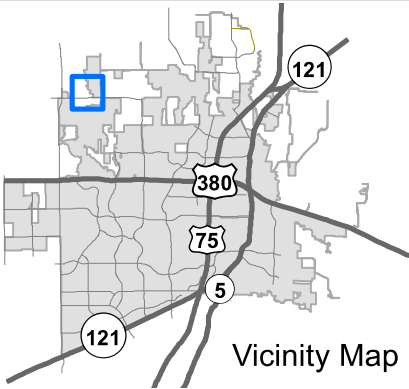
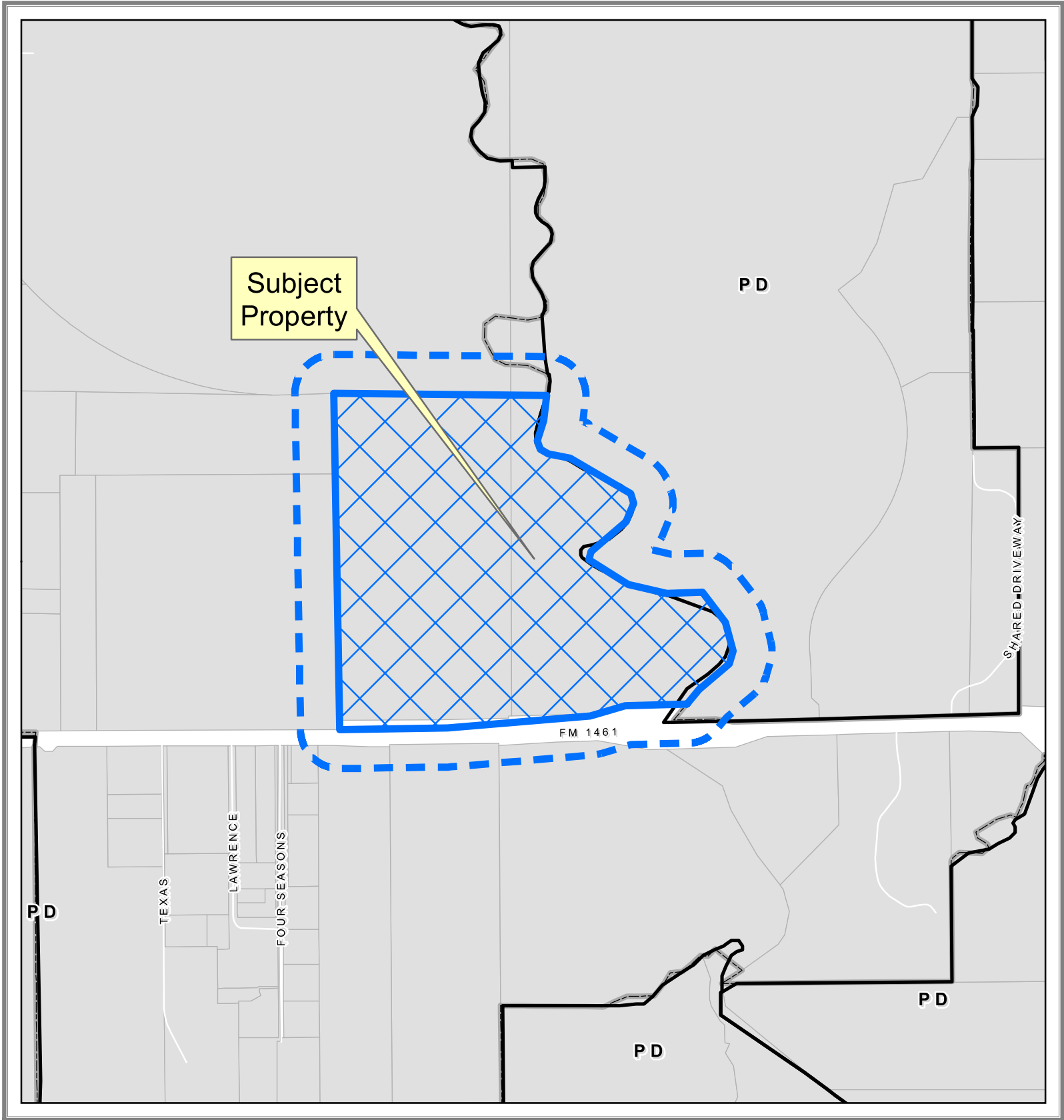
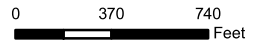


EXHIBIT A



Location Map
ANNEX2022-0004



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

BEING BEING A TRACT OF LAND LOCATED IN THE C.A. BURNS SURVEY, ABSTRACT NO. 109 AND THE COLEMAN WATSON SURVEY, ABSTRACT NO. 945, COLLIN COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO SAMUEL E. LEWIS AND WIFE, ELIZABETH J. LEWIS, RECORDED IN INSTRUMENT NO. 96-0010626, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A PINK TXDOT CAP FOUND AT THE INTERSECTION OF THE NEW NORTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD (F.M.) 1461, A VARIABLE WIDTH RIGHT-OF-WAY, WITH THE COMMON LINE OF SAID LEWIS TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO CB-MERRELL ROAD, LIMITED, RECORDED IN INSTRUMENT NO. 20160216000178090, O.P.R.C.C.T., FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE SOUTH COMMON CORNER OF SAID LEWIS TRACT AND SAID CB-MERRELL TRACT BEARS SOUTH 00°57'28" WEST, A DISTANCE OF 52.04 FEET;

THENCE NORTH 00°57'28" WEST, LEAVING SAID NORTH RIGHT-OF-WAY LINE AND A LONG THE COMMON LINE OF SAID LEWIS TRACT AND SAID CB-MERRELL ROAD TRACT AND SUBSEQUENTLY A TRACT OF LAND DESCRIBED IN DEED TO LBP 2008 INVESTMENT, INC., RECORDED IN INSTRUMENT NO. 20160216000178100, O.P.R.C.C.T., A DISTANCE OF 1884.55 FEET TO A 2-INCH METAL FENCE POST FOUND AT THE NORTH COMMON CORNER OF SAID LEWIS TRACT AND SAID LBP 2008 INVESTMENT TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO BCO TURNPIKE DISTRIBUTION CENTER M, LLC, RECORDED IN INSTRUMENT NO. 20160216000178110, O.P.R.C.C.T.;

THENCE SOUTH 89°26'14" EAST, ALONG THE COMMON LINE OF SAID LEWIS TRACT AND SAID BCO TURNPIKE DISTRIBUTION CENTER M TRACT, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 1083.78 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 1,230.80 FEET TO A POINT FOR CORNER IN THE APPROXIMATE CENTER OF STOVER CREEK;

THENCE SOUTHERLY, WITH THE APPROXIMATE CENTERLINE OF SAID CREEK, THE FOLLOWING THIRTY-ONE (31) COURSES AND DISTANCES:

- SOUTH 08°22'03" WEST, A DISTANCE OF 142.61 FEET TO A POINT FOR CORNER;
- SOUTH 18°55'16" WEST, A DISTANCE OF 118.38 FEET TO A POINT FOR CORNER;
- SOUTH 05°24'00" EAST, A DISTANCE OF 40.27 FEET TO A POINT FOR CORNER;
- SOUTH 38°12'11" EAST, A DISTANCE OF 49.05 FEET TO A POINT FOR CORNER;
- SOUTH 82°58'55" EAST, A DISTANCE OF 112.82 FEET TO A POINT FOR CORNER;
- SOUTH 73°29'49" EAST, A DISTANCE OF 63.29 FEET TO A POINT FOR CORNER;
- SOUTH 62°08'35" EAST, A DISTANCE OF 228.53 FEET TO A POINT FOR CORNER;
- SOUTH 54°10'08" EAST, A DISTANCE OF 150.61 FEET TO A POINT FOR CORNER;
- SOUTH 30°22'01" EAST, A DISTANCE OF 55.02 FEET TO A POINT FOR CORNER;
- SOUTH 13°16'04" WEST, A DISTANCE OF 59.34 FEET TO A POINT FOR CORNER;
- SOUTH 31°00'34" WEST, A DISTANCE OF 90.71 FEET TO A POINT FOR CORNER;
- SOUTH 42°58'20" WEST, A DISTANCE OF 66.81 FEET TO A POINT FOR CORNER;
- SOUTH 50°19'09" WEST, A DISTANCE OF 70.79 FEET TO A POINT FOR CORNER;
- SOUTH 60°58'53" WEST, A DISTANCE OF 83.66 FEET TO A POINT FOR CORNER;
- SOUTH 41°23'59" WEST, A DISTANCE OF 50.56 FEET TO A POINT FOR CORNER;
- SOUTH 06°10'09" WEST, A DISTANCE OF 20.46 FEET TO A POINT FOR CORNER;
- SOUTH 25°25'46" EAST, A DISTANCE OF 58.04 FEET TO A POINT FOR CORNER;
- SOUTH 68°57'55" EAST, A DISTANCE OF 147.24 FEET TO A POINT FOR CORNER;
- SOUTH 56°56'25" EAST, A DISTANCE OF 71.56 FEET TO A POINT FOR CORNER;
- SOUTH 68°32'57" EAST, A DISTANCE OF 117.81 FEET TO A POINT FOR CORNER;
- SOUTH 83°31'28" EAST, A DISTANCE OF 246.52 FEET TO A POINT FOR CORNER;
- NORTH 63°21'40" EAST, A DISTANCE OF 43.91 FEET TO A POINT FOR CORNER;
- NