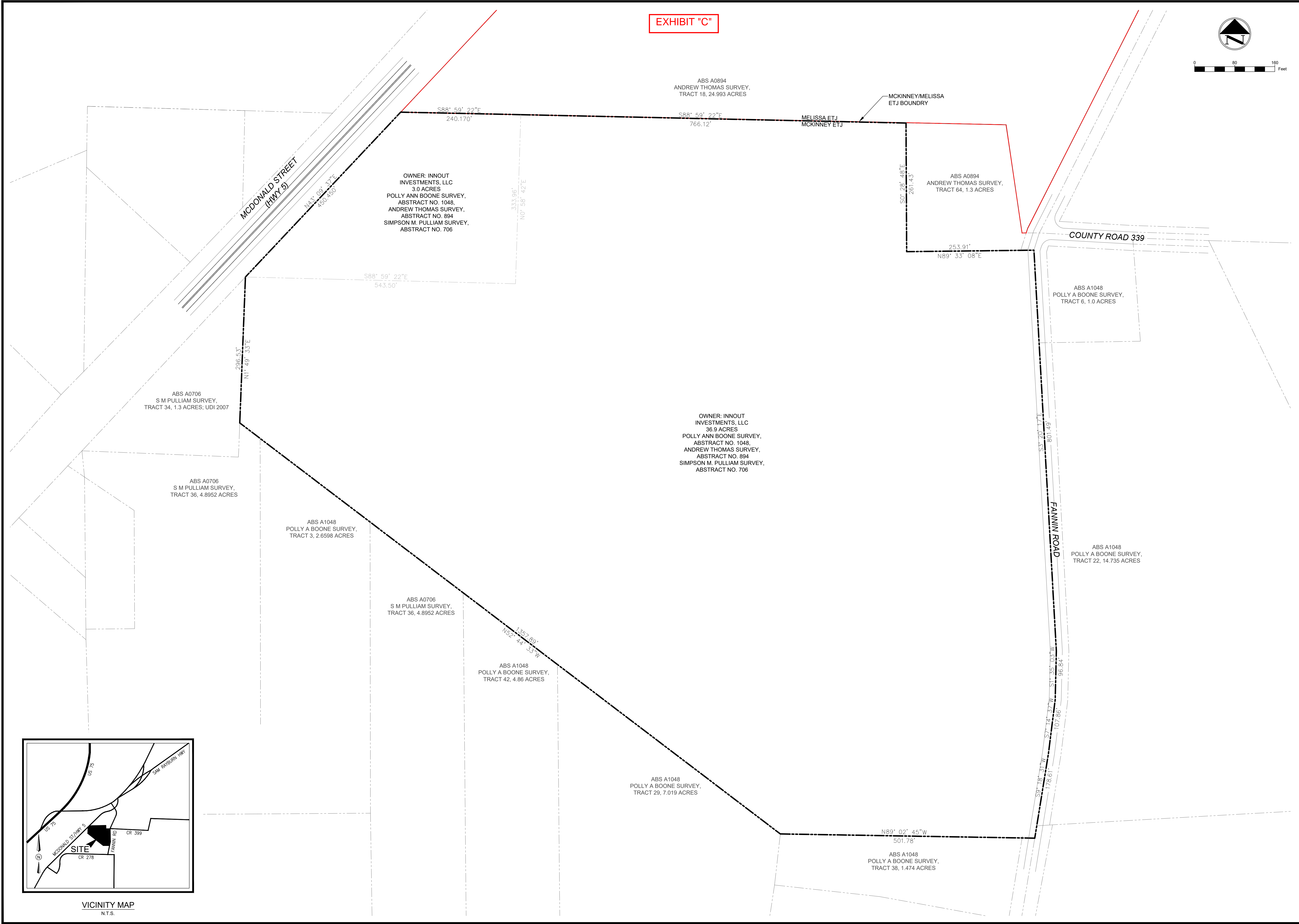
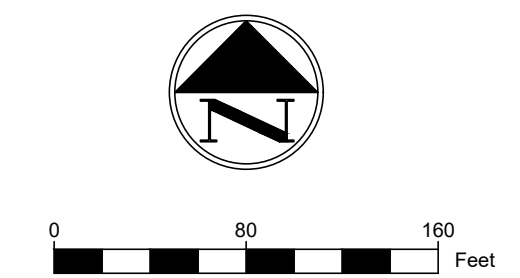
THENCE along the common line between said 3.0 and 34.976 acre tracts, the following courses and distances:

South 01°47'27" West, a distance of 333.96' to a 1/2" iron rod found for the southeasterly corner of said 3.0 acre tract;

North 88°11'38" West, a distance of 542.54' to a point for corner, being the southwesterly corner of said 3.0 acre tract, same being the most westerly northwest corner of said 34.976 acre tract, same also being the most northerly corner of a tract of land, described by deed to Thomas Randall Burns, as recorded under Document No. 20131127001591390 O.P.R.C.C.T., said point for corner also being in the aforementioned southeasterly monumented line of McDonald Street (State Highway No. 5), from which a 3/8" iron rod found bears, South 20°16'19" West, a distance of 1.79';

THENCE North 43°57'21" East, along the northwesterly line of said 3.0 acre tract, same being the southeasterly monumented line of McDonald Street (State Highway No. 5), a distance of 450.45' to the POINT OF BEGINNING and containing 3.00 acres of land, more or less.

