

AFTER RECORDING, RETURN TO:

City Secretary
City of McKinney
P.O. Box 517
222 N. Tennessee Street
McKinney, Texas 75069

**City of McKinney, Texas
ANNEXATION FACILITIES AGREEMENT**

For

**Approximately 29± Acres of Land Situated on the
East Side of Custer Road and North of Eldorado Parkway
in the City of McKinney, Collin County, Texas
Owned by Frances Melton, Clyde Geer and Lucretia Geer**

This ANNEXATION FACILITIES AGREEMENT for approximately 29± acres of land situated on the east side of Custer Road and north of Eldorado Parkway (this "Agreement"), entered into effective the _____ day of _____, 2014, by and between the **CITY OF MCKINNEY**, a Texas municipal corporation and home-rule city ("CITY"), and Frances Melton, Clyde Geer and Lucretia Geer, whose address is 2417 S. Custer Road, McKinney, Texas 75070, and who are the present owners of the subject property at the time of annexation into the City of McKinney, (collectively, "OWNER"), witnesseth that:

WHEREAS, the OWNER is the owner of certain real property located within the extraterritorial jurisdiction of the CITY; and

WHEREAS, the OWNER has requested the City Council to approve the annexation of the Property; and

WHEREAS, the physical location of the Property and the lack of adequate roadway and utility facilities to serve the Property demonstrate that infrastructure improvements will likely be required as a condition to development in the future; and

WHEREAS, OWNER understands that prior to record platting the Property the CITY's development standards and ordinances will require the then Owner and/or any Developer to fund and construct certain roadway and utility improvements, as set forth in the CITY's Subdivision Ordinance, that are necessitated by the development of the Property and a general statement of

such required public improvements (based on existing conditions) is outlined herein; and

WHEREAS, a Construction Facilities Agreement specific to the then proposed use of the Property may be required at such time as development of the Property begins which may supersede or amend this Agreement by setting forth in detail the public improvements that will be required for the Property and until such occurrence all applicable ordinances and the terms of this Agreement shall govern the Property's development and provide notice to the OWNER of the CITY's development requirements; and

WHEREAS, the OWNER, together with the OWNER's grantees, assigns, successors, trustees and all others holding any interest now or in the future, agree and enter into this Agreement which shall operate as a covenant running with the land and be binding upon the OWNER, his representatives, grantees, assigns, successors, trustees and all others holding any interest now or in the future.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein the OWNER and CITY agree as follows:

A. PROPERTY

This Agreement is for approximately 29± acres of land located in the extraterritorial jurisdiction (however, the subject of a pending annexation proceeding) of the City of McKinney, along the east side of Custer Road and north of Eldorado Parkway, and is more fully described in Exhibit "A" attached to this Agreement which is fully incorporated herein by reference (the "Property").

B. ANNEXATION

It is specifically understood and agreed that the Property is outside the CITY's corporate limits and that the CITY has not identified the Property in its Annexation Plan. It is also specifically understood and agreed that but for the OWNER's petition requesting the Property be annexed into the CITY's corporate limits the Property would remain outside the CITY's corporate limits and within the CITY's extra-territorial jurisdiction. It is further understood and agreed that the CITY does not currently have public improvements in place to serve the Property. It is also understood and agreed that the CITY does not have any plans to improve or construct the roadways, extend the water, sanitary sewer and storm sewer lines, and construct the parks necessary to serve the Property. Neither does the CITY have the funds budgeted or otherwise available or projects and bonds approved by the voters to provide the public improvements necessary to serve the Property. **The OWNER acknowledges that the Property is within the CITY's extra-territorial**

jurisdiction and represents to the CITY that the OWNER has not engaged in any discussions or negotiations with any other city or town seeking to have the Property annexed into the extra-territorial jurisdiction or corporate limits of any municipality or town save and except the CITY. The OWNER specifically understands and agrees that the CITY shall have no obligation to design, extend, construct and provide the public improvements necessary to serve the Property and that should OWNER desire to develop the Property prior to the time that adequate public improvements are on or adjacent to the Property, it shall be the OWNER'S responsibility and obligation to design, extend and construct such public improvements. The OWNER does hereby, in exchange for the annexation of the Property, waive and hold harmless and agree to indemnify the CITY from and against any and all claims or demands that the CITY design, extend, construct and provide the public improvements necessary to serve the Property.

C. ZONING & PLATTING

The Property shall be zoned and platted, if required by applicable ordinance or state law, in accordance with the CITY's Zoning Ordinance and Subdivision Ordinance, then in force, before any Development Permit or Building Permit will be issued for the development of the Property.

D. PUBLIC IMPROVEMENTS

All public improvements, including utilities, drainage structures and easements, roadways, sidewalks, hike and bike trails, street lighting, street signage, rights-of-ways, parkland dedication and all other required improvements and dedications shall be constructed and provided to the CITY by the OWNER, at no cost to the CITY, in accordance with the CITY's Ordinances which are then in effect. The following provides a general description of the minimum construction requirements for roadways and utilities which, under current conditions, would be required by OWNER as a condition to development of the Property (subject to the City's approval of phases or partial development):

1. Traffic Impact Analysis. At the time of development, and prior to platting the Property and the issuance of any development permits for the Property the OWNER shall cause a Traffic Impact Analysis ("TIA") to be performed by a professional engineer acceptable to the CITY to determine capacity in and on the roadways in the vicinity of the Property and the ability of such roadways to support the traffic that will be generated by the OWNER's proposed development of the Property. Such TIA shall also identify the offsite roadway improvements that must be constructed at a minimum to serve the OWNER's proposed development of the Property in accordance with the CITY's Street Design Standards, then in effect.

The TIA shall be performed at no cost to the CITY and will be subject to review and approval by the CITY Engineer. The TIA will also be subject to review and approval by the Texas Department of Transportation ("TxDOT") if a TxDOT controlled roadway is involved. The CITY Engineer shall have the right to require the OWNER to perform additional TIA(s), at no cost to the CITY, if a significant amount of time has passed between the date the previous TIA was performed and the date the Property development commences or if the proposed development of the Property changes from the development assumptions contained in the prior TIA or if in the opinion of the CITY Engineer some other change in conditions has occurred which merits re-evaluation of an earlier TIA.

2. Off-site Roadway Level of Service. The OWNER of the Property must maintain the greater of the then current Level of Service ("LOS") on the roadway system serving the Property or Level of Service "D" on the roadways between the Property and the nearest major roadway based on the anticipated traffic routes from/to the Property as approved by the CITY Engineer. A major roadway is defined as an improved 4 lane divided roadway ("Arterial Roadway" classification as defined by CITY), TxDOT maintained roadway, or US Highway (i.e., US 75 and US 380).
 - (a) The OWNER will be required to obtain and dedicate to the CITY, at no cost to the CITY, all rights-of-way and easements as may be necessary to construct any off-site roadway improvements identified on the TIA as being necessary to serve the OWNER's proposed development of the Property.
 - (b) The OWNER will also be required to construct, at no cost to the CITY, any off-site roadway improvements that are identified on the TIA as being necessary to serve the OWNER's proposed development of the Property in accordance with the CITY's Street Design Standards, then in effect, or as may be otherwise agreed by the CITY.
 - (c) The CITY may, in its sole discretion, enter into a separate agreement with the OWNER that will allow the OWNER to fulfill its obligations under this Paragraph No. D(2) and also allow the CITY to make any additional roadway improvements that the CITY determines should be made in coordination with the OWNER's off-site roadway improvements and which additional CITY roadway improvements are not identified in the TIA as being necessary to or required by the development of the Property.

- (d) The OWNER must provide all appropriate documentation regarding the necessary rights-of-way and off-site roadway construction to the CITY Engineer for approval.
3. Right-of Way Dedication. The OWNER shall dedicate to the CITY, at no cost to the CITY, that amount of right-of-way along perimeter roadways adjacent to the Property which will yield at least one-half (1/2) of the ultimate right-of-way width that is not already dedicated by plat or legal instrument as road right-of-way, at such time as development occurs. If a Master Plan roadway is situated on or across the Property the OWNER shall dedicate to the CITY the full right-of-way for such Master Plan roadway at such time as development occurs. The CITY will compensate the OWNER for that portion of the Master Plan roadway right-of-way that is so dedicated and which is not roughly proportionate to the impact the development of the Property will have on the CITY's roadway system. The OWNER shall dedicate all right-of-way for the interior streets serving the Property at the time of development. The OWNER shall also dedicate all easements necessary for construction and safety purposes for roadways on the Property and perimeter roadways adjacent to the Property as required herein-above. The final alignment of right-of-way dedications shall be consistent with the CITY's Thoroughfare Development Plan and as approved by the CITY Engineer.
4. Roadway Plan Approval. All roadway construction plans shall be approved by the CITY's Engineer or his agent prior to approval of a Development Permit for any portion of the Property.
5. Roadway Construction. The OWNER shall construct, at no cost to the CITY, all required roadway improvements in accordance with the CITY's Subdivision Ordinance and Street Design Standards, then in effect. In addition to complying with the CITY's ordinance and standards, the OWNER shall also comply with TxDOT's standards and specifications when the roadway improvements are being made on along, about or to TxDOT roadways. In the event of a conflict between the CITY's requirements and TxDOT's requirements the OWNER shall comply with the more stringent of those requirements.
- (a) Gravel and seal coat roadways are not acceptable.
- (b) Roadways along the anticipated traffic routes must be reinforced concrete pavement with appropriate subgrade treatment all of which items must be approved by the CITY Engineer. The pavement on all such roadways must be designed for a minimum service life of twenty (20) years without the need for any major maintenance overhauls.

- (c) A pavement analysis shall be performed by the OWNER, at no cost to the CITY, to determine the adequacy of the current pavement structure to handle the OWNER's projected traffic along with existing traffic volumes and recommendations by the OWNER must be made based upon the analysis for roadway improvements as needed. The OWNER shall create a pavement design to handle the expected traffic volumes and other criteria as determined by the circumstances surrounding the development of the Property and as approved by the CITY Engineer.
 - (d) Additional roadway improvements may be required to maintain safe roadway conditions. The determination regarding what additional improvements may be necessary shall be based upon the engineering judgment of the CITY Engineer and good engineering practices criteria.
 - (e) If the CITY has a project to construct any of the roadways for which the OWNER is responsible, in whole or in part, the CITY and the OWNER may enter into a separate agreement whereby the OWNER is allowed, in the sole discretion of the CITY, to provide the CITY a cash escrow in an amount that will cover the OWNER's roughly proportionate obligation for construction of such roadway(s) in lieu of constructing said roadway improvements.
6. Utility Easement Dedication. The OWNER shall dedicate to the CITY, at no cost to CITY, that amount of easement across the Property as deemed necessary by the CITY Engineer to facilitate the construction of water and wastewater utilities as shown on the CITY's Master Plans for Water and Wastewater (hereafter referred to collectively as the "Master Plans") and as approved by the CITY Engineer. The final alignment of easement dedications shall be consistent with the City's Master Plans and as approved by the City Engineer.
7. Utility Plan Approval. All utility plans and improvements are subject to the approval of the CITY Engineer, and all utility lines shall be constructed of materials of a quality and grade meeting at least the minimum standards specified by the CITY's Engineering Department. Upon approval of all utility construction plans for the Property by the CITY Engineer, or his designee, the OWNER may develop in accordance with such approved plans.
8. Utility Construction. The OWNER shall construct, at his sole cost, all necessary utility lines up to twelve inches (12") in diameter to provide service to the Property in accordance with the CITY's standards or as required by the Master Plans, at such time as demand on the Property requires or

concurrent with the development of the Property, as determined by the CITY.

The OWNER shall also construct, at no cost to the CITY, all necessary utility lines to serve the interior of the Property; said lines shall be at least eight inches (8") in diameter or larger as demand of the development on the Property requires. In addition to the requirements stated herein, the OWNER shall construct any necessary off-site and/or oversize utility improvements up to the sizes shown on Master Plans and as per City of McKinney standards. In the event the proposed development of the Property requires utility improvements in excess of the CITY's minimum standards and Master Plans the OWNER shall construct any off-site and oversize utility improvements as may be required to serve the Property. No septic systems shall be permitted.

9. Hike and Bike Trail. To the extent that the CITY's Master Trail Plan shows a hike and bike trail along, across or adjacent to the Property, the OWNER shall, at no cost to the CITY, dedicate the easement or right-of-way for and construct all required concrete hike and bike trail improvements in accordance with the CITY's Subdivision Ordinance and Master Trail Plan. The hike and bike trail shall be tied in or connected to the CITY's trail system or to the location(s)/area(s) identified as planned future extensions of the trail system specifically including, but not limited to, school sites, parkland sites and planned connections to creek and river greenways. Final location and all hike and bike trail construction plans shall be subject to review and approval by the Director of Parks and Recreation. All hike and bike trail construction plans must be approved by CITY's Parks Director or his agent prior to approval of a Development Permit for any portion of the Property being developed.

E. PARKLAND

The OWNER shall dedicate required parkland, if any, concurrent with platting and development of the Property to provide for the recreational needs created by the development of the Property in accordance with the Subdivision Ordinance then in effect, or such other ordinance as may hereafter be adopted by the CITY regarding parkland dedication, and as determined by the CITY's Parks Department. The following provides a general description of the minimum requirements for parkland dedication which, under current conditions, would be required by OWNER as a condition to development of the Property (subject to the City's approval of phases or partial development):

1. Any parkland that the OWNER of the Property is required to dedicate to the CITY shall be shown on the plat of the Property as a fee simple conveyance to the CITY and shall be conveyed to the CITY by General Warranty Deed free of all liens and encumbrances, save and except the encumbrances affecting the Property at the time of the OWNER's acquisition thereof, and at no cost to the CITY. The OWNER shall also provide the CITY with an

owner's title policy of insurance in an amount equal to the value of the land conveyed, which amount shall be determined by the CITY.

2. Subject to any waivers the CITY Council may grant for the conveyance of an amount of land in excess of the minimum park land dedication requirements, the OWNER shall also be responsible for, and pay the costs of, providing convenient access by improved streets and sidewalks, and providing adequate drainage improvements so that the parkland site is suitable for the purpose intended, and shall provide water, sewer and electrical utilities to the parkland site in accordance with the procedures applicable to other public improvements as specified in the Subdivision Ordinance of the CITY.
3. In the alternative and subject to the determination of the Director of the CITY's Parks Department all or part of the OWNER's parkland dedication requirements may be satisfied by the payment of money in lieu of land. The amount of cash to be paid in lieu of parkland dedication shall be determined based upon the Collin Central Appraisal District's most recent appraisal of all or part of the Property at the time the fees are paid for any future phase of development and shall be computed under the current ordinance requirement of one (1) acre of parkland dedication, outside of any floodplain on the Property, for each fifty (50) single-family residential lots.
4. If the CITY allows the Property to be developed in phases and approves the dedication of the parkland or cash in lieu of dedication in conjunction with the phasing of the Property's development, the OWNER shall dedicate parkland as the residential lots or school sites, if any, adjacent to the particular parkland areas are platted, unless requested by the Director of Parks and Recreation prior to such time in order to serve the development of the Property. The OWNER's payment of cash in lieu of dedication, if approved, shall be made in proportion to the number of residential lots being platted at the time each such phase is platted. In any event, all required parkland shall be dedicated or cash in lieu of dedication shall be paid to the CITY by the OWNER prior to the platting of the last phase of development of the Property. The OWNER shall not be allowed to file the plat for the last phase of the Property until the parkland dedication or cash payment is satisfied.
5. Any parkland the OWNER designates for dedication or dedicates to the CITY shall be left in its natural state unless previously agreed otherwise in writing by the CITY's Director of Parks and Recreation. In addition, such parkland shall not be used to provide topsoil for the development of the Property. Further, said parkland shall not be used for construction staging and/or storage or the operation and parking of vehicles. The parkland so designated for dedication or dedicated to the CITY shall not be used for the relocation of dirt from the Property or for fill unless the site must be altered

for health and safety concerns and the placement of fill on the parkland is previously agreed to in writing by the CITY's Director of Parks and Recreation.

F. AVAILABILITY OF WATER AND WASTEWATER SERVICE IN THE FUTURE

The CITY makes no guarantee that water supply or wastewater treatment capacity will be available at any particular time or place, it being fully understood by both parties hereto that the ability of the CITY to supply water and wastewater services is subject to its contract with the North Texas Municipal Water District, a governmental agency and body politic and corporate, hereinafter referred to as "N.T.M.W.D.", and that this Agreement will only allow utilization of the CITY's water and wastewater system capacity when and if capacity is present and available from the N.T.M.W.D. Notwithstanding the foregoing, the CITY will supply the development on the Property with water supply and wastewater treatment capacity if such capacity is present and available from N.T.M.W.D. The CITY shall be the sole judge of the availability of such capacity of water supply and/or wastewater services, provided, however, that the CITY will attempt to insure that said water supply and wastewater treatment capacity is available.

