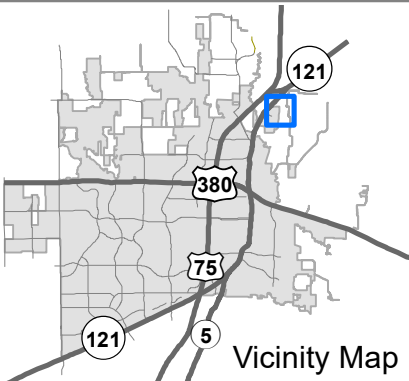
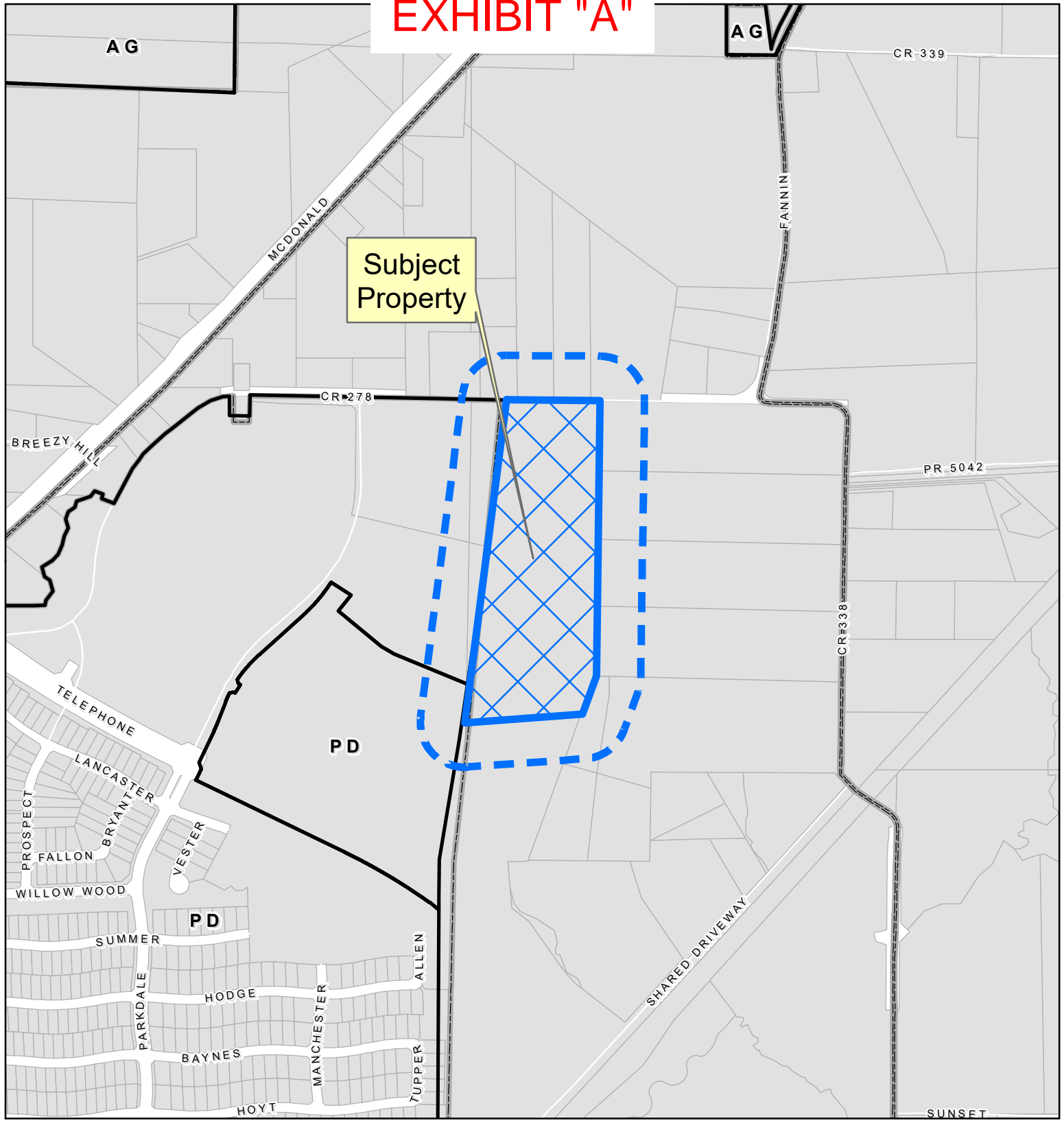
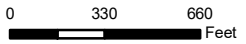


EXHIBIT "A"



Property Owner Notification Map

ZONE2021-0021



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 WILLOW WOOD PHASE 8

ALL of that tract of land situated in the POLLY A. BOONE SURVEY, ABSTRACT NUMBER 1048, in the Collin County, Texas, being the 20.24 acre tract described in a deed Special Warranty Deed to REA CAPITAL, LP, a Texas limited partnership, as filed for record in Clerk's File Number 20141119001261410 of the Land Records of Collin County, Texas, and as affected in the Correction Instrument to said REA CAPITAL, LP, as filed for record in Clerk's File Number 20150330000345130 of the Land Records of Collin County, Texas, being the EXHIBIT H - TATE 20 ACRES tract therein, and being more particularly described as follows:

BEGIN at a PK Nail in Disc (PETSCHKE) found for corner at the northwest corner of said EXHIBIT H -TATE 20 ACRES tract, also being the northeast corner of the land described in Donation Deed to MELISSA INDEPENDENT SCHOOL DISTRICT, as filed for record in Clerk's File Number 20181206001489700 of the Land Records of Collin County, Texas, same being in the center of County Road 278;

THENCE S 89°39'36" E, along the north line of said EXHIBIT H - TATE 20 ACRES tract and the centerline of said County Road 278, a distance of 474.37 feet (called 474.14 feet) to a PK Nail in Disc (PETSCHKE) set for corner at the northeast corner of said EXHIBIT H - TATE 20 ACRES tract, also being the northwest corner of the land described in a Warranty Deed to BILLY A. DANIEL and PATRICIA R. DANIEL, as Trustees of the DANIEL FAMILY TRUST, as filed for record in Clerk's File Number 20091218001516270 of the Land Records of Collin County, Texas, from which a 1/2" capped iron rod #5992 found for witness corner bears S 0°47'29" W, a distance of 30.00 feet;

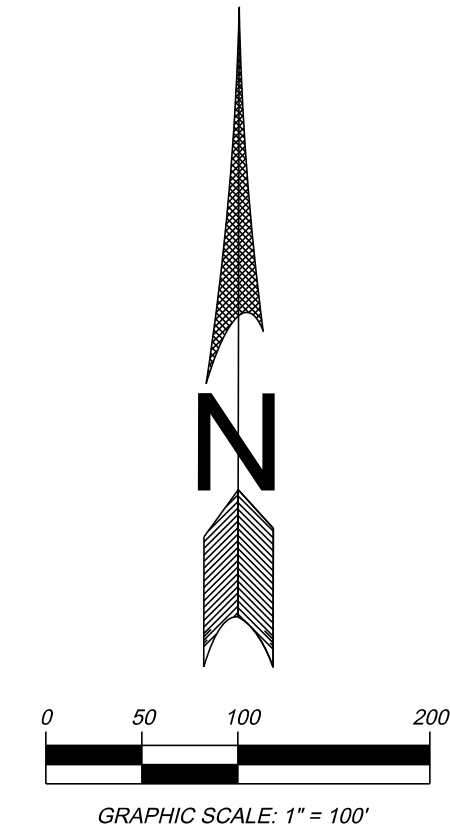
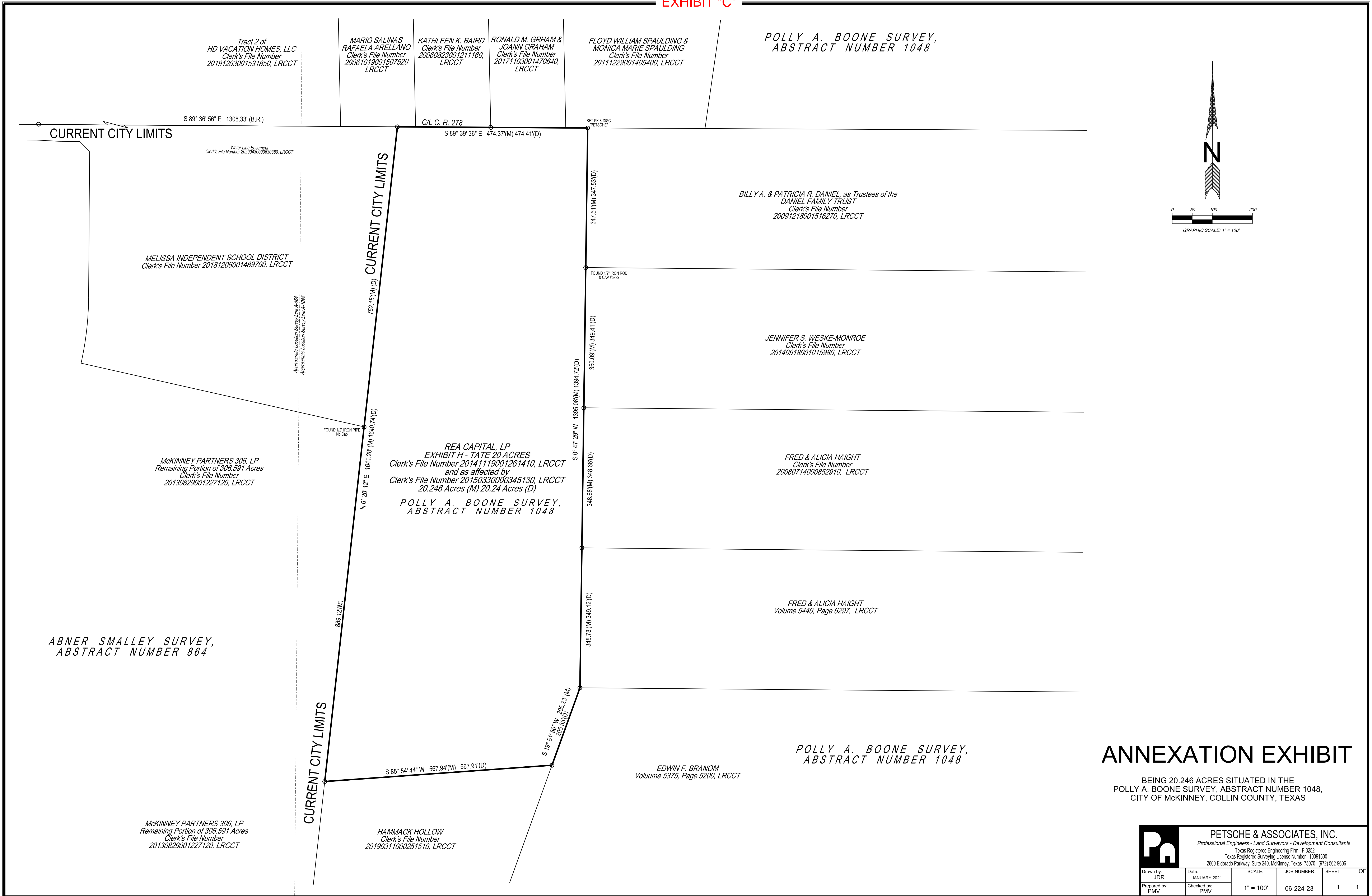
THENCE S 0°47'29" W, along the east line of said EXHIBIT H - TATE 20 ACRES tract and the west line of said DANIEL tract, at 30.00 feet pass said 1/2" capped iron rod #5992 found for witness corner, at 347.51 feet (called 347.53 feet) pass a 1/2" capped iron rod #5992 found for corner at the southwest corner of said DANIEL tract also being the northwest corner of the land described in the Warranty Deed to JENNIFER S. WESKE-MONROE, as filed for record in Clerk's File Number 20140918001015980 of the Land Records of Collin County, Texas, at 697.60 feet (called 696.94 feet) pass a 1/2" capped iron rod #5992 found for corner at the southwest corner of said WESKE-MONROE tract also being the northwest corner of the land described in General Warranty Deed to FRED HAIGHT and ALICIA HAIGHT, as filed for record in Clerk's File Number 20080714000852910 of the Land Records of Collin County, Texas, at 1046.28 feet (called 1046.35 feet) pass a 1/2" capped iron rod #5992 found for corner at the southwest corner of said HAIGHT tract, also being the northwest corner of the land described in General Warranty Deed to FRED and ALICIA HAIGHT, as filed for record in Volume 5440, Page 6297 of the Land Records of Collin County, continuing in all a distance of 1395.06 feet (called 1394.72 feet) to a PK Nail found for corner in fence post at an angle point in the east boundary of said EXHIBIT H - TATE 20 ACRES tract, also being the southwest corner of said HAIGHT tract, also being the northwest corner of the land described in General Warranty Deed to EDWIN F. BRANOM, as filed for record in Volume 5375, Page 5200 of the Land Records of Collin County, Texas;

