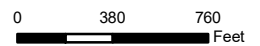


Property Owner Notification Map

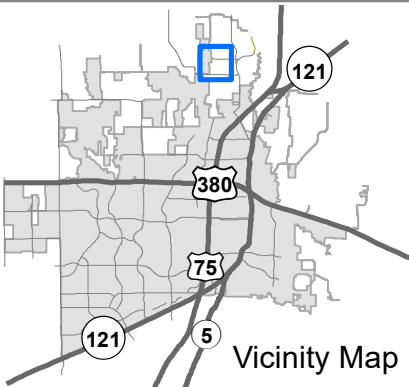
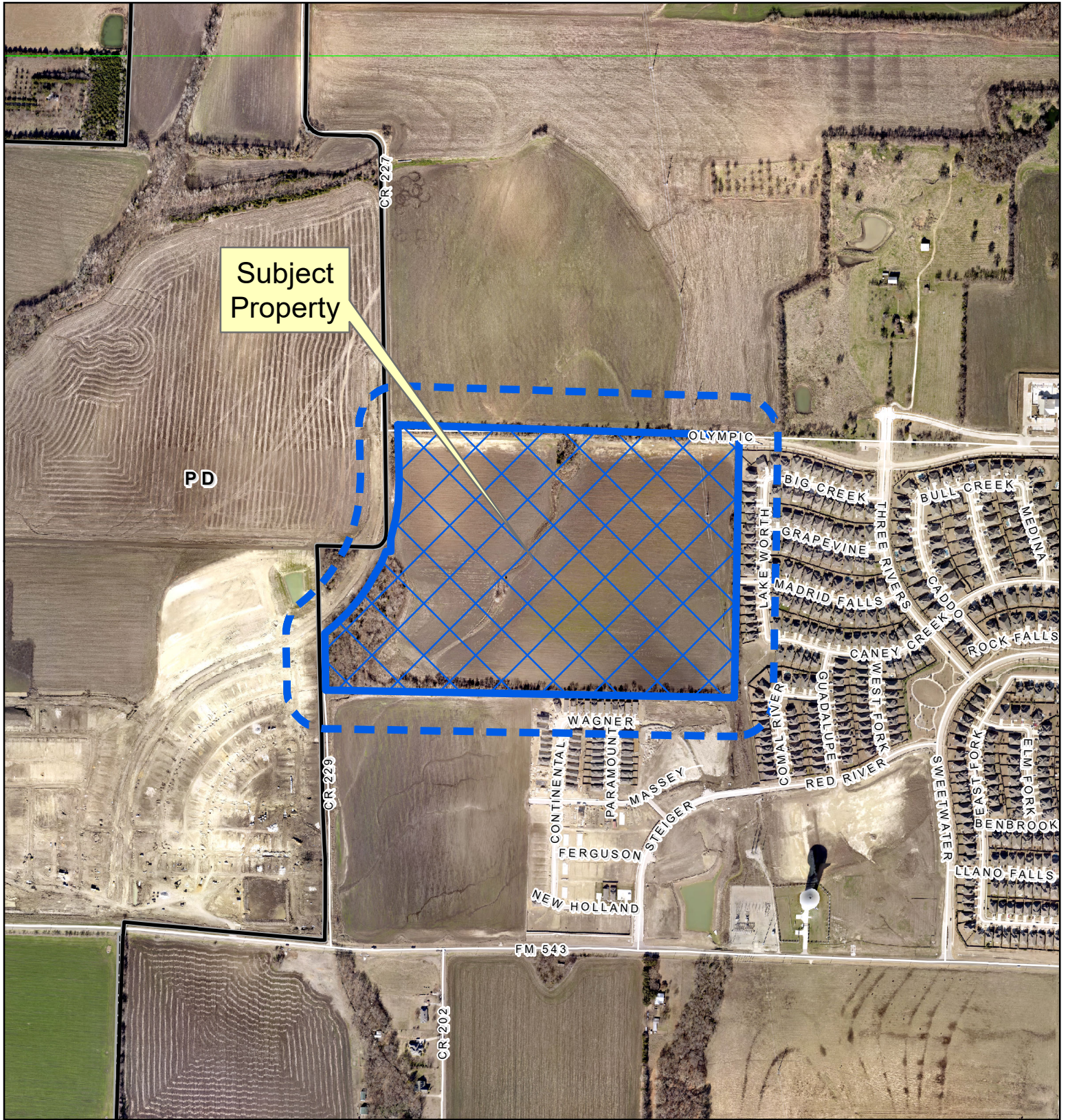
ANNEX2021-0003

EXHIBIT A



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.

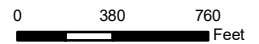




Aerial Map

ANNEX2021-0003

EXHIBIT A



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BEING a tract of land situated in the J. Emberson Survey, Abstract No. 294, Collin County, Texas, and being all of a called 20.300 acre tract of land described as Tract 1A, as described in a Warranty Deed to Tom B. Wilson Sr, as recorded in Volume 935, Page 598 of the Land Records of Collin County, Texas, a called 27.381 acre tract of land described in a Warranty Deed to Evelyn Cole Family, as recorded in Volume 4652, Page 2413 of the Land Public Records of Collin County, Texas, and being a remainder of a called 30.047 acre tract of land described in a Testamentary Trust created in the Last Will and Testament of Addison G. Wilson Jr, as recorded in Instrument No. 20091215001497350 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at the north end of the westerly terminus of the eastbound Olympic Crossing, as described in Trinity Falls, Planning Unit 1-Phase 2C, according to the Record Plat thereof recorded in Volume 2018, Page 732, of the Plat Records of Collin County, Texas, common to the northeast corner of said 20.300 acre tract, same being in the centerline of Olympic Crossing (County Road No. 228), a variable width right of way, no record found;

THENCE South $00^{\circ}53'45''$ West, departing the centerline of said Olympic Crossing and along said terminus and the westerly line of Trinity Falls, Planning Unit 1 – Phase 2B, according to the Record Plat recorded in Volume 2015, Page 193, of the Plat Records of Collin County, Texas, a distance of 986.32 feet to an ell corner on the westerly line of said Trinity Falls, Planning Unit 1-Phase 2C and the easterly line of said 20.300 acre tract, common to the northerly corner of Lot 1, Block A, of GCEC Chambersville Substation Addition Lots 1, 2, & 3, Block A, according to the Conveyance Plat thereof recorded in Volume 2014, Page 169, of the Plat Records of Collin County, Texas;

THENCE South $01^{\circ}32'42''$ West, continuing along the easterly line of said 20.300 acre tract and along the westerly line of said GCEC Chambersville Substation Addition, a distance of 533.04 feet to the southeast corner of said 20.300 acre tract, common to the northeast corner of a called 38.888 acre tract of land described in a Special Warranty Deed to Weston Ridge Development, LLC, as recorded in Instrument No. 20171204001599740 of the Official Public Records of Collin County, Texas;

THENCE North $89^{\circ}11'56''$ West, departing the westerly line of said GCEC Chambersville Substation Addition, and along the southerly line of said 20.300 acre tract, the northerly line of said 38.888 acre tract and the northerly line of Weston Ridge Phase 1, as described in the Record Plat thereof recorded in Volume 2019, Page 362, of the Plat Records of Collin County, Texas, a distance of 577.63 feet to the southwest corner of said 20.300 acre tract, common to the southeast corner of said 27.381 acre tract, and an ell corner on the northerly line of Weston Ridge Phase 1;

THENCE North $88^{\circ}22'35''$ West, continuing along the northerly line of said Weston Ridge Phase 1, along the southerly line of said 27.381 acre tract, and the northerly line of a called 38.948 acre tract of land conveyed in a Warranty Deed to Rohol LTD, as recorded in Instrument No. 20081030001281150 of the Official Public Records of Collin County, Texas, a distance of 599.88 feet to the southwest corner of said 27.381 acre tract, common to the southeast corner of said 30.048 acre tract;

THENCE North $89^{\circ}03'07''$ West, along the southerly line of said 30.048 acre tract and continuing along the northerly line of said 38.948 acre tract, a distance of 1198.32 feet to the southwest corner of said 30.048 acre tract, common to the northwest corner of said 38.948 acre

tract, same being on the easterly line of Tract 1 of Preserve at Honeycreek, Phase 1, as described in the Record Plat thereof recorded in Volume 2020, Page 843, of the Plat Records of Collin County, Texas;

THENCE North 01°10'46" West, along the westerly line of said 30.048 acre tract and the easterly line of said Tract 1, a distance of 325.26 feet to the northeast corner of said Tract 1, same being on the easterly right of way line of N. Hardin Boulevard, a variable width right of way, and at the beginning of a non-tangent curve to the left having a central angle of 31°38'05", a radius of 1105.73 feet, a chord bearing and distance of North 37°20'41" East, 602.78 feet;

THENCE in a northeasterly direction, departing the westerly line of said 30.048 acre tract and along the easterly right of way line of said Hardin Boulevard with said curve to the left, an arc distance of 610.51 feet to the southwest corner of Lot CA-M1 of Hardin Boulevard according to the Record Plat thereof recorded in Volume 2020, Page 775, of the Plat Records of Collin County, Texas;

THENCE South 88°15'19" East, departing the easterly right of way line of said Hardin Boulevard and along the southerly line of said CA-M1, a distance of 25.60 feet to the southeast corner of said Lot CA-M1;

THENCE North 01°05'48" West, along the easterly line of said Lot CA-M1, a distance of 67.78 feet to the northeast corner of said Lot CA-M1, being on the easterly right of way line of said Hardin Boulevard, same being at the beginning of a non-tangent curve to the left having a central angle of 19°04'49", a radius of 1110.00 feet, a chord bearing and distance of North 08°25'31" East, 367.94 feet;

THENCE in a northeasterly direction, with said curve to the left, and along the easterly right of way line of said Hardin Boulevard, an arc distance of 369.65 feet to a point for corner;

THENCE North 01°02'14" West, continuing along the easterly right of way line of said Hardin Boulevard, a distance of 291.42 feet to a point for corner on the northerly line of said 30.048 acre tract, same being on the southerly line of a called 270.720 acre tract of land describe in a deed to Trinity Falls Holdings, LP, as recorded in Instrument No. 20171030001439680 of the Official Public Records of Collin County, Texas;

THENCE departing the easterly right of way line of said Hardin Boulevard and along the northerly line of said 30.048 acre tract, said 27.381 acre tract, and said 20.300 acre tract, and the southerly line of said 270.720 acre tract, the following:

South 88°38'47" East, a distance of 495.44 feet to a point for corner;

South 88°09'36" East, a distance of 504.93 feet to a point for corner;

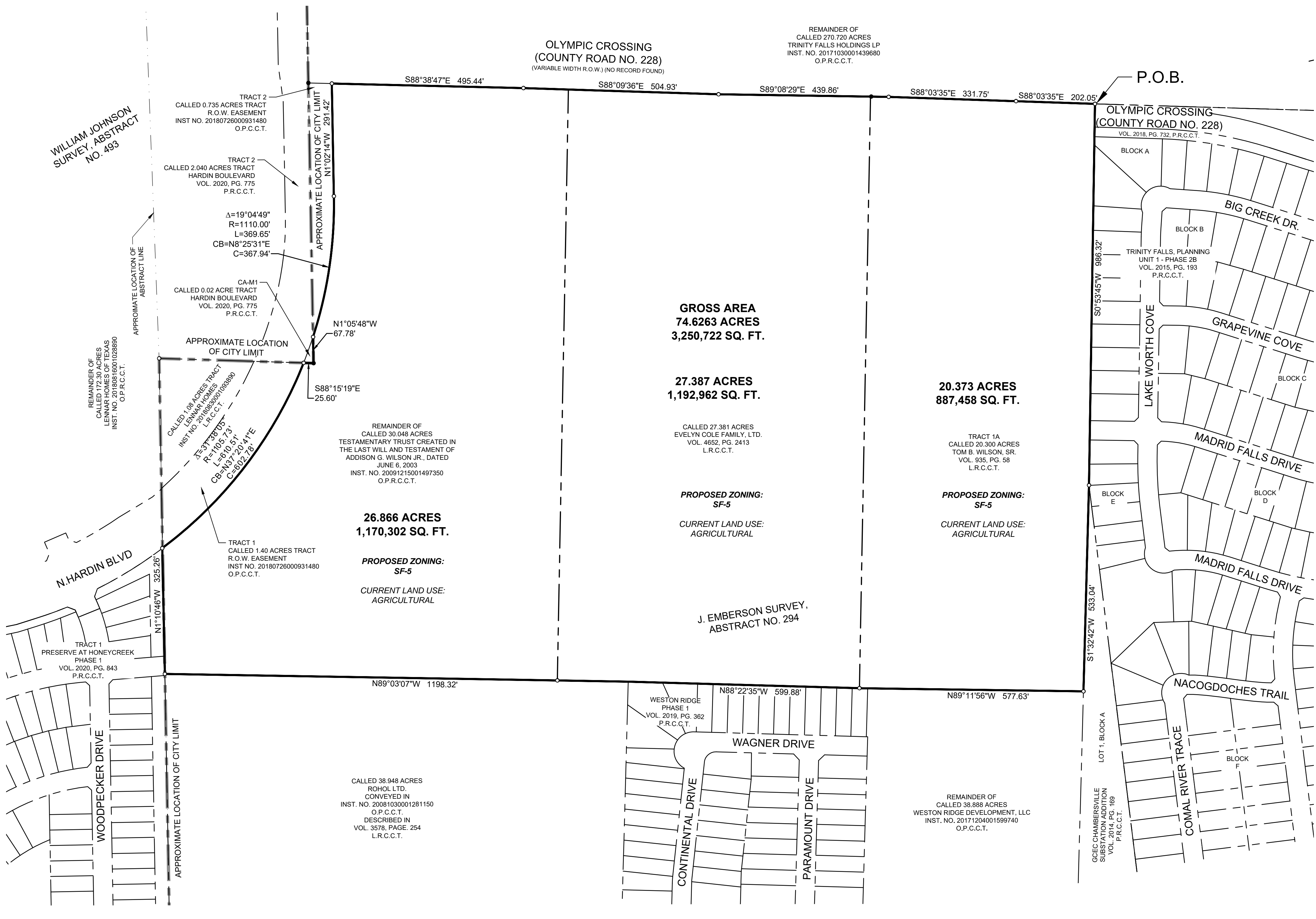
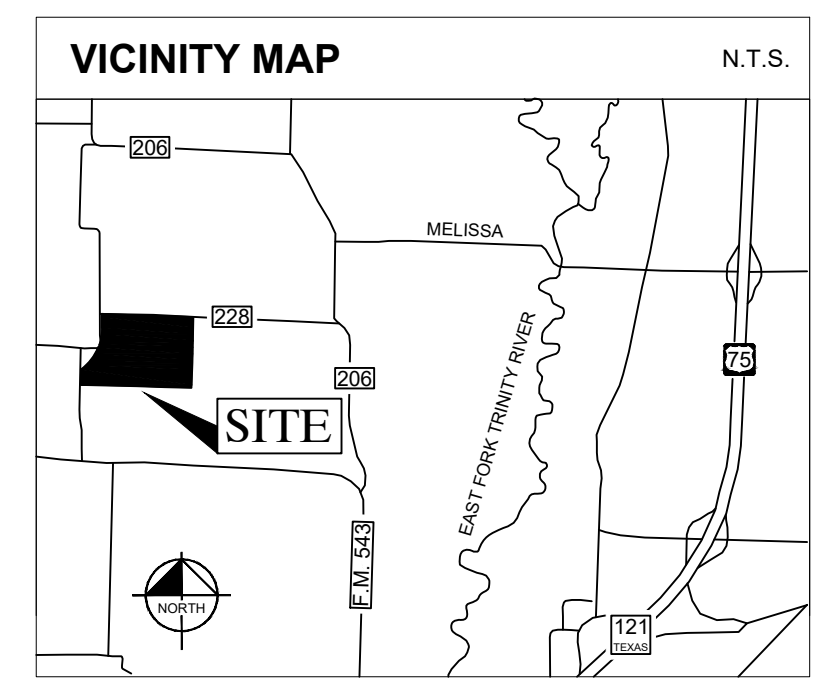
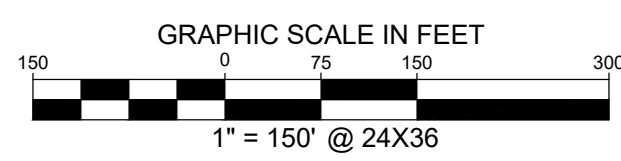
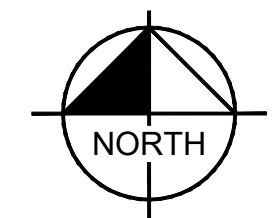
South 89°08'29" East, a distance of 439.86 feet to a point for corner;

South 88°03'35" East, a distance of 331.75 feet to a point for corner;

South 88°03'35" East, a distance of 202.05 feet to the **POINT OF BEGINNING** and containing 74.626 acres (3,250,722 square feet) of land, more or less.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EXHIBIT B



GROSS AREA
74.6263 ACRES
3,250,722 SQ. FT.

27.387 ACRES
1,192,962 SQ. FT.

20.373 ACRES
887,458 SQ. FT.

26.866 ACRES
1,170,302 SQ. FT.

PROPOSED ZONING:
SF-5
CURRENT LAND USE:
AGRICULTURAL

PROPOSED ZONING:
SF-5
CURRENT LAND USE:
AGRICULTURAL

PROPOSED ZONING:
SF-5
CURRENT LAND USE:
AGRICULTURAL

LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT LINE
	ABSTRACT LINE
	CITY LIMIT LINE

LEGEND

P.O.B. = POINT OF BEGINNING
 Δ = CENTRAL ANGLE
 P.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 L.R.C.C.T. = LAND RECORDS, COLLIN COUNTY TEXAS

NOTES:

1. Bearing system of this survey is based on a line oriented between City of McKinney monuments 25 and 26 found in the field, whose positions are published on the Texas State Plane Coordinate System of 1983, North Central Zone 4202 (North American Datum of 1983). The horizontal coordinates of this survey are local surface coordinates derived from McKinney monument 26 utilizing a combined scale factor of 0.999856823.

2. This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

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EXHIBIT C

ANNEXATION EXHIBIT
74.626 ACRES
J. EMBERSON SURVEY, ABSTRACT NO. 294
COLLIN COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034		Tel. No. (972) 335-3580 FIRM # 10193822	
Scale	Drawn by	Checked by	Date
1" = 150'	CDS	KHA	1/7/2021
Project No.	Sheet No.		
068150000	1 OF 1		

DWG NAME: C:\USER\CODY\SKETCHES\DESKTOP\2021-01-06 WILSON ANNEXATION EXHIBIT C.DWG PLOTTED BY: SKETCHERS, CODY 1/7/2021 5:13 PM LAST SAVED: 1/7/2021 5:13 PM

EXHIBIT D



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

ANNEXATION ORDINANCE NO. 2021-03-XXX

DATE OF ANNEXATION ORDINANCE: March 16, 2021

ACREAGE ANNEXED: 75 Acres

This Service Plan is hereby entered into and agreed pursuant to Texas Local Government Code § 43.0672 effective the ___ day of _____, 2021, by and between the **CITY OF MCKINNEY**, a Texas municipal corporation and home-rule city ("City"), and **ADDISON, JR. AND MESCAL HILL WILSON FAMILY, LP**, a Texas limited partnership, whose address is 3838 Oak Lawn Ave., Suite 810, Dallas, TX 75219; **EVELYN COLE FAMILY, LTD.**, a Texas limited partnership, whose address 7601 June Springs Way, McKinney, TX 75071; and, the **ESTATE OF TOM B. WILSON, SR.**, whose address is 22 Citrus Way, Lucas, TX 75002 (collectively the "Developer") for the approximately 75 acres of land in the J. Emberson Survey, Abstract Number 294, Collin County, Texas,, that is located in the extraterritorial jurisdiction of the City of McKinney, Collin County, Texas ("ETJ") in an area generally along the east side of Hardin Boulevard and the south side of Olympic Crossing (CR 228) 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 the pending Developer Agreement.
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 2012 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. The Future Land Use Plan of the 2004 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

**ADDISON, JR. AND MESCAL HILL
WILSON FAMILY, LP,**
a Texas limited partnership

By: Hog Pasture, LLC, a Texas limited
partnership, its general partner

DocuSigned by:
By: Addison Wilson III
B9AE17A1E8D ADDISON WILSON, III, Manager

Date Signed: 3/11/2021

EVELYN COLE FAMILY, LTD.,
a Texas limited partnership

By: Cole 2000, Trust,
its general partner

DocuSigned by:
By: Carol A. Sullivan
67A1F0A1E8D CAROL A. SULLIVAN, Trustee

Date Signed: 3/11/2021

