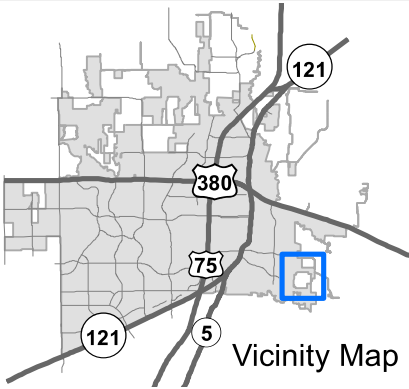
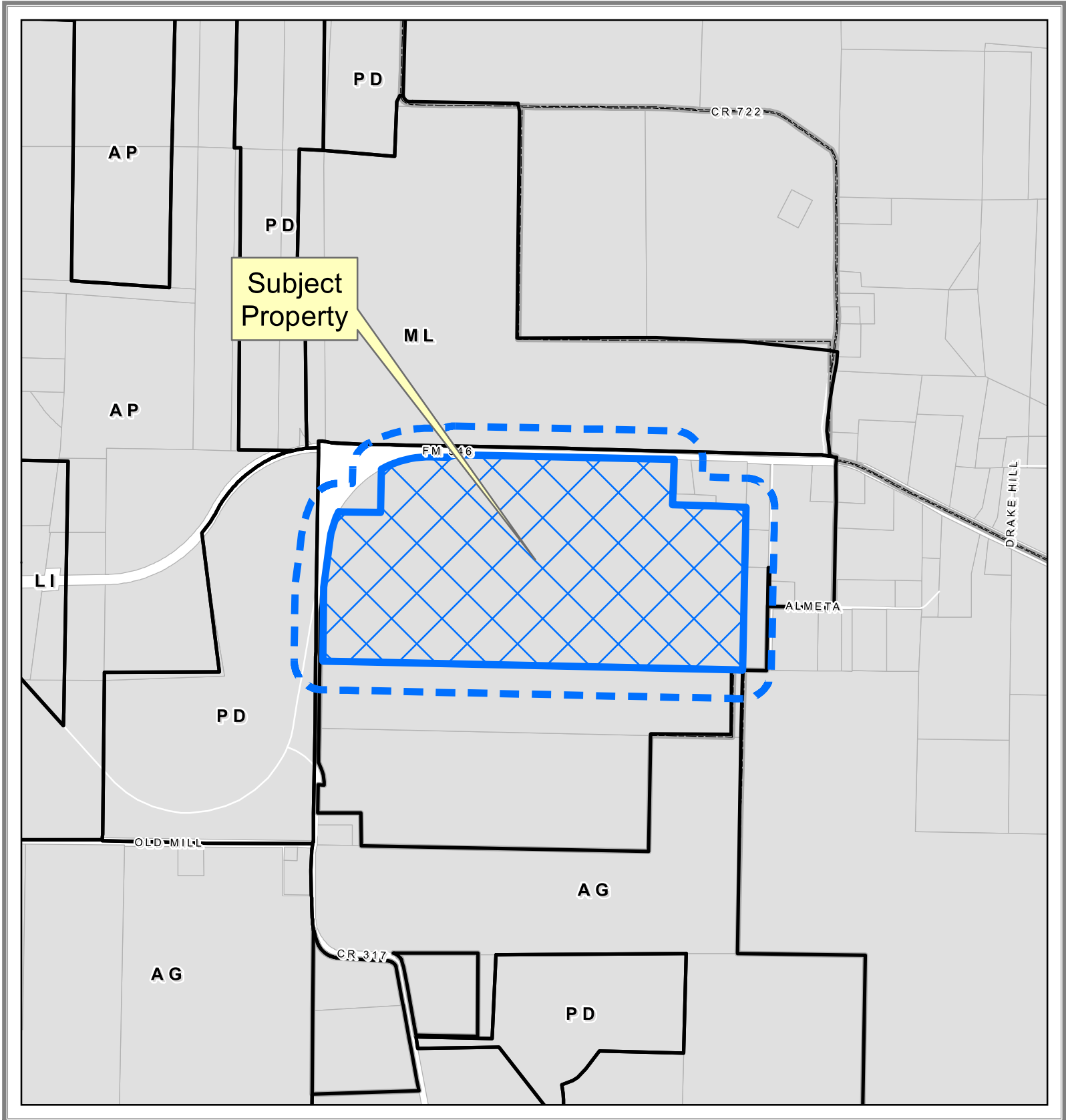
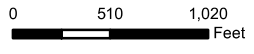


