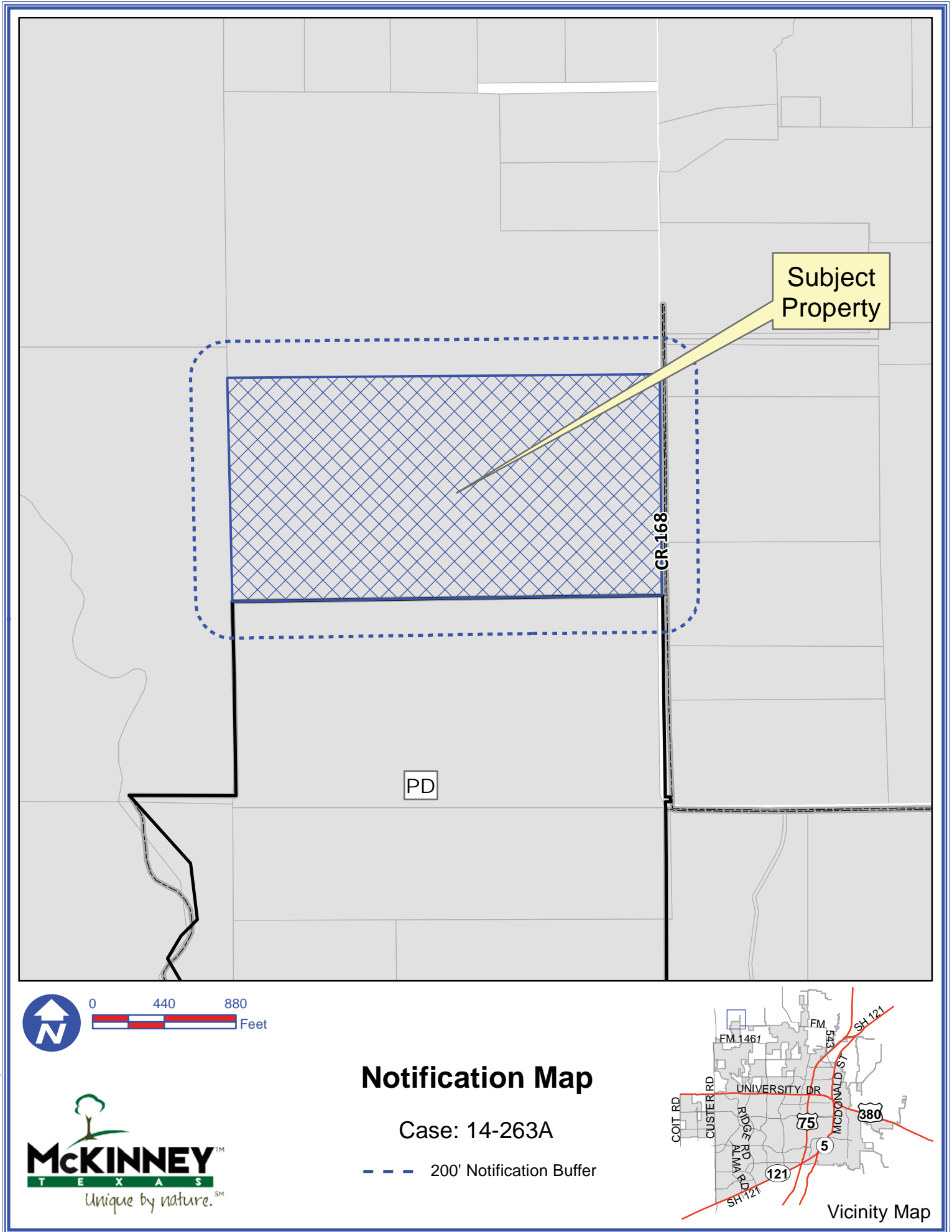


Exhibit A



Path: S:\MCKGIS\Notification\Projects\2014\14-263A.mxd

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

Exhibit B

BEING an 82.394 acre tract of land situated in the Benjamin Thayer Survey, Abstract No. 915, Collin County, Texas and being an 83 acre tract of land described in a deed to Johnnie Fred Robinson, Beverly Lynn Latham and Debbie Carolyn Long as recorded in Instrument No. 94-0012199 of the Official Public Records of Collin County, Texas (OPRCCT) and being more particularly described as follows:

BEGINNING at a pk-nail set for corner in the centerline of County Road 168 and being the southeast corner of said 83 acre tract and the northeast corner of a tract of land described in a deed to Franklin Investment Company as recorded in Instrument No. 19980611000604340 and 19980611000304350 (OPRCCT);

THENCE departing the centerline of said County Road 168 and along the common line of said 83 acres and Franklin Tract as follows:

SOUTH 89°24'27" WEST a distance of 799.31 feet to a 5/8 inch iron rod set for corner;

SOUTH 89°37'59" WEST a distance of 1838.66 feet to a 3/8 inch iron rod found for the southwest corner of said 83 acres and in the east line of a tract of land described in a deed to VSS Limited Partnership as recorded in Volume 4070, Page 1092 (OPRCCT);

THENCE along the common line of said 83 acre tract and said VSS tract, NORTH 00°53'22" WEST a distance of 1357.66 feet to a 5/8 inch iron rod set for the northwest corner of said 83 acres and the southwest corner of a tract of land described in a deed to Walter R. Saigling as recorded in Instrument No. 97-0008407 (OPRCCT);

THENCE along the common line of said 83 acre tract and said Saigling tract, NORTH 89°33'52" EAST a distance of 2645.07 feet to a pk-nail set for corner in the centerline of said County Road 168;

THENCE along the east line of said 83 acre tract and the centerline of said County Road 168, SOUTH 00°35'24" EAST a distance of 1357.64 feet to the POINT OF BEGINNING;

CONTAINING 82.394 acres or 3,589,101 square feet of land more or less all that according to the survey prepared by A. J. Bedford Group, Inc.

EXHIBIT C



CITY OF MCKINNEY, TEXAS SERVICE PLAN FOR ANNEXED AREA

ANNEXATION ORDINANCE NO. 2014-12-092

DATE OF ANNEXATION ORDINANCE: December 1, 2014

ACREAGE ANNEXED: 82.39 Acres

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

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

A. POLICE PROTECTION:

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

B. FIRE PROTECTION:

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

C. FIRE PREVENTION:

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

D. SOLID WASTE COLLECTION:

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

EXHIBIT C

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

E. WATER SERVICE:

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

F. SANITARY SEWER SERVICE:

1. The City of McKinney shall provide sewer services to this annexed area by any of the methods by which it extends the services to any other area of the municipality. For new development, the City of McKinney requires developers to construct the necessary infrastructure to meet the needs of

EXHIBIT C

the development. This requirement may also include off-site improvements.

2. The City of McKinney shall allow the provision of extensions of sanitary sewer facilities to the areas annexed upon the effective date of this ordinance. Such extensions shall be in accordance with Section 110-1 through 110-165 of the Code of Ordinances, City of McKinney, and as amended.
3. Connection to existing city sanitary sewer mains for sewage service will be provided in accordance with existing City Policies. Upon connection to existing mains, sanitary sewer collection will be provided at rates established by City Ordinances.
4. Sanitary sewer services shall be provided at a level of services at least equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the annexed area, whichever may be applicable.
5. Sanitary sewer mains and lift stations installed or improved to City Standards within the annexed area which are located within dedicated easement, rights-of-way, or any other acceptable location approved by the City Engineer, shall be maintained by the City of McKinney upon the effective date of this ordinance.

G. STREETS:

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

H. PARKS AND RECREATION:

1. The City of McKinney shall provide parks and recreation services to this annexed area by any of the methods by which it extends the services to any other area of the municipality. For new development, the City of McKinney requires developers to construct hike/bike trails in keeping with the Parks Master Plan. Additionally, new developments must still satisfy the parkland dedication requirements that call for land or fees in lieu of land for park.
2. Residents within the areas annexed may utilize all existing park and recreation facilities upon the effective date of this Ordinance. Fees for such usage shall be in accordance with current fees established by ordinance.
3. Additional park and recreation facilities shall be constructed based on Park policies defined in the 2012 Comprehensive Plan as amended, and the Parks Master Plan. The general planned locations and classifications of parks will ultimately serve residents from the current city limits and residents from areas being considered for annexation.