G. CITY DEVELOPMENT ORDINANCES

The OWNER shall develop the Property in accordance with the standards set forth in the CITY's Zoning, Subdivision and land development ordinances, including but not limited to provisions regarding drainage, erosion control, pro-rata payments, parkland dedication, storm water management, tree preservation, Street Design Standards, Public Improvements Policy and construction standards. The OWNER expressly acknowledges that by entering into this Agreement, the OWNER, its successors, assigns, vendors, grantees, and/or trustees, shall not construe any language contained herein or in any exhibits attached hereto as waiving any of the requirements of the CITY's Zoning Ordinance or Subdivision Ordinance or any other ordinance of the CITY, as applicable.

H. TREE ORDINANCE

OWNER expressly acknowledges the McKinney Tree Preservation Ordinance and the duty to develop the Property in accordance with the standards contained therein and any amendments to those standards.

I. STORMWATER

OWNER agrees to abide by all terms of the McKinney Storm Water Ordinance No. 2006-12-45, as amended.

J. PRO-RATA FEES

Off-site water and sewer facilities may be subject to either pro rata payments paid to third parties or reimbursements collected from third parties in accordance with City Ordinances. For any applicable off-site facilities in place as of the date of OWNER's development of the Property, the OWNER shall be responsible to pay applicable pro-rata fees in the amount of one-half (½) of the actual construction and engineering costs of up to a twelve-inch (12") diameter pipe if off-site facilities have been constructed adjacent to the Property by the CITY or any other party prior to the date hereof and the OWNER utilizes such facilities for the Property. If, however, the water or sewer facilities are bounded on both sides by the Property then the OWNER shall be responsible to pay applicable pro-rata fees in the full amount of the actual construction and engineering costs of up to a twelve-inch (12") diameter pipe if the OWNER utilizes such facilities. Should the OWNER construct off-site water and sewer facilities such that pro-rata fees are due to the OWNER, the CITY agrees to collect any fees due to the OWNER related to the construction of the line(s) as those properties utilizing such facilities are developed during the period of ten (10) years after OWNER's installation of such off-site water and sewer facilities.

The OWNER shall submit final construction costs to the CITY for approval prior to final acceptance of the improvements for use in determining pro-rata fees to be collected on behalf of the OWNER.

The OWNER shall not be required to pay pro-rata fees for any major transmission line(s) that may be constructed upon, through, under, across or adjacent to the Property that merely transport(s) water or wastewater to or from a treatment facility and to which line(s) Owner is not permitted any right to tap or tie in to.

K. PROPORTIONALITY FEE

The OWNER, or the OWNER's successor(s)-in-interest (including a builder-owner), shall pay to the CITY a Proportionality Fee ("Fee") for development of the approximately Twenty-Nine (29) acres of the Property, more or less, that is currently situated in the CITY's extraterritorial jurisdiction, which Fee represents a roughly proportional amount necessary to offset the roadway infrastructure capacity needs of the Property. The Fee shall be the equivalent of the roadway impact fee assessed in the adjacent (abutting) roadway impact fee service area (or that service area nearest to the Property if not adjacent) in effect at the time of building permit and shall be paid at the time of issuance of any building permits for any improvements on the Property. The OWNER, or the OWNER's successor(s)-in-interest (including a builder-owner), shall also pay (at the time of building permit issuance) to the CITY a water and wastewater proportionality fee in an amount equivalent to the then existing fee charged for a particular use in accordance with the CITY's utility impact fee ordinance.

In accordance with the methodology and provisions of the CITY's roadway impact fee ordinance, the OWNER shall receive credits for excess vehicle miles contributed by the OWNER (as such compare to the amount of vehicle miles of demand the entire Property creates) for right-of-way dedication and construction of on-site and adjacent roadways required by this Agreement. Such credits shall be issued to the OWNER only for construction of impact fee eligible system roadways, or roadways which become impact fee eligible system roadways, completed to CITY standards and accepted by the CITY. Upon completion by the OWNER and acceptance by the CITY of such on-site and adjacent roadways, the CITY shall issue credits to a credit pool in the OWNER's name that may be drawn down to pay Fees and roadway impact fees. Said credits shall not include the OWNER's individual costs for eminent domain, if any.

L. IMPACT FEES

If the CITY's Impact Fee Capital Improvement Plan is updated and the Property is designated as falling within a specific roadway service area and/or a specific utility service area before the Property is developed, the Owner shall pay roadway impact fees and/or utility impact fees on the proposed development of the Property rather than paying the roadway proportionality fee and/or the water and wastewater proportionality fee discussed in Paragraph K, herein above. In such event, Impact fees for the Property shall be charged in accordance with Ordinance No. 2013-11-108 (Roadway) and Ordinance Nos. 2013-11-109 and 2013-12-118 (Utility), and as these ordinances may be amended in the future. These fees shall be due upon the time established by these Ordinances save and except only to the extent any waiver of or variance from said Ordinances is granted by the CITY and is contained in a separate agreement between DEVELOPER and CITY which agreement shall supersede and control.

M. NO WAIVER

The OWNER expressly acknowledges that by entering into this Agreement, the OWNER, its successors, assigns, vendors, grantees, and/or trustees, shall not construe any language contained herein or in any Exhibits as waiving any of the requirements of the Zoning Ordinance or Subdivision Ordinance in force by the CITY, except as specifically herein agreed.

N. REVOCAATION

In the event the OWNER fails to comply with any of the provisions of this Agreement, the CITY shall be authorized to revoke any and all Certificates of Occupancy that may have been previously issued in relation to the subdivision and/or development of the Property; and the CITY shall be further authorized to file this instrument in the records of Collin County as a Mechanic's Lien against the

OWNER's property; and in the alternative, the CITY shall be authorized to levy an assessment against the OWNER's property for public improvements actually constructed by the CITY to be held as a tax lien against the Property by CITY.

O. RELATIONSHIP TO ROADWAY AND SEWER/WATER IMPACT FEES AND WAIVER OF CLAIMS.

The OWNER has been represented by legal counsel in the negotiation of this Agreement and been advised, or has had the opportunity to have legal counsel review this Agreement and advise the OWNER, regarding the OWNER's rights under Texas and federal law. The OWNER hereby waives any requirement that the CITY retain a professional engineer, licensed pursuant to Chapter 1001 of the Texas Occupations Code, to review and determine that the exactions required by the CITY as a condition of approval for the development of this Property are roughly proportional or roughly proportionate to the proposed development's anticipated impact. (These exactions may include but are not limited to the making of dedications or reservations of land, the payment of fees, the construction of facilities, and the payment of construction costs for public facilities.) The OWNER specifically reserves its right to appeal the apportionment of municipal infrastructure costs in accordance with Tex. Loc. Gov't Code § 212.904. However, notwithstanding the foregoing, the OWNER hereby releases the City from any and all liability under Tex. Loc. Gov't Code § 212.904 regarding or related to the cost of those municipal infrastructure improvements required for the development of the Property.

It is the intent of this Agreement that the provision for roadway and utility improvements made herein constitutes a proportional financial allocation of the OWNER's responsibility for roadway and utility improvements for its Property and that the financial contribution, including the proportionality fee and in-kind construction of improvements made by the OWNER pursuant to this Agreement, are necessary and attributable to development of the Property. The financial obligation of the OWNER herein set forth shall relieve the OWNER of any obligation for roadway and water/sewer impact fees for the Property unless impact fees are applicable to this Property, or as otherwise provided herein above. The OWNER further waives any statutory or state constitutional takings claims under the Texas Constitution and Chapter 395 of the Tex. Loc. Gov't. Code, any federal constitutional claims, and any claims for reimbursement under any existing or future impact fee ordinances of the City of McKinney to the extent such claims are based on the OWNER's dedication, construction, or payment obligations under this Agreement. The OWNER further releases the CITY from any and all claims based on excessive or illegal exactions; it being agreed that the amount of the OWNER's infrastructure contribution proportionality fee (after receiving all contractual

offsets, credits and reimbursements) is roughly proportional to the demand that is placed on the CITY's roadway and utility systems by OWNER's development. The OWNER further acknowledges that the benefits of annexation, zoning and platting have been accepted with full knowledge of potential claims and causes of action which may be raised now and in the future, and the OWNER acknowledges the receipt of good and valuable consideration for the release and waiver of such claims. The OWNER shall indemnify and hold harmless the CITY from and against any claims and suits of any third parties, including but not limited to OWNER's successors, assigns, grantees, vendors, trustees or representatives, brought solely pursuant to this Agreement and/or asserting the claims or types of claims described in this paragraph.

P. CONTINUITY

This Agreement shall be a covenant running with the land, and be binding upon the OWNER, its successors, heirs, assigns, grantees, vendors, trustees, representatives, and all others holding any interest now or in the future.

Q. ASSIGNMENT

This Agreement shall not be assignable by the OWNER without the prior written consent of the CITY, and such consent shall not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, it is agreed and understood that OWNER may assign its rights and obligations under this Agreement to Shaddock Developers, Ltd., or a related or affiliated entity thereof, with notice to the CITY and provided that the entirety of said 29± acres of land comprising the Property is contemporaneously conveyed to the same entity to which the Property is conveyed.

R. TERMINATION AND RELEASE

Upon satisfactory completion by the OWNER and final acceptance by the CITY of all requirements of this Agreement, this Agreement shall terminate and the CITY will execute a release of covenant to the OWNER, its heirs, successors, assigns, grantees, vendors, trustees, representatives, and all others holding any interest now or in the future. This Agreement shall not terminate until the requirements of all parties have been fulfilled.

S. MAINTENANCE BOND

Prior to final acceptance of the public improvements to the Property, the OWNER shall furnish to the CITY a good and sufficient maintenance bond in the amount of fifteen percent (15%) of the contract price of such public improvements, or in such

amount as approved by the City Engineer, with a reputable and solvent corporate surety, in favor of the CITY, to indemnify the CITY against any repairs arising from defective workmanship or materials used in any part of the construction of the public improvements to the Property, for a period of at least two (2) years from the date of final acceptance of such public improvements.

T. GENERAL PROVISIONS

1. The OWNER agrees that construction shall not begin on any proposed improvements to the Property prior to City Council approval of this Agreement.
2. The OWNER agrees that all coordination required with public and/or private utility agencies to eliminate conflicts with proposed street grades or underground improvements shall be the responsibility of the OWNER. Likewise, coordination with agencies requiring special conditions (i.e., railroads and the Texas Department of Transportation) shall be the responsibility of the OWNER.
3. It is understood that any obligation on the part of the CITY to make any refunds with respect to infrastructure improvements constructed within the Property shall cease, with respect to such improvements, on the tenth (10th) anniversary after the improvements are completed, inspected, and accepted by the CITY. Such 10-year period may be extended for good cause and agreed to in writing by the CITY and the OWNER.
4. This Agreement does not constitute a “permit” under Chapter 245 of the Texas Local Government Code and no “rights” are vested by this Agreement; however, nothing in this Agreement shall constitute a waiver by OWNER of any rights of OWNER under said Chapter 245 to the extent only that such rights may vest through some other application not related to the annexation of the Property.
5. Save and except to the extent specifically stated herein to the contrary, the Property shall be developed in accordance with the standards set forth in the City of McKinney Zoning, Subdivision and land development ordinances, including but not limited to provisions regarding drainage, erosion control, pro rata payments, tree preservation, Street Design Standards, Public Improvements Policy and construction standards.

[Remainder of page left blank intentionally.]

CITY OF MCKINNEY

By: _____
TOM MUEHLENBECK
Interim City Manager

Date Signed: _____

ATTEST:

SANDY HART, TRMC, MMC
City Secretary
DENISE VICE
Assistant City Secretary

THE STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared **TOM MUEHLENBECK**, Interim City Manager of the City of McKinney, a Texas Municipal Corporation, known to me to be the person who's name is subscribed to the foregoing instrument, and acknowledged to me that he has executed the same on CITY's behalf.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____
DAY OF _____, 20__.

