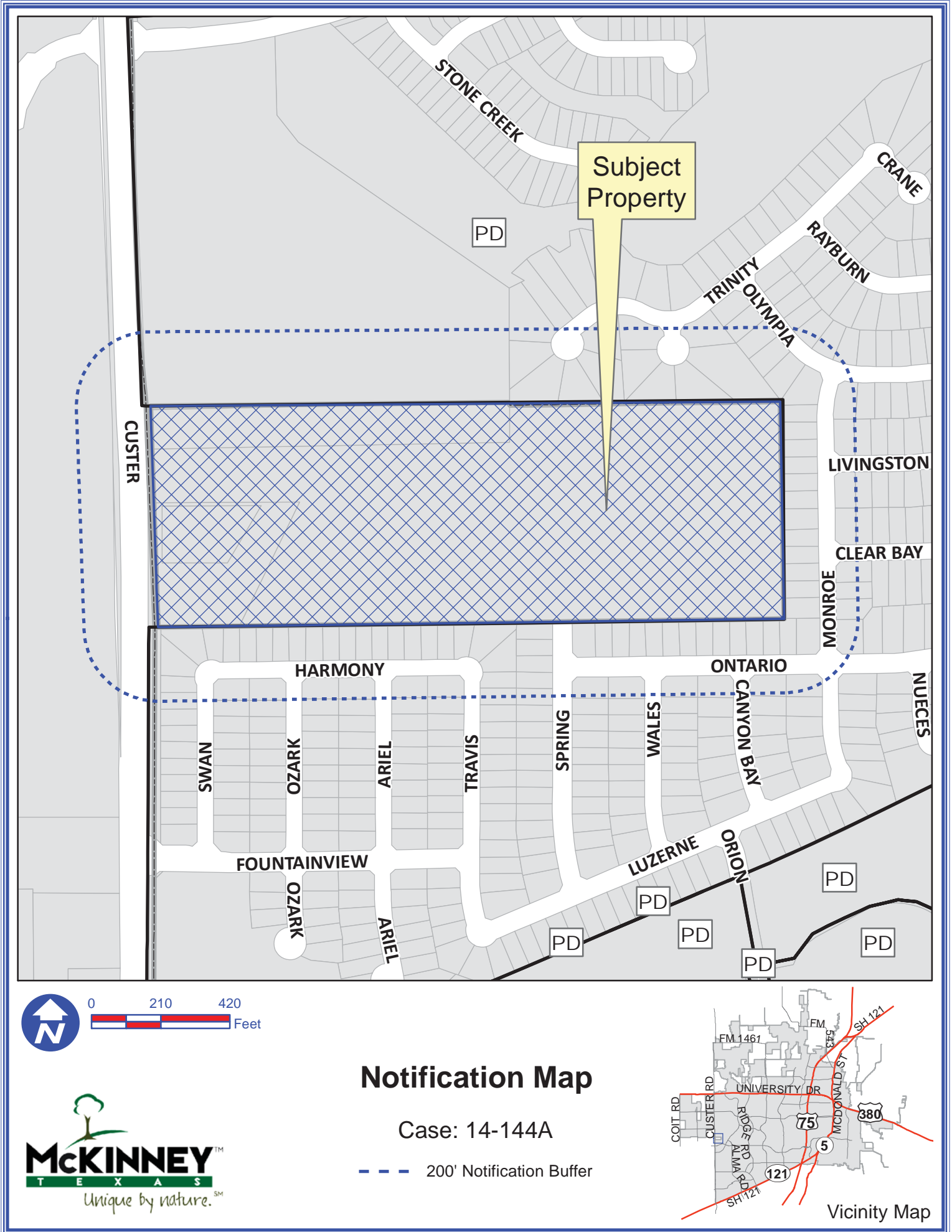


EXHIBIT A



Path: S:\MCKGIS\Notification\Projects\2014\14-144A.mxd

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

METES AND BOUNDS DESCRIPTION Annexation Exhibit

BEING a tract of land situated in the A.S. Young Survey, Abstract No. 1037, City of McKinney, Collin County, Texas, the subject tract being all of a tract conveyed to Clyde A. and Lucretia M. Geer, recorded in Document No. 96-0006366 of the Deed Records, Collin County, Texas (DRCCT), and being a portion of a tract conveyed to Killis Melton according to the deed recorded in Volume 729, Page 47 DRCCT, the subject tract being more particularly described as follows:

BEGINNING at an aluminum right-of-way monument found on the east line of Custer Road, a 90 foot right-of-way (also known as Farm to Market Road 2478) for the southwest corner of The Mansions at Stonebridge Ranch, an addition recorded in Cabinet N, Page 473, Plat Records, Collin County, Texas (PRCCT) and being the northeast corner of a tract conveyed to the State of Texas, recorded in Document No. 20081031001281630 DRCCT, for right-of-way purposes;

THENCE N 89°16'17" E, 1090.31 feet along the south line of The Mansions at Stonebridge Ranch to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the easterly northwest corner of said Melton tract, and for the upper southwest corner of Fountainview Phase Three, an addition recorded in Cabinet P, Page 580 PRCCT;

THENCE N 89°16'17" E, 821.31 feet along the upper south line of Fountainview Phase Three to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for an inset corner of Fountainview Phase Three;

THENCE S 00°45'10" E, passing at 331.16 feet the lower southwest corner of Fountainview Phase Three and a northwesterly corner of Fountainview Phase Two, an addition recorded in Cabinet D, Page 53 PRCCT, continuing along the common line thereof a total distance of 662.32 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for a southwesterly corner of Fountainview Phase Two, and being on a north line of Fountainview Phase One, an addition recorded in Cabinet N, Page 123 PRCCT, and from which an "X" found in concrete for the intersection of the centerline of Canyon Bay with Ontario Drive bears S 41°45'00" W, 189.82 feet;

THENCE S 89°16'17" W, along a north line of Fountainview Phase One, passing at 700.99 feet a northwest corner thereof and a northeast corner of Fountainview Phase Two, passing at 1453.01 feet a northwest corner thereof and a northeast corner of Fountainview Phase One, continuing along the north line thereof a total distance of 1909.68 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the east line of Custer Road, said rod being a northwest corner of said Fountainview Phase One and the southeast corner of said State of Texas right-of-way tract;

THENCE along the east line of Custer Road, the following:

Around a non-tangent curve to the right having a central angle of 01°23'58", a radius of 4939.97 feet, a chord of N 00°28'00" W - 120.65 feet, an arc length of 120.65 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 00°13'59" E, 17.90 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

Around a non-tangent curve to the left having a central angle of 02°00'30", a radius of 11519.16 feet, a chord of N 00°46'13" W - 403.77 feet, an arc length of 403.80 feet to the common corner between said Geer and said Melton tracts;

Around a tangent curve to the right having a central angle of 00°27'03", a radius of 11519.16 feet, a chord of N 02°00'00" W - 90.63 feet, an arc length of 90.63 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

EXHIBIT B

And N 02°13'45" W, 29.40 feet continuing along the east line of Custer Road to the POINT OF BEGINNING with the subject tract containing 1,264,037 square feet or 29.018 acres of land.

EXHIBIT C



CITY OF MCKINNEY, TEXAS SERVICE PLAN FOR ANNEXED AREA

ANNEXATION ORDINANCE NO. 2014-09-XXX

DATE OF ANNEXATION ORDINANCE: September 16, 2014

ACREAGE ANNEXED: 29.02 Acres

A component of the City of McKinney, Texas 2004 Comprehensive Plan is the annexation of the Ultimate Planning Area to define the boundaries of the City. The intent of this annexation and subsequent annexations is to assure continued, attractive, and efficient growth.

Municipal services shall be provided to the annexed tract(s) of land, by the City of McKinney, Texas, in accordance with the following provisions and V.T.C.A., Local Government Code, Section 43.065 (Vernon 2000).

A. POLICE PROTECTION:

1. Police personnel and equipment from the McKinney Police Department shall be provided to the area annexed 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 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 area upon the effective date of this ordinance.

D. SOLID WASTE COLLECTION:

1. Solid waste collection shall be provided to the area annexed upon the effective date of this ordinance.

EXHIBIT C

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 developers 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 areas annexed 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 developers to construct the necessary infrastructure to meet the needs of

EXHIBIT C

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 areas annexed 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 areas annexed 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 developers 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 areas annexed 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.
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 areas being considered for annexation.

I. ENVIRONMENTAL HEALTH AND CODE ENFORCEMENT SERVICES:

EXHIBIT C

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 this 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 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 Lane Use Plan of the 2004 Comprehensive Plan as amended will serve as a guide for consideration of future zoning requests.