THENCE S 19°51'50" W, continuing along the east line of said EXHIBIT H - TATE 20 ACRES tract and the west line of said BRANOM tract, a distance of 205.23 feet (called 205.33 feet) to a 1/2" capped iron rod #5992 found for corner at the southeast corner of said EXHIBIT H - TATE 20 ACRES tract, said corner also being the norther they most northeast corner of the land described in the Warranty Deed With Vendor's Lien to HAMMACK HOLLOW, as filed for record in Clerk's File Number 20190311000251510 of the Land Records of Collin County, Texas;

EXHIBIT "B"

THENCE S 85°54'44" W, along the south line of EXHIBIT H - TATE 20 ACRES tract and the north line of said HAMMACK HOLLOW tract, a distance of 597.94 feet (called 597.91 feet) to a 1/2" capped iron rod (Illegible) found for corner at the southwest corner of said EXHIBIT H - TATE 20 ACRES tract being the northwest corner of said HAMMACK HOLLOW tract, said corner being on an east boundary of the remaining portion of the land described in Special Warranty Deed with Vendor's Lien to MCKINNEY PARTNERS 306, LP, as file for record in Clerk's File Number 20130829001227120 of the Land Records of Collin County, Texas;

THENCE N 6°20'12" E, along the west line of said EXHIBIT H - TATE 20 ACRES tract, also being an east line of said MCKINNEY PARTNERS tract, at 889.12 feet pass a 1/2" iron pipe at the southeast corner of the aforesaid MELLISA INDEPENDENT SCHOOL DISTRICT tract, at 1611.11 feet pass a 1/2" iron pipe found for witness corner, and continuing in all a distance of 1641.28 feet (called 1640.74 feet) back to the POINT OF BEGINNING and containing 20.246 Acres (called 20.24 Acres) (881,916 Square Feet) of land, MORE OR LESS.



ANNEXATION EXHIBIT

BEING 20.246 ACRES SITUATED IN THE
POLLY A. BOONE SURVEY, ABSTRACT NUMBER 1048,
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

		PETSCH & ASSOCIATES, INC. Professional Engineers - Land Surveyors - Development Consultants Texas Registered Engineering Firm - F-3222 Texas Registered Surveying License Number - 10091600 2600 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606			
		Drawn by: JDR	Date: JANUARY 2021	SCALE: 1" = 100'	JOB NUMBER: 06-224-23
Prepared by: PMV	Checked by: PMV				

EXHIBIT "D"



CITY OF MCKINNEY, TEXAS SERVICE PLAN FOR ANNEXED AREA

ANNEXATION ORDINANCE NO. 21-0002A

DATE OF ANNEXATION ORDINANCE: 01/04/2022

ACREAGE ANNEXED: 20.246

This Service Plan is hereby entered into and agreed pursuant to Texas Local Government Code § 43.0672 effective the 4th day of January 2022, by and between the **CITY OF MCKINNEY**, a Texas municipal corporation and home-rule city ("City"), and **REA CAPITAL, LP**, a Texas limited partnership, whose address is 2752 County Road 338, McKinney, Texas 75071-0314, and **MCKINNEY PARTNERS 306, LP**, a Delaware limited partnership, whose address is 5055 Keller Springs Road, Suite 500, Addison, Texas 75001-6220 ("Developer") for the approximately 20.246 acres of land in the Polly A. Boone Survey, Abstract Number A1048, 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.