EXHIBIT "C"



VICINITY MAP
N.T.S.

TX PE FIRM #11525

TRIANGLE ENGINEERING LLC
T. 469.331.8686 | F. 469.213.7145 | E. info@triangle-engr.com
W. triangle-engr.com | O. 1784 W. McHammat Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

NO.	DATE	DESCRIPTION	BY
1	03-19-21	1ST SUBMITTAL	KP
2	06-16-21	2ND SUBMITTAL	KP
3	09-28-21	3RD SUBMITTAL	KP
4	12-01-21	4TH SUBMITTAL	KP

ANNEXATION EXHIBIT A
PLANNED DEVELOPMENT - MF3 & C2
6514 N MCDONALD STREET
CITY OF MCKINNEY ETJ
COLLIN COUNTY, TEXAS

DATE	PROJECT
12/01/21	014-21
P.E.	DESIGN
KP	JZ

SHEET #



**CITY OF MCKINNEY, TEXAS
SERVICE PLAN FOR ANNEXED AREA**

ANNEXATION ORDINANCE NO. 21-0004A

DATE OF ANNEXATION ORDINANCE: April 5, 2022

ACREAGE ANNEXED: 39.90 Acres

This Service Plan is hereby entered into and agreed pursuant to Texas Local Government Code § 43.0672 effective the 1st day of March, 2022, by and between the **CITY OF MCKINNEY**, a Texas municipal corporation and home-rule city ("City"), and INNOUT INVESTMENTS, LLC whose address is 8765 Stockard Dr, Frisco, TX 75034 ("Developer") for the approximately 39.90 acres of land in the Andrew Thomas Survey, Abstract Number 894, the Polly Ann Boon Survey, Abstract Number 1048, and the Simpson M. Pulliam Survey, Abstract Number 70, Collin County, Texas, that is located in the extraterritorial jurisdiction of the City of McKinney, Collin County, Texas ("ETJ") in an area generally located in the ETJ of the City of McKinney, Collin County, Texas (the "Annexed Area").

Municipal services shall be provided to the Annexed Area upon its annexation into the corporate limits of the City of McKinney, Texas, in accordance with the following provisions and Texas Local Government Code § 43.065.

A. POLICE PROTECTION:

1. Police personnel and equipment from the McKinney Police Department shall be provided to the Annexed Area on the effective date of this ordinance.
2. Police protection services shall be provided at a level of services equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the Annexed Area, whichever is applicable.

B. FIRE PROTECTION:

1. Fire protection and Emergency Medical Services (EMS) from the McKinney Fire Department shall be provided to the Annexed Area on the effective date of this ordinance.
2. Fire protection services shall be provided at a level of services equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the Annexed Area, whichever is applicable.

EXHIBIT D

C. FIRE PREVENTION:

The services of the City of McKinney Fire Marshal shall be provided to the Annexed Area upon the effective date of this ordinance.

D. SOLID WASTE COLLECTION:

1. Solid waste collection shall be provided to the Annexed Area upon the effective date of this ordinance.
2. Solid waste collection services shall be provided at a level of service at least equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the Annexed Area, whichever may be applicable.
3. The collection of refuse from individual properties shall be made in accordance with the usual Sanitation Department scheduling. Residential customers may utilize the North Texas Municipal Water District - McKinney Landfill in accordance with City ordinances.

E. WATER SERVICE:

1. For portions of the Annexed Area within the City of McKinney legally certificated area (CCN) the City of McKinney shall provide water services to this Annexed Area by any of the methods by which it extends the services to any other area of the municipality. For new development, the City of McKinney requires Developer to construct the necessary infrastructure to meet the needs of the development. This requirement may also include off-site improvements.
2. The responsibility for construction of the infrastructure by the Developer is noted, in part at least, in the pending Annexation Facilities Agreement between the City of McKinney and Developer.
3. For portions of the Annexed Area within the City of McKinney legally certificated area (CCN), the City of McKinney shall allow the provision of extensions of water facilities to the Annexed Area on the effective date of this ordinance. Such extensions shall be in accordance with Section 110-1 through 110-165 of the Code of Ordinances, City of McKinney, and as amended.
4. Connection to existing city water mains for water service will be provided in accordance with existing City Policies. Upon connection to existing mains, water will be provided at rates established by City Ordinance.
5. For portions of the Annexed Area within the City of McKinney legally certificated area (CCN), water services shall be provided at a level of services at least equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the Annexed Area, whichever may be applicable.
6. Water mains installed or improved to City standards within the Annexed Area which are part of the City of McKinney water system and are located within dedicated easements, rights-of-way, or any other acceptable location approved by the City Engineer, shall be maintained by the City of McKinney upon the effective date of this ordinance.
7. Maintenance of private lines will be the responsibility of the owner or occupant.

EXHIBIT D

8. Where other water districts provide water service, the development shall still meet the City of McKinney standards for the sizing and construction of utilities.

F. SANITARY SEWER SERVICE:

1. The City of McKinney shall provide sewer services to this Annexed Area by any of the methods by which it extends the services to any other area of the municipality. For new development, the City of McKinney requires Developer to construct the necessary infrastructure to meet the needs of the development. This requirement may also include off-site improvements.
2. The City of McKinney shall allow the provision of extensions of sanitary sewer facilities to the Annexed Area upon the effective date of this ordinance. Such extensions shall be in accordance with Section 110-1 through 110-165 of the Code of Ordinances, City of McKinney, and as amended.
3. Connection to existing city sanitary sewer mains for sewage service will be provided in accordance with existing City Policies. Upon connection to existing mains, sanitary sewer collection will be provided at rates established by City Ordinances.
4. Sanitary sewer services shall be provided at a level of services at least equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the Annexed Area, whichever may be applicable.
5. Sanitary sewer mains and lift stations installed or improved to City Standards within the Annexed Area which are located within dedicated easement, rights-of-way, or any other acceptable location approved by the City Engineer, shall be maintained by the City of McKinney upon the effective date of this ordinance.

G. STREETS:

1. Emergency street maintenance shall be provided for publicly dedicated streets or roads within the Annexed Area upon the effective date of this ordinance. Routine maintenance will be scheduled as part of the City's annual street maintenance program in accordance with the then current policies and procedures defined by ordinance.
2. Street services shall be provided at a level of services at least equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the Annexed Area, whichever may be applicable.

H. PARKS AND RECREATION:

1. The City of McKinney shall provide parks and recreation services to this Annexed Area by any of the methods by which it extends the services to any other area of the municipality. For new development, the City of McKinney requires Developer to construct hike/bike trails in keeping with the Parks Master Plan. Additionally, new developments must still satisfy the parkland dedication requirements that call for land or fees in lieu of land for park.
2. Residents within the Annexed Area may utilize all existing park and recreation facilities upon the effective date of this Ordinance. Fees for

EXHIBIT D

such usage shall be in accordance with current fees established by ordinance.

3. Additional park and recreation facilities shall be constructed based on Park policies defined in the ONE McKinney 2040 Comprehensive Plan as amended, and the Parks Master Plan. The general planned locations and classifications of parks will ultimately serve residents from the current city limits and residents from the Annexed Area.

I. ENVIRONMENTAL HEALTH AND CODE ENFORCEMENT SERVICES:

1. Enforcement of current environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicles ordinances and animal control ordinances, shall begin within the Annexed Area upon the effective date of this annexation ordinance.
2. Inspection services, including but not limited to, the review of building plans, the issuance of permits and the inspection of all buildings, plumbing, mechanical, and electrical work to ensure compliance with City Codes and Ordinances will be provided within the Annexed Area upon the effective date of this ordinance.
3. The City shall provide the level of Environmental Health and Code Enforcement Services equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the Annexed Area, whichever may be applicable.

J. PLANNING AND ZONING:

These areas are zoned in conjunction with the annexation pursuant to the Comprehensive Zoning Ordinance # 1270, as codified and amended in Chapter 146 of the Code of Ordinances, City of McKinney, Texas. The Future Land Use Plan or "Land Use Diagram" adopted with the ONE McKinney 2040 Comprehensive Plan as amended will serve as a guide for consideration of future zoning requests.

K. MISCELLANEOUS:

Any city owned facility, building, or service located within the Annexed Area shall be operated and maintained by the City upon the effective date of the annexation ordinance.

L. CAPITAL IMPROVEMENTS PROGRAM

The Annexed Area is immediately eligible for Capital Improvement Program consideration upon its annexation.

- M. Other municipal services for areas not specifically listed in Sections A-K shall be provided to the Annexed Area no later than two and one-half years after the effective date of the annexation, unless certain services cannot reasonably be provided within two and one-half years. In that case, the City shall propose a schedule for providing certain services, and the schedule shall provide for the provision of full municipal services to the Annexed Area no later than four and one-half years after the effective date of the annexation.

[Signatures begin on following page.]

EXHIBIT D

IN WITNESS WHEREOF, the Parties have duly executed this Service Plan on the dates indicated below to be effective as of the Effective Date.

CITY OF MCKINNEY

By: _____
PAUL G. GRIMES
City Manager

Date Signed: _____

ATTEST:

EMPRESS DRANE
City Secretary
JOSHUA STEVENSON
Deputy City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

INNOUT INVESTMENTS LLC,
a Texas limited partnership

By: _____
PRAVEEN BILLA
Title: Owner

Date Signed: 02/15/2022