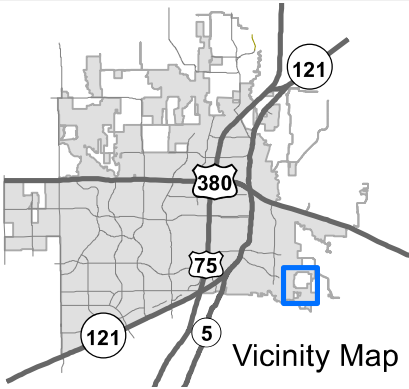
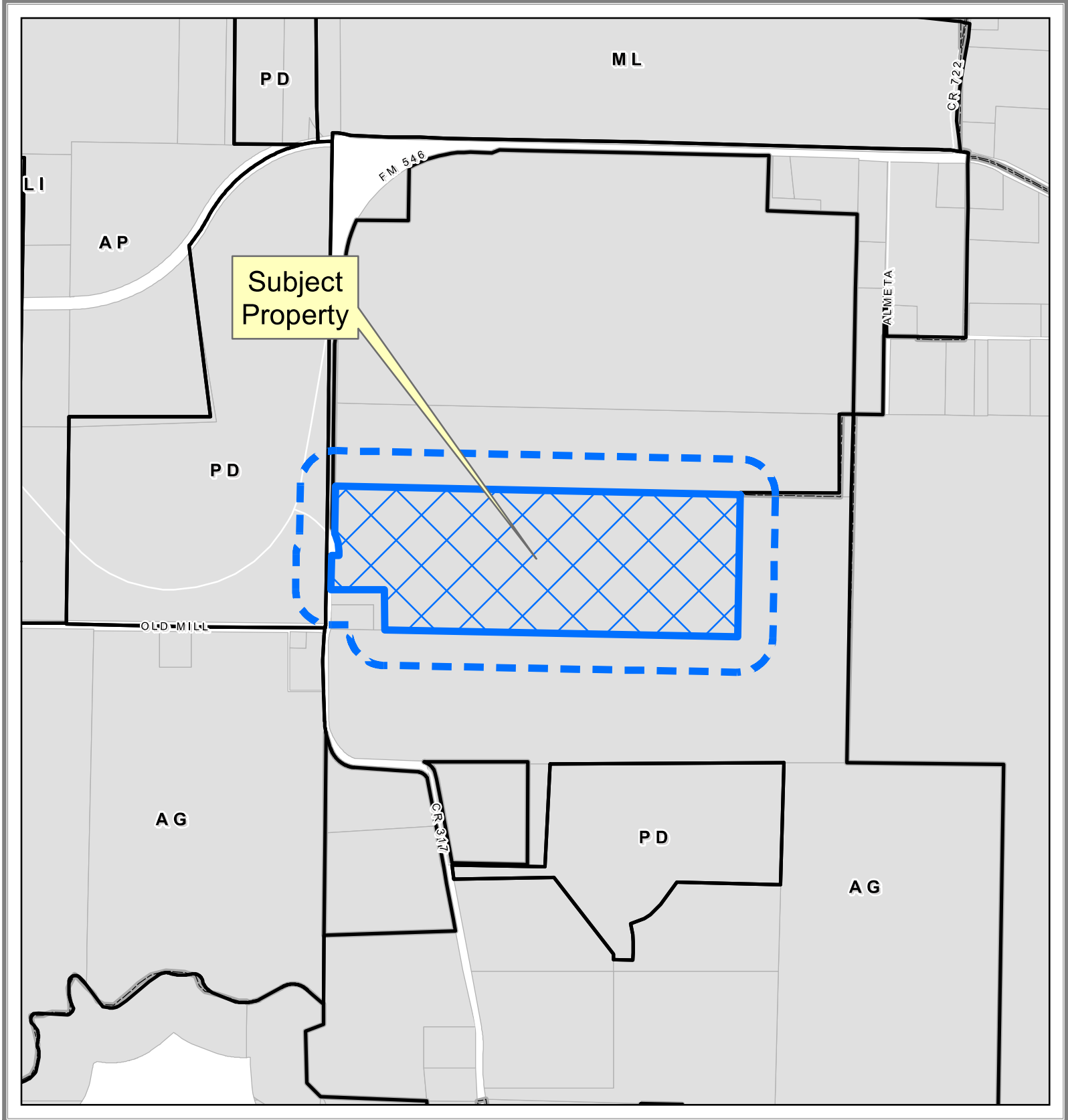
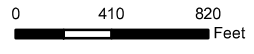


EXHIBIT A



Property Owner Notification Map

ANNEX2021-0008



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

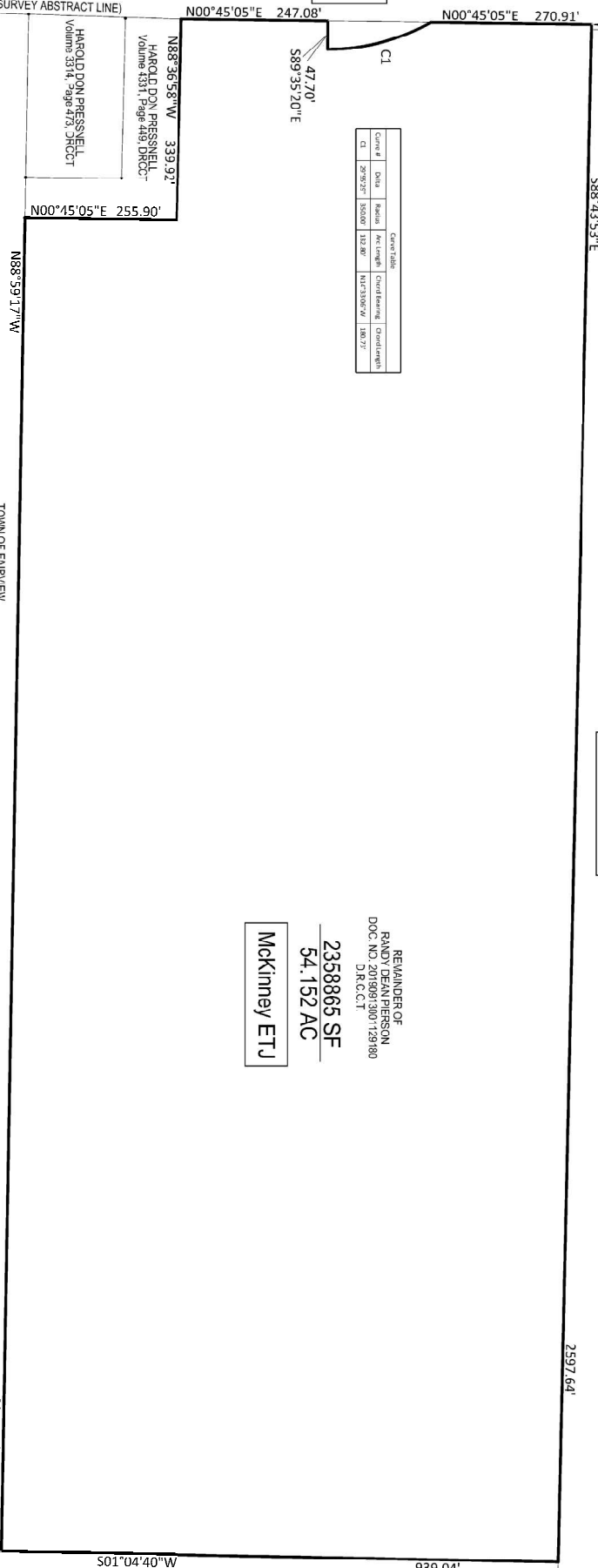
POB
 US STATE HIGHWAY 281
 TEXAS NORTH CENTRAL
 DISTRICT
 COUNTY OF COLLIN
 TEXAS
 COUNTY OF COLLIN
 DISTRICT 13

PD - Planned Development
 District
 Industrial Uses

Mckinney ETJ

TW OPERATIONS, LP
 Clerk's File No. 2021-02700077230, LRCC1

REMAINDER OF
 RANDY DEAN PERSHON
 DOC. NO. 2018-0021129180
 LRCC1
 2358865 SF
 54.152 AC
 Mckinney ETJ

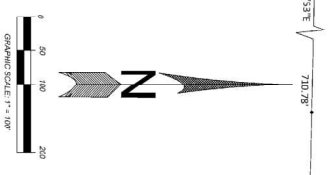


(APPROXIMATE LOCATION OF SURVEY ABSTRACT LINE)
 N88°36'58\"/>

TOWN OF FARVIEW
 DOC. NO. 2002-002866
 DRCC1

AG - Agricultural District

AG - Agricultural District



TOWN OF FARVIEW
 DOC. NO. 2002-002866
 DRCC1

PROPERTY DESCRIPTION:

A tract of land situated within the Richard H. Lock Survey, Abstract No. 517, Collin County, Texas, same being a remainder of the land described in the following: ... (1) ... (2) ... (3) ... (4) ...



PREPARED BY:
 RICHEY DEVELOPMENT ENGINEERING
 6800 Westcott Avenue, Suite 150
 McKinney, Texas 75070
 972-873-3055

OWNER:
 NITNSM OF TEXAS
 22088 Timmyson Plwy, Suite 130
 Plano, TX 75024

THE RICHARD H. LOCK SURVEY, ABSTRACT NUMBER 517
 54.152 ACRES SITUATED IN THE
 COLLIN COUNTY, TEXAS

RICHEY DEVELOPMENT ENGINEERING LLC
 6800 Westcott Avenue, Suite 150
 McKinney, TX 75070
 972-873-3055

NITNSM OF TEXAS
 22088 Timmyson Plwy, Suite 130
 Plano, TX 75024

PROJECT NUMBER	21-002
DATE	11/1/2021
SCALE	1"=100'
SHEET NO.	1 OF 1

EXHIBIT C

BEING a tract of land situated within the Richard H. Lock Survey, Abstract No. 517, Collin County, Texas, same being a remainder tract of land described by deed to Randy Dean Pierson as recorded in Document Number 20190913001129180, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey Feet displayed in surface values).

BEGINNING at a set 5/8-inch capped iron rod marked "BHB INC" (IRS) for the northwest corner of the said Randy Dean Pierson remainder tract and having a U.S. State Plane NAD83, Texas North Central (4202) Grid coordinate with a value of Northing: 7110955.05' and Easting: 2554098.32' and being in the east right-of-way line of County Road 317 (a variable width right-of-way);

THENCE South 88°43'53" East, passing at a distance of 8.45 feet the southwest corner of a tract of land as described deed to Brenda Reaves Sanders and Jerry R. Rutledge as recorded in Document Number 20180206000152710, D.R.C.C.T., and now continuing with the common line between the said Randy Dean Pierson remainder tract and the said Brenda Reaves Sanders tract, a distance of 2597.64 feet to a found 1/2-inch capped iron rod marked "SARTIN RPLS 3694" (CIRF) for the northeast corner of the said Randy Dean Pierson remainder tract and for the northwest corner of a tract of land as described by deed to Town of Fairview as recorded in Document Number 2002-0082869, D.R.C.C.T., also U.S. State Plane NAD83, Texas North Central (4202) Grid coordinate with a value of Northing: 7110897.56' and Easting: 2556694.98', from which a CIRF for the northeast corner of the said Town of Fairview tract bears South 88°43'53" East, a distance of 710.78 feet;

THENCE South 01°04'40" West, with the common line between the said Randy Dean Pierson remainder tract and the said Town of Fairview tract, a distance of 939.04 feet to an IRS for the southeast corner of the said Randy Dean Pierson tract and for a re-entrant corner of the said Town of Fairview tract;

THENCE North 88°59'17" West, continuing with the said common line, a distance of 2252.30 feet to a found 3/8-inch iron rod for the southwest corner of the said Randy Dean Pierson remainder tract, same for the southeast corner of a tract of land as described by deed to Harold Don Pressnell as recorded in Volume 4331, Page 449, D.R.C.C.T., from which a found 1/2-inch iron rod for the southwest corner of the said Harold Don Pressnell tract bears North 88°59'17" West, a distance of 69.60 feet;

THENCE North 00°45'05" East, departing the said common line, and with the common line between the said Randy Dean Pierson remainder tract and the said Harold Don Pressnell tract, a distance of 255.90 feet to a found 1/2-inch iron rod for a re-entrant corner of the said Randy Dean Pierson remainder tract, same being the northeast corner of the said Harold Don Pressnell tract;

THENCE North 88°36'58" West, continuing with the said common line, a distance of 339.92 feet to a found RR Spike in asphalt for the southwest corner of the said Randy Dean Pierson remainder tract, same being the northwest corner of the said Harold Don Pressnell tract and being in the aforementioned east right-of-way, from which a found RR Spike for the southwest corner of the said Harold Don Pressnell tract bears South 00°45'05" West, a distance of 95.03 feet;

EXHIBIT C

THENCE with the common line between the said Randy Dean Pierson remainder tract and the said east right-of-way line the following courses and distances:

North 00°45'05" East, a distance of 247.08 feet to an IRS;

South 89°35'20" East, a distance of 47.70 feet to a found Texas Department of Transportation brass disk monument in concrete;

Along a curve to the left having a central angle of 29°55'29", a radius of 350.00 feet, an arc length of 182.80 feet, and a chord which bears North 14°33'06" West, a distance of 180.73 feet an IRS;

North 00°45'05" East, a distance of 270.91 feet to the **POINT OF BEGINNING** and **CONTAINING** 2,358,865 square feet or 54.152 acres 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: 54.152 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 **KYLE RAY PIERSON**, whose address is 3616 Vineyard Way, Farmers Branch, TX 75234, **RANDY DEAN PIERSON**, whose address is 860 N. Lake Shore Drive, Apt. 23J, Chicago, IL 60611, and the **RANDY PIERSON CHARITABLE REMAINDER UNITRUST**, of 2407 Peachtree Lane, McKinney, TX ("Developer") for the approximately 54.152 acres of land in the Richard H. Lock 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.

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 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 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 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 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. The Future Land 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

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

EXHIBIT D

OWNER NAME:

Kyle Ray Pierson
Kyle Ray Pierson

Date Signed: 8/5/2021

EXHIBIT D

OWNER NAME:



Randy Dean Pierson

Date Signed: 8/3/2021

EXHIBIT D

OWNER NAME:

RANDY PIERSON CHARITABLE
REMAINDER UNITRUST

By: Jeffrey Hamilton
Jeffrey Hamilton, Special Trustee

Date Signed: 8-6-2021