EXHIBIT "D"

C. FIRE PREVENTION:

The services of the City of McKinney Fire Marshal shall be provided to the Annexed Area upon the effective date of this ordinance.

D. SOLID WASTE COLLECTION:

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

E. WATER SERVICE:

1. For portions of the Annexed Area within the City of McKinney legally certificated area (CCN) the City of McKinney shall provide water services to this Annexed Area by any of the methods by which it extends the services to any other area of the municipality. For new development, the City of McKinney requires Developer to construct the necessary infrastructure to meet the needs of the development. This requirement may also include off-site improvements.
2. The responsibility for construction of the infrastructure by the Developer is noted, in 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.

EXHIBIT "D"

8. Where other water districts provide water service, the development shall still meet the City of McKinney standards for the sizing and construction of utilities.

F. SANITARY SEWER SERVICE:

1. The City of McKinney shall provide sewer services to this Annexed Area by any of the methods by which it extends the services to any other area of the municipality. For new development, the City of McKinney requires Developer to construct the necessary infrastructure to meet the needs of the development. This requirement may also include off-site improvements.
2. The City of McKinney shall allow the provision of extensions of sanitary sewer facilities to the Annexed Area upon the effective date of this ordinance. Such extensions shall be in accordance with Section 110-1 through 110-165 of the Code of Ordinances, City of McKinney, and as amended.
3. Connection to existing city sanitary sewer mains for sewage service will be provided in accordance with existing City Policies. Upon connection to existing mains, sanitary sewer collection will be provided at rates established by City Ordinances.
4. Sanitary sewer services shall be provided at a level of services at least equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the Annexed Area, whichever may be applicable.
5. Sanitary sewer mains and lift stations installed or improved to City Standards within the Annexed Area which are located within dedicated easement, rights-of-way, or any other acceptable location approved by the City Engineer, shall be maintained by the City of McKinney upon the effective date of this ordinance.

G. STREETS:

1. Emergency street maintenance shall be provided for publicly dedicated streets or roads within the Annexed Area upon the effective date of this ordinance. Routine maintenance will be scheduled as part of the City's annual street maintenance program in accordance with the then current policies and procedures defined by ordinance.
2. Street services shall be provided at a level of services at least equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the Annexed Area, whichever may be applicable.

H. PARKS AND RECREATION:

1. The City of McKinney shall provide parks and recreation services to this Annexed Area by any of the methods by which it extends the services to any other area of the municipality. For new development, the City of McKinney requires Developer to construct hike/bike trails in keeping with the Parks Master Plan. Additionally, new developments must still satisfy the parkland dedication requirements that call for land or fees in lieu of land for park.
2. Residents within the Annexed Area may utilize all existing park and recreation facilities upon the effective date of this Ordinance. Fees for

EXHIBIT "D"

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

3. Additional park and recreation facilities shall be constructed based on Park policies defined in the 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 PARTNERS 306, LP
a Delaware limited partnership

By: TA GP, LLC
a Delaware Limited liability company
its general partner

By: _____
John D Hutchinson
Title: President

REA CAPITAL, LP,
a Texas limited partnership

By: _____
Wendy Howard
Title: Manager

Date Signed: _____

EXHIBIT "D"

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CITY OF MCKINNEY

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PAUL G. GRIMES
City Manager

Date Signed: _____

ATTEST:

EMPRESS DRANE
City Secretary
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Deputy City Secretary

APPROVED AS TO FORM:

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By: _____
Wendy Howard
Title: Manager

Date Signed: _____

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CITY OF MCKINNEY

By: _____
PAUL G. GRIMES
City Manager

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EMPRESS DRANE
City Secretary
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Deputy City Secretary

APPROVED AS TO FORM:

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a Delaware Limited liability company
its general partner

By: _____
John D Hutchinson
Title: President

REA CAPITAL, LP,
a Texas limited partnership

By: Wendy Howard
Wendy Howard
Title: Manager

Date Signed: 12/27/2021