Notary Public _____ County, Texas
My commission expires _____

OWNER:

FRANCES MELTON

By: Lucretia Geer

Name: Lucretia Geer

Title: Agent and Attorney-in-Fact

Date Signed: 7-9-14

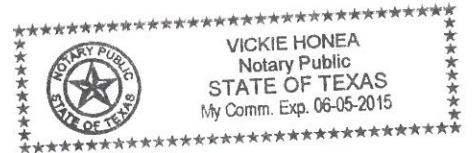
THE STATE OF TEXAS,
COUNTY OF Collin

This instrument was acknowledged before me on the 9th day of July, 2014, by Lucretia Geer, in her capacity as Agent and Attorney-in-Fact of FRANCES MELTON, known to me to be the person whose name is subscribed to the foregoing instrument, on behalf of and as the act of FRANCES MELTON.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 9th DAY OF July, 2014.

Vickie Honea
Notary Public Collin County, Texas
My commission expires 06-05-2015

[Signatures continued on following page.]



OWNER:

Clyde Geer

CLYDE GEER

Date Signed: July 9, 2014

THE STATE OF TEXAS,
COUNTY OF Collin

This instrument was acknowledged before me on the 9th day of July,
20 14, by CLYDE GEER, known to me to be the person whose name is subscribed to
the foregoing instrument, on behalf of and as the act of said individual.


GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 9th
DAY OF July, 20 14.

Vickie Honea

Notary Public Collin County, Texas

My commission expires 06-05-2015

[Signatures continued on following page.]

 *  *
 * VICKIE HONEA *
 * Notary Public *
 * STATE OF TEXAS *
 * My Comm. Exp. 06-05-2015 *

OWNER:

Lucretia Geer

LUCRETIA GEER

Date Signed: 7-9-14

THE STATE OF TEXAS,
COUNTY OF Collin

This instrument was acknowledged before me on the 9th day of July,
2014, by LUCRETIA GEER, known to me to be the person whose name is subscribed
to the foregoing instrument, on behalf of and as the act of said individual.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 9th
DAY OF July, 2014.