EXHIBIT A



Property Owner Notification Map

ANNEX2021-0005



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

BEING a tract of land situated in the Richard H. Locke Survey, Abstract No.517, City of McKinney, Collin County, Texas and being a portion of a called 114.12-acre tract of land described in a Special Warranty Deed to McKinney 114 Land & Cattle, Ltd., recorded in Instrument No. 200801250000959540 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows::

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said 114.12-acre tract, same being on the north line of a called 39-acre tract of land described in a Special Warranty Gift Deed to Brenda Reaves Sanders and Jerry R. Rutledge, recorded in Instrument No. 20180206000152710 of the Official Public Records of Collin County, Texas, same also being on the east line of a called 80.516-acre tract of land described in a Warranty Deed to the City of McKinney, recorded in Instrument No. 20060331000421900 of the Official Public Records of Collin County, Texas;

THENCE North 00°51'39" East, along the west line of said 114.12-acre tract and the east line of said 80.516-acre tract, a distance of 365.44 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for the south corner of a called 1.156-acre tract of land described in a Deed to the State of Texas, recorded in Instrument No. 20091230001549290 of the Official Public Records of Collin County, Texas, same being the easterly right of way line of F. M. 546, a 120' wide right of way;

THENCE North 09°40'20" East, departing the west line of said 114.12-acre tract, along the easterly line of said 1.156-acre tract and the easterly right of way line of said F. M. 546, a distance of 589.18 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 16°24'55", a radius of 770.00 feet, a chord bearing and distance of North 17°52'48" East, 219.85 feet;

THENCE in a northeasterly direction, continuing along the easterly line of said 1.156-acre tract and the easterly right of way line of said F. M. 546, with said curve to the right, an arc distance of 220.61 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for the northeast corner of said 1.156-acre tract, same being on a northerly line of aforesaid 114.12-acre tract;

THENCE South 89°04'56" East, departing the easterly right of way line of said F. M. 546 and along the northerly line of said 114.12-acre tract, a distance of 311.60 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner;

THENCE North 01°08'32" East, along a westerly line of said 114.12-acre tract, a distance of 339.96 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for the southwest corner of a called 0.552-acre tract of land described in a Deed to the State of Texas, recorded in Instrument No. 20091230001549300 of the Official Public Records of Collin County, Texas, same being the southerly right of way line of aforesaid F. M. 546, and being at the beginning of a non-tangent curve to the right having a central angle of 30°07'53", a radius of 770.00 feet, a chord bearing and distance of North 76°04'23" East, 400.29 feet;

THENCE in a northeasterly direction, along the southerly line of said 0.522-acre tract and the southerly right of way line of said F. M. 546, with said curve to the right, an arc distance of 404.94 feet to a 3.25-inch brass TXDOT Right of Way disk in concrete found for corner;

THENCE South 88°51'41" East, continuing along the southerly line of said 0.522-acre tract and the southerly right of way line of said F. M. 546, a distance of 137.40 feet to a 3.25-inch brass TXDOT Right of Way disk in concrete found for corner;

EXHIBIT B

THENCE North 69°20'14" East, continuing along the southerly line of said 0.522-acre tract and the southerly right of way line of said F. M. 546, a distance of 53.58 feet to a 3.25-inch brass TXDOT Right of Way disk in concrete found for the northeast corner of said 0.522-acre tract, same being on the north line of aforesaid 114.12-acre tract;

