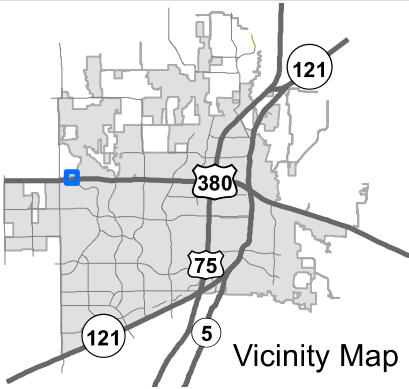
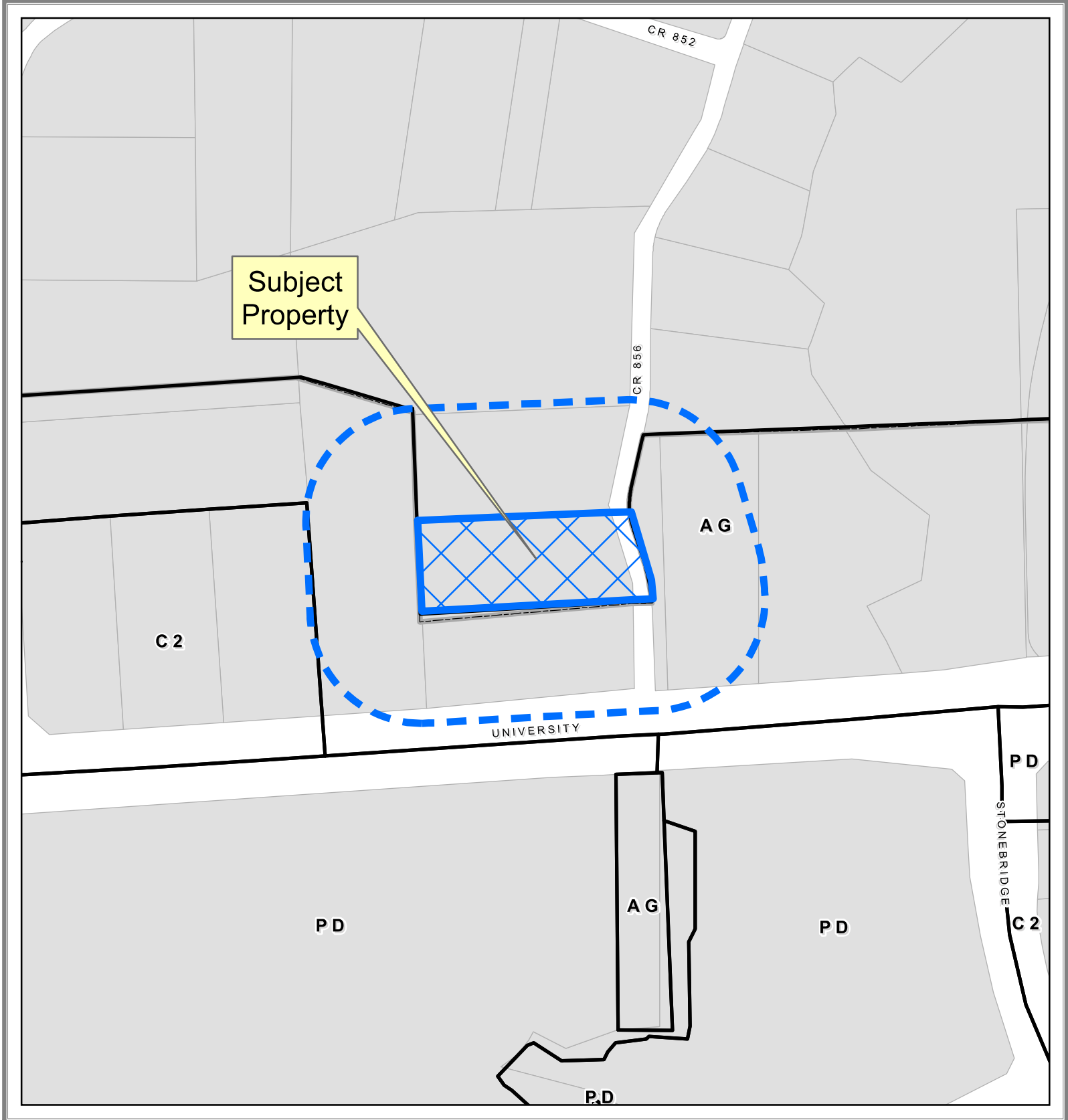


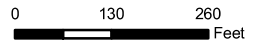
EXHIBIT A



Property Owner Notification Map

ANNEX2021-0007

ZONING2021-0074



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

BEING a 1.92 acre tract of land out of E. P. WORLEY SURVEY, ABSTRACT NUMBER 995, situated in the City of McKinney and Collin County, Texas and being a portion of Lot 5, Block 1 of Walnut Grove Subdivision, of record in Volume 7, Page 19 of the Plat Records of Collin County, Texas, also being all of a called 1.7523 acre tract of land conveyed to Charles and Linda Pritchard by deed of record in Document Number 19771004000295140 of the Official Public Records of Collin County, Texas, also being a portion of the Lakefront Road right-of-way (right-of-way varies) and being more particularly described by metes and bounds as follows:

COMMENCING, at a 1/2 inch iron rod found at the intersection of the North right-of-way line of U.S. Highway 380 (right-of-way varies) and the West right-of-way line of Lakefront Road, being the Northeast corner of a called Parcel 36 - 11,405 sq. ft. tract of land conveyed to the State of Texas by deed of record in Volume 3390, Page 347 of said Deed Records, also being in the East line of said Lot 5, also being the Southeast corner of a called 1.7446 acre tract of land conveyed to Alan and Yasmin Hashem by deed of record in Document Number 20110408000369100 of said Official Public Records;

THENCE, N00°02'18"E, along the West right-of-way line of Lakefront Road, being the common East line of said Lot 5 and said 1.7446 acre tract, a distance of 178.91 feet to a PK Nail set at the Southeast corner of said 1.7523 acre tract, being the Northeast corner of said 1.7446 acre tract, for the **POINT OF BEGINNING**;

THENCE, S86°12'46"W, leaving the West right-of-way line of Lakefront Road, along the North line of said 1.7446 acre tract, being the common South line of said 1.7523 acre tract, over and across said Lot 5, a distance of 424.91 feet to a 3/8 inch iron rod found in the East line of Lot 4 of said Walnut Grove Subdivision, being the common West line of said Lot 5, also being the Northwest corner of said 1.7446 acre tract, also being the Southwest corner of said 1.7523 acre tract and hereof;

THENCE, N01°46'04"W, along the East line of said Lot 4 and the common West line of said Lot 5, being the West line of said 1.7523 acre tract, a distance of 194.46 feet to a 1/2 inch iron rod found at the Southwest corner of that certain tract of land conveyed to Lindset Living Trust Dated Sept. 20, 1995 by deed of record in Document Number 19950927000721660 of said Official Public Records, being the Northwest corner of said 1.7523 acre tract and hereof;

THENCE, N88°28'03"E, leaving the East line of said Lot 4, along the South line of said Lindset Living Trust tract, being the common North line of said 1.7523 acre tract, over and across said Lot 5, a distance of 388.35 feet to a 1/2 inch iron pipe found in the West right-of-way line of Lakefront Road, being the common East line of said Lot 5, also being the Southeast corner of said Lindset Living Trust tract, also being the Northeast corner of said 1.7523 acre tract;

THENCE, N88°28'03"E, leaving the East line of said Lot 5, over and across the Lakefront Road right-of-way, a distance of 39.38 feet to a point in the West line of Lot 11, Block 3 of Walnut Grove, a subdivision of record in Volume 7, Page 19 of said Plat Records, being the common East right-of-way line of Lakefront Road, for the Northeast corner hereof;

THENCE, along the West line of said Lot 11 and the common East right-of-way line of Lakefront Road, the following two (2) courses and distances:

1. S16°12'42"E, a distance of 143.36 feet to an angle point;
2. S05°11'42"E, a distance of 37.52 feet to the Southeast corner hereof;

THENCE, S86°12'46"W, leaving the West line of said Lot 11, over and across said Lakefront Road right-of-way, a distance of 41.11 feet to the **POINT OF BEGINNING** and containing an area of 1.92 Acres, or (83,462 Square Feet) of land, more or less.



EAGLE SURVEYING, LLC
210 S. ELM STREET
SUITE: 104
DENTON, TX 76201
(940) 222-3009
TX FIRM # 10194177

I hereby certify that this legal description was prepared by me or under my direct supervision and that I am a Registered Professional Land Surveyor under the laws of the State of Texas

Matthew Raabe

Matthew Raabe
R.P.L.S. # 6402 06-14-21



JOB NUMBER	DRAWN BY	DATE
2102.017	-	06/14/2021

EXHIBIT D



CITY OF MCKINNEY, TEXAS SERVICE PLAN FOR ANNEXED AREA

ANNEXATION ORDINANCE NO. _____

DATE OF ANNEXATION ORDINANCE: _____

ACREAGE ANNEXED: _____

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 **CHARLES M. PRITCHARD** and **LINDA PRITCHARD**, whose address is 2099 County Road 856, McKinney, Texas, 75071 ("Owner") for the approximately 1.92 acres of land, 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:

EXHIBIT D

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.

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.

EXHIBIT D

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.
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.

EXHIBIT D

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

EXHIBIT D

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.

EXHIBIT D

- 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

LANDOWNERS:

CHARLES M. PRITCHARD

By: CLM Pritchard
Date Signed: 7-28 2021

LINDA PRITCHARD

By: Linda Pritchard
Date Signed: 7/28/2021