Vickie Honea

Notary Public Collin County, Texas
My commission expires 6-05-2015

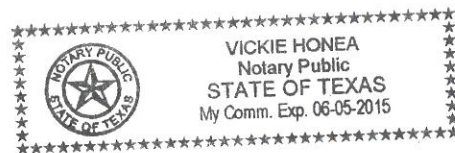


EXHIBIT A

DESCRIPTION OF PROPERTY

LEGEND

1	1/2" CONC. DRIVE
2	3/4" CONC. DRIVE
3	1" CONC. DRIVE
4	1 1/2" CONC. DRIVE
5	2" CONC. DRIVE
6	3" CONC. DRIVE
7	4" CONC. DRIVE
8	6" CONC. DRIVE
9	8" CONC. DRIVE
10	10" CONC. DRIVE
11	12" CONC. DRIVE
12	14" CONC. DRIVE
13	16" CONC. DRIVE
14	18" CONC. DRIVE
15	20" CONC. DRIVE
16	24" CONC. DRIVE
17	30" CONC. DRIVE
18	36" CONC. DRIVE
19	42" CONC. DRIVE
20	48" CONC. DRIVE
21	54" CONC. DRIVE
22	60" CONC. DRIVE
23	66" CONC. DRIVE
24	72" CONC. DRIVE
25	78" CONC. DRIVE
26	84" CONC. DRIVE
27	90" CONC. DRIVE
28	96" CONC. DRIVE
29	102" CONC. DRIVE
30	108" CONC. DRIVE
31	114" CONC. DRIVE
32	120" CONC. DRIVE
33	126" CONC. DRIVE
34	132" CONC. DRIVE
35	138" CONC. DRIVE
36	144" CONC. DRIVE
37	150" CONC. DRIVE
38	156" CONC. DRIVE
39	162" CONC. DRIVE
40	168" CONC. DRIVE
41	174" CONC. DRIVE
42	180" CONC. DRIVE
43	186" CONC. DRIVE
44	192" CONC. DRIVE
45	198" CONC. DRIVE
46	204" CONC. DRIVE
47	210" CONC. DRIVE
48	216" CONC. DRIVE
49	222" CONC. DRIVE
50	228" CONC. DRIVE
51	234" CONC. DRIVE
52	240" CONC. DRIVE
53	246" CONC. DRIVE
54	252" CONC. DRIVE
55	258" CONC. DRIVE
56	264" CONC. DRIVE
57	270" CONC. DRIVE
58	276" CONC. DRIVE
59	282" CONC. DRIVE
60	288" CONC. DRIVE
61	294" CONC. DRIVE
62	300" CONC. DRIVE
63	306" CONC. DRIVE
64	312" CONC. DRIVE
65	318" CONC. DRIVE
66	324" CONC. DRIVE
67	330" CONC. DRIVE
68	336" CONC. DRIVE
69	342" CONC. DRIVE
70	348" CONC. DRIVE
71	354" CONC. DRIVE
72	360" CONC. DRIVE
73	366" CONC. DRIVE
74	372" CONC. DRIVE
75	378" CONC. DRIVE
76	384" CONC. DRIVE
77	390" CONC. DRIVE
78	396" CONC. DRIVE
79	402" CONC. DRIVE
80	408" CONC. DRIVE
81	414" CONC. DRIVE
82	420" CONC. DRIVE
83	426" CONC. DRIVE
84	432" CONC. DRIVE
85	438" CONC. DRIVE
86	444" CONC. DRIVE
87	450" CONC. DRIVE
88	456" CONC. DRIVE
89	462" CONC. DRIVE
90	468" CONC. DRIVE
91	474" CONC. DRIVE
92	480" CONC. DRIVE
93	486" CONC. DRIVE
94	492" CONC. DRIVE
95	498" CONC. DRIVE
96	504" CONC. DRIVE
97	510" CONC. DRIVE
98	516" CONC. DRIVE
99	522" CONC. DRIVE
100	528" CONC. DRIVE
101	534" CONC. DRIVE
102	540" CONC. DRIVE
103	546" CONC. DRIVE
104	552" CONC. DRIVE
105	558" CONC. DRIVE
106	564" CONC. DRIVE
107	570" CONC. DRIVE
108	576" CONC. DRIVE
109	582" CONC. DRIVE
110	588" CONC. DRIVE
111	594" CONC. DRIVE
112	600" CONC. DRIVE
113	606" CONC. DRIVE
114	612" CONC. DRIVE
115	618" CONC. DRIVE
116	624" CONC. DRIVE
117	630" CONC. DRIVE
118	636" CONC. DRIVE
119	642" CONC. DRIVE
120	648" CONC. DRIVE
121	654" CONC. DRIVE
122	660" CONC. DRIVE
123	666" CONC. DRIVE
124	672" CONC. DRIVE
125	678" CONC. DRIVE
126	684" CONC. DRIVE
127	690" CONC. DRIVE
128	696" CONC. DRIVE
129	702" CONC. DRIVE
130	708" CONC. DRIVE
131	714" CONC. DRIVE
132	720" CONC. DRIVE
133	726" CONC. DRIVE
134	732" CONC. DRIVE
135	738" CONC. DRIVE
136	744" CONC. DRIVE
137	750" CONC. DRIVE
138	756" CONC. DRIVE
139	762" CONC. DRIVE
140	768" CONC. DRIVE
141	774" CONC. DRIVE
142	780" CONC. DRIVE
143	786" CONC. DRIVE
144	792" CONC. DRIVE
145	798" CONC. DRIVE
146	804" CONC. DRIVE
147	810" CONC. DRIVE
148	816" CONC. DRIVE
149	822" CONC. DRIVE
150	828" CONC. DRIVE
151	834" CONC. DRIVE
152	840" CONC. DRIVE
153	846" CONC. DRIVE
154	852" CONC. DRIVE
155	858" CONC. DRIVE
156	864" CONC. DRIVE
157	870" CONC. DRIVE
158	876" CONC. DRIVE
159	882" CONC. DRIVE
160	888" CONC. DRIVE
161	894" CONC. DRIVE
162	900" CONC. DRIVE
163	906" CONC. DRIVE
164	912" CONC. DRIVE
165	918" CONC. DRIVE
166	924" CONC. DRIVE
167	930" CONC. DRIVE
168	936" CONC. DRIVE
169	942" CONC. DRIVE
170	948" CONC. DRIVE
171	954" CONC. DRIVE
172	960" CONC. DRIVE
173	966" CONC. DRIVE
174	972" CONC. DRIVE
175	978" CONC. DRIVE
176	984" CONC. DRIVE
177	990" CONC. DRIVE
178	996" CONC. DRIVE
179	1002" CONC. DRIVE
180	1008" CONC. DRIVE
181	1014" CONC. DRIVE
182	1020" CONC. DRIVE
183	1026" CONC. DRIVE
184	1032" CONC. DRIVE
185	1038" CONC. DRIVE
186	1044" CONC. DRIVE
187	1050" CONC. DRIVE
188	1056" CONC. DRIVE
189	1062" CONC. DRIVE
190	1068" CONC. DRIVE
191	1074" CONC. DRIVE
192	1080" CONC. DRIVE
193	1086" CONC. DRIVE
194	1092" CONC. DRIVE
195	1098" CONC. DRIVE
196	1104" CONC. DRIVE
197	1110" CONC. DRIVE
198	1116" CONC. DRIVE
199	1122" CONC. DRIVE
200	1128" CONC. DRIVE
201	1134" CONC. DRIVE
202	1140" CONC. DRIVE
203	1146" CONC. DRIVE
204	1152" CONC. DRIVE
205	1158" CONC. DRIVE
206	1164" CONC. DRIVE
207	1170" CONC. DRIVE
208	1176" CONC. DRIVE
209	1182" CONC. DRIVE
210	1188" CONC. DRIVE
211	1194" CONC. DRIVE
212	1200" CONC. DRIVE
213	1206" CONC. DRIVE
214	1212" CONC. DRIVE
215	1218" CONC. DRIVE
216	1224" CONC. DRIVE
217	1230" CONC. DRIVE
218	1236" CONC. DRIVE
219	1242" CONC. DRIVE
220	1248" CONC. DRIVE
221	1254" CONC. DRIVE
222	1260" CONC. DRIVE
223	1266" CONC. DRIVE
224	1272" CONC. DRIVE
225	1278" CONC. DRIVE
226	1284" CONC. DRIVE
227	1290" CONC. DRIVE
228	1296" CONC. DRIVE
229	1302" CONC. DRIVE
230	1308" CONC. DRIVE
231	1314" CONC. DRIVE
232	1320" CONC. DRIVE
233	1326" CONC. DRIVE
234	1332" CONC. DRIVE
235	1338" CONC. DRIVE
236	1344" CONC. DRIVE
237	1350" CONC. DRIVE
238	1356" CONC. DRIVE
239	1362" CONC. DRIVE
240	1368" CONC. DRIVE
241	1374" CONC. DRIVE
242	1380" CONC. DRIVE
243	1386" CONC. DRIVE
244	1392" CONC. DRIVE
245	1398" CONC. DRIVE
246	1404" CONC. DRIVE
247	1410" CONC. DRIVE
248	1416" CONC. DRIVE
249	1422" CONC. DRIVE
250	1428" CONC. DRIVE
251	1434" CONC. DRIVE
252	1440" CONC. DRIVE
253	1446" CONC. DRIVE
254	1452" CONC. DRIVE
255	1458" CONC. DRIVE
256	1464" CONC. DRIVE
257	1470" CONC. DRIVE
258	1476" CONC. DRIVE
259	1482" CONC. DRIVE
260	1488" CONC. DRIVE
261	1494" CONC. DRIVE
262	1500" CONC. DRIVE
263	1506" CONC. DRIVE
264	1512" CONC. DRIVE
265	1518" CONC. DRIVE
266	1524" CONC. DRIVE
267	1530" CONC. DRIVE
268	1536" CONC. DRIVE
269	1542" CONC. DRIVE
270	1548" CONC. DRIVE
271	1554" CONC. DRIVE
272	1560" CONC. DRIVE
273	1566" CONC. DRIVE
274	1572" CONC. DRIVE
275	1578" CONC. DRIVE
276	1584" CONC. DRIVE
277	1590" CONC. DRIVE
278	1596" CONC. DRIVE
279	1602" CONC. DRIVE
280	1608" CONC. DRIVE
281	1614" CONC. DRIVE
282	1620" CONC. DRIVE
283	1626" CONC. DRIVE
284	1632" CONC. DRIVE
285	1638" CONC. DRIVE
286	1644" CONC. DRIVE
287	1650" CONC. DRIVE
288	1656" CONC. DRIVE
289	1662" CONC. DRIVE
290	1668" CONC. DRIVE
291	1674" CONC. DRIVE
292	1680" CONC. DRIVE
293	1686" CONC. DRIVE
294	1692" CONC. DRIVE
295	1698" CONC. DRIVE
296	1704" CONC. DRIVE
297	1710" CONC. DRIVE
298	1716" CONC. DRIVE
299	1722" CONC. DRIVE
300	1728" CONC. DRIVE
301	1734" CONC. DRIVE
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306	1764" CONC. DRIVE
307	1770" CONC. DRIVE
308	1776" CONC. DRIVE
309	1782" CONC. DRIVE
310	1788" CONC. DRIVE
311	1794" CONC. DRIVE
312	1800" CONC. DRIVE
313	1806" CONC. DRIVE
314	1812" CONC. DRIVE
315	1818" CONC. DRIVE
316	1824" CONC. DRIVE
317	1830" CONC. DRIVE
318	1836" CONC. DRIVE
319	1842" CONC. DRIVE
320	1848" CONC. DRIVE
321	1854" CONC. DRIVE
322	1860" CONC. DRIVE
323	1866" CONC. DRIVE
324	1872" CONC. DRIVE
325	1878" CONC. DRIVE
326	1884" CONC. DRIVE
327	1890" CONC. DRIVE
328	1896" CONC. DRIVE
329	1902" CONC. DRIVE
330	1908" CONC. DRIVE
331	1914" CONC. DRIVE
332	1920" CONC. DRIVE
333	1926" CONC. DRIVE
334	1932" CONC. DRIVE
335	1938" CONC. DRIVE
336	1944" CONC. DRIVE
337	1950" CONC. DRIVE
338	1956" CONC. DRIVE
339	1962" CONC. DRIVE
340	1968" CONC. DRIVE
341	1974" CONC. DRIVE
342	1980" CONC. DRIVE
343	1986" CONC. DRIVE
344	1992" CONC. DRIVE
345	1998" CONC. DRIVE
346	2004" CONC. DRIVE
347	2010" CONC. DRIVE
348	2016" CONC. DRIVE
349	2022" CONC. DRIVE
350	2028" CONC. DRIVE
351	2034" CONC. DRIVE
352	2040" CONC. DRIVE
353	2046" CONC. DRIVE
354	2052" CONC. DRIVE
355	2058" CONC. DRIVE
356	2064" CONC. DRIVE
357	2070" CONC. DRIVE
358	2076" CONC. DRIVE
359	2082" CONC. DRIVE
360	2088" CONC. DRIVE
361	2094" CONC. DRIVE
362	2100" CONC. DRIVE
363	2106" CONC. DRIVE
364	2112" CONC. DRIVE
365	2118" CONC. DRIVE
366	2124" CONC. DRIVE
367	2130" CONC. DRIVE
368	2136" CONC. DRIVE
369	2142" CONC. DRIVE
370	2148" CONC. DRIVE
371	2154" CONC. DRIVE
372	2160" CONC. DRIVE
373	2166" CONC. DRIVE
374	2172" CONC. DRIVE
375	2178" CONC. DRIVE
376	2184" CONC. DRIVE
377	2190" CONC. DRIVE
378	2196" CONC. DRIVE
379	2202" CONC. DRIVE
380	2208" CONC. DRIVE
381	2214" CONC. DRIVE
382	2220" CONC. DRIVE
383	2226" CONC. DRIVE
384	2232" CONC. DRIVE
385	2238" CONC. DRIVE
386	2244" CONC. DRIVE
387	2250" CONC. DRIVE
388	2256" CONC. DRIVE
389	2262" CONC. DRIVE
390	2268" CONC. DRIVE
391	2274" CONC. DRIVE
392	2280" CONC. DRIVE
393	2286" CONC. DRIVE
394	2292" CONC. DRIVE
395	2298" CONC. DRIVE
396	2304" CONC. DRIVE
397	2310" CONC. DRIVE
398	2316" CONC. DRIVE
399	2322" CONC. DRIVE
400	2328" CONC. DRIVE
401	2334" CONC. DRIVE
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452	2640" CONC. DRIVE
453	2646" CONC. DRIVE
454	2652" CONC. DRIVE
455	2658" CONC. DRIVE
456	2664" CONC. DRIVE
457	2670" CONC. DRIVE
458	2676" CONC. DRIVE
459	2682" CONC. DRIVE
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461	2694" CONC. DRIVE
462	2700" CONC. DRIVE
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