THENCE South 88°51'18" East, continuing along the southerly right of way line of said F. M. 546, an 80- wide right of way at this point, and along the north line of said 114.12-acre tract, a distance of 1,377.69 feet to a point for corner;

THENCE South 88°04'18" East, continuing along the southerly right of way line of said F. M. 546 and along the north line of said 114.12-acre tract, a distance of 338.94 feet to a 5/8-inch iron rod found for the northerly, northeast corner of said 114.12-acre tract, same being the northwest corner of a called "Tract II", described in a General Warranty Deed to Bobby T. Davis, Sr, recorded in Volume 5316, Page 2013 of the Land Records of Collin County, Texas;

THENCE South 01°54'34" West, departing the southerly right of way line of said F. M. 546, along an easterly line of said 114.12-acre tract and the westerly line of said "Tract II", a distance of 352.78 feet to the southwest corner of said "Tract II";

THENCE South 87°56'30" East, along a northerly line of said 114.12-acre tract, the southerly line of said "Tract II", passing a 1/2-inch iron rod found for the southeast corner of said "Tract II", continuing along the northerly line of said 114.12-acre tract, a distance of 568.67 feet to the easterly, northeast corner of said 114.12-acre tract, same being on the westerly line of a called 2.178-acre tract of land described in a Warranty Deed to Gustavo Ahumada Fernandez and Karen Franco Ahumada, recorded in Instrument No. 20200914001544080 of the Official Public Records of Collin County, Texas;

THENCE South 01°13'35" West, along the easterly line of said 114.12-acre tract, the westerly line of said 2.178-acre tract, the westerly line of a called 1.250-acre tract of land described in a Warranty Deed to Robert N. Douglas and wife, Sandra L. Douglas, recorded in Volume 2241, Page 407 of the Land Records of Collin County, Texas and the westerly line of a called 3.496-acre tract of land described in a General Warranty Deed to the Derek Fought & Pamela Dixon-Fought Living Trust, recorded in Instrument No. 20200518000727110 of the Official Public Records of Collin County, Texas, passing a 3/8-inch iron rod found for the west common corner of said 2.178-acre tract and said 1.250-acre tract, continuing for a total distance of 1,264.32 feet to the southeast corner of said 114.12-acre tract and the southwest corner of said 3.496-acre tract, same also being the northeast corner of a called 1.00-acre tract of land described in a Warranty Deed to the Town of Fairview, recorded in Volume 5186, Page 3390 of the Official Public Records of Collin County, Texas;

THENCE North 88°35'12" West, along the southerly line of said 114.12-acre tract, the northerly line of said 1.00-acre tract and the northerly line of aforesaid 39-acre tract, passing a 1/2-inch iron rod found for the north common corner of said 1.00-acre tract and said 39-acre tract, continuing for a total distance of 1,045.85 feet to a 5/8-inch iron rod found for corner;

THENCE North 88°48'15" West, along the south line of said 114.12-acre tract and the north line of said 39-acre tract, a distance of 2,266.95 feet to the **POINT OF BEGINNING** and containing 112.419 acres (4,896,963 square feet) of land, more or less.

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 **MCKINNEY 114 LAND & CATTLE, LTD**, a Texas limited partnership, whose address is 10950 Research Road, Frisco, TX 75033_ ("Developer") for the approximately 112.419 acres of land in the Richard H. Locke Survey, Abstract Number 517, Collin County, Texas,, that is located in the extraterritorial jurisdiction of the City of McKinney, Collin County, Texas ("ETJ") in an area generally located in the ETJ of the City of McKinney, Collin County, Texas (the "Annexed Area").

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

A. POLICE PROTECTION:

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

B. FIRE PROTECTION:

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

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.

EXHIBIT D

D. SOLID WASTE COLLECTION:

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

E. WATER SERVICE:

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

EXHIBIT D

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 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.

- 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

MCKINNEY 114 LAND & CATTLE, LTD,

By: _____
CRAIG CURRY
Manager

Date Signed: 2/12/21