K. MISCELLANEOUS:

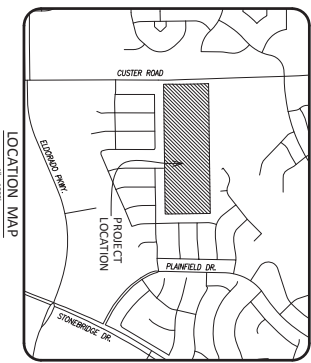
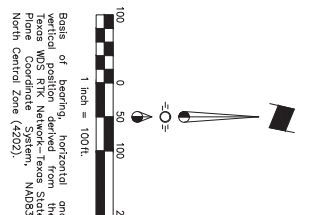
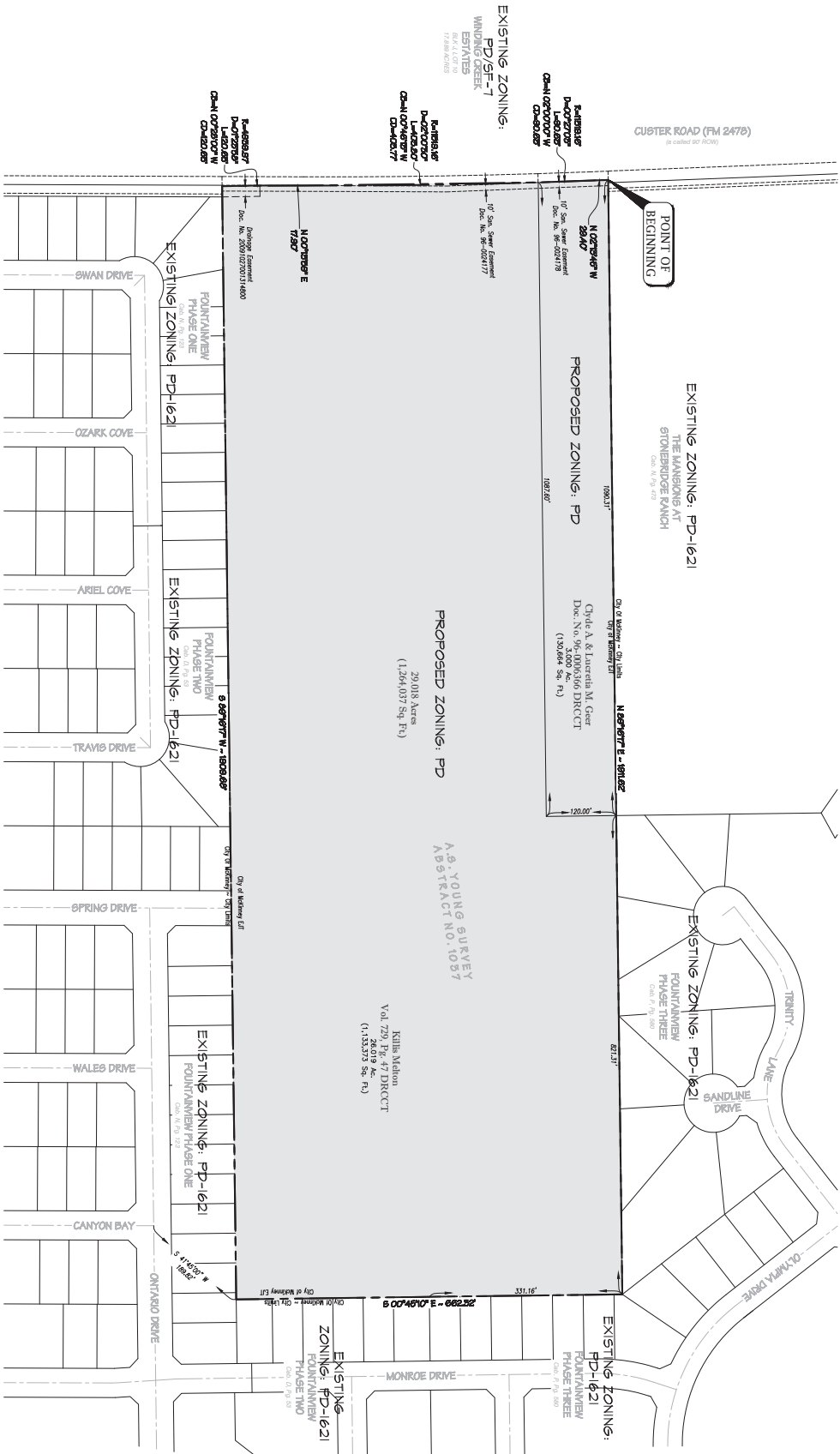
Any city owned facility, building, or service located within the annexed area shall be operated and maintained by the City upon the effective date of the annexation ordinance.

L. CAPITAL IMPROVEMENTS PROGRAM

If this area is annexed, such areas are immediately eligible for Capital Improvement Program consideration.

- M. Other municipal services for areas not specifically listed in Sections A-K shall be provided to an 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 no later than four and one-half years after the effective date of the annexation.

EXHIBIT D



METS AND BOUNDS DESCRIPTION

BEING a tract of land situated in the A.S. Young Survey, Abstract No. 1037, City of McKinney, Collin County, Texas, the subject of the plat of subdivision recorded in Volume 729, Page 47 DIRECT, and being a portion of a tract conveyed to Kilis Melton according to the deed recorded in Volume 729, Page 47 DIRECT, the subject tract being more particularly described as follows:

BEGINNING at an aluminum right-of-way monument found on the east line of Custer Road, a 90-foot right-of-way (also known as Farm to Market Road 2476) for the southwest corner of the Madison at Stonebridge Ranch, an addition recorded in Collin County, Texas (PDCCT) and being the northeast corner of a tract conveyed to the State of Texas, recorded in Document No. 200803002251850DIRECT, for right-of-way purposes;

THENCE N 88°16'17" E, 1080.31 feet along the south line of the Madison at Stonebridge Ranch to a 1/2" iron rod with plastic cap stamped "SPARKSING" set for the easterly northwest corner of said Melton tract; and for the upper southwest corner of Fountainview Phase Three, an addition recorded in Cabinet P, Page 580 DIRECT;

THENCE N 89°16'17" E, 821.31 feet along the upper south line of Fountainview Phase Three to a 1/2" iron rod with plastic cap stamped "SPARKSING" set for an inset corner of Fountainview Phase Three;

THENCE S 02°45'17" E, passing at 311.16 feet the lower southwest corner of Fountainview Phase Three and a northwesterly corner of Fountainview Phase Two, an addition recorded in Cabinet D, Page 53 DIRECT, continuing along the common line thereof a total distance of 662.32 feet to a 1/2" iron rod with plastic cap stamped "SPARKSING" set for a southwesterly corner of Fountainview Phase Two, and from which an "X" found in concrete for the intersection of the centerline of Canyon Bay with Onyado Drive bears S 14°45'00" W, 189.82 feet;

THENCE S 89°16'17" W, along a north line of Fountainview Phase One, passing at 1700.95 feet a northwest corner thereof and a northeast corner of Fountainview Phase Two, passing at 1453.01 feet a northwest corner thereof and a northeast corner of Fountainview Phase One, continuing along the north line thereof a total distance of 1899.68 feet to a 1/2" iron rod with plastic cap stamped "SPARKSING" set along the east line of Custer Road, said rod being a northwest corner of said Fountainview Phase One and the southeast corner of said State of Texas right-of-way tract;

THENCE along the east line of Custer Road, the following:

- around a non-tangent curve to the right, having a central angle of 02°23'58", a radius of 4939.97 feet, a chord of N 00°28'00" W, 120.65 feet, an arc length of 20.65 feet to a 1/2" iron rod with plastic cap stamped "SPARKSING" set;
- N 00°13'59" E, 17.90 feet to a 1/2" iron rod with plastic cap stamped "SPARKSING" set;
- around a non-tangent curve to the left, having a central angle of 02°00'30", a radius of 11519.16 feet, a chord of N 00°46'13" W, 403.77 feet, an arc length of 403.80 feet to the common corner between said Deer and said Melton tracts;
- around a tangent curve to the right, having a central angle of 00°27'03", a radius of 11519.16 feet, a chord of N 02°00'00" W, 39.63 feet, an arc length of 90.63 feet to a 1/2" iron rod with plastic cap stamped "SPARKSING" set;
- and N 02°13'45" W, 210.40 feet continuing along the east line of Custer Road to the POINT OF BEGINNING with the subject tract containing 1,264,037 square feet or 29,018 acres of land.

ANNEXATION EXHIBIT

ZONED PD
29,018 Acres OUT OF THE
A.S. YOUNG SURVEY, ABSTRACT NO. 1037
IN THE CITY OF THE CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

OWNER
 FRANCIS L. TITLTON
 2481 S. Custer Rd.
 McKinney, Texas 75070
 Contact: Mike Madison

OWNER
 KILLISTON
 2481 S. Custer Rd.
 McKinney, Texas 75070

OWNER
 SHADOCK DEVELOPERS, LTD.
 SHARPE ENGINEERING, INC.
 LUCRETIA M. GIER
 2481 S. Custer Rd.
 Plano, Texas 75093
 Contact: Lucrétia Gier

ENGINEER / SURVEYOR
 SHARPE ENGINEERING, INC.
 LUCRETIA M. GIER
 2481 S. Custer Rd.
 Plano, Texas 75093
 Contact: Lucrétia Gier

SCALE: 1" = 100'
DATE: July, 2014
ESI JOB NO.: 14-1026