I. ENVIRONMENTAL HEALTH AND CODE ENFORCEMENT SERVICES:

EXHIBIT C

1. Enforcement of current environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicles ordinances and animal control ordinances, shall begin within this area upon the effective date of this annexation ordinance.
2. Inspection services, including but not limited to, the review of building plans, the issuance of permits and the inspection of all buildings, plumbing, mechanical, and electrical work to ensure compliance with City Codes and Ordinances will be provided within upon the effective date of this ordinance.
3. The City shall provide the level of Environmental Health and Code Enforcement Services equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the annexed area, whichever may be applicable.

J. PLANNING AND ZONING:

These areas are zoned in conjunction with the annexation pursuant to the Comprehensive Zoning Ordinance #1270. The Future Lane Use Plan of the 2004 Comprehensive Plan as amended will serve as a guide for consideration of future zoning requests.

K. MISCELLANEOUS:

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

L. CAPITAL IMPROVEMENTS PROGRAM

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

- M. Other municipal services for areas not specifically listed in Sections A-K shall be provided to an annexed area no later than two and one-half years after the effective date of the annexation, unless certain services cannot reasonably be provided within two and one-half years. In that case, the City shall propose a schedule for providing certain services, and the schedule shall provide for the provision of full municipal services no later than four and one-half years after the effective date of the annexation.

Exhibit D

FIELD NOTE DESCRIPTION

BEING an 82.394 acre tract of land situated in the Benjamin Thayer Survey...

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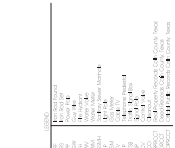
BEING an 82.394 acre tract of land situated in the Benjamin Thayer Survey...

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Notes are per Title Commitment of No. 2014-88999-BU provided by First American Title Insurance Company, effective February 19, 2014, issued March 10, 2014.

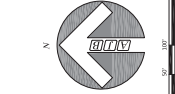
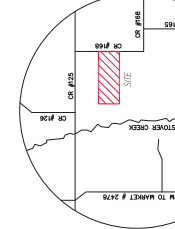
1a. Property is subject to easement granted by W. K. Salling to Calcutas Water Supply Company, Inc. for the purpose of installing and maintaining water mains...

1b. Property is subject to easement granted by Johnnie Fred Robinson, Beverly Lynn Latham and Debbie Carolyn Long to County of Collin, filed 03/17/2004, recorded in Volume 4627, Page 1537, Real Property Records, Collin County, Texas. Affects as shown on survey.



Walter R. Salling, Diane Strawn & Margaret Clegg
CCL 97-008807, CCL 97-008846, CCL 97-008808

82.394 ACRES
(5,589,101 SQ. FT.)
Johnnie Fred Robinson, Beverly Lynn Latham
and Debbie Carolyn Long
Vol. No. 4627, Pg. 1537



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Surveyor's Certification

I, Austin J. Bedford, a Registered Professional Land Surveyor in the State of Texas do hereby certify that on the ground survey...

Dated the 26th day of March, 2014

Annexation Exhibit

BOUNDARY SURVEY
82.394 ACRES

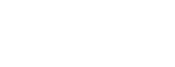
BENJAMIN THAYER SURVEY ABSTRACT NO. 915
COLLIN COUNTY, TEXAS

John TAYLOR REALTY ASSOCIATES
Collin, Texas 75009



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GENERAL NOTES:
The use of the word "CERTIFY" or "CERTIFICATE" used herein constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

BEARS OF BEARINGS: Bearings are based on a deed to H. C. Franklin recorded in Volume 1457, Page 669 of the Official Public Records of Collin County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48965C01401, dated June 2, 2009 of the Federal Emergency Management Agency, the site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or its structures thereon are free from flooding or flood damage. The surveyor is not responsible for determining the cause of any flooding or flood damage or for determining the cause of any flooding or flood damage or for determining the cause of any flooding or flood damage.

RECEIVED
By Planning Department at 1:53 pm, Sep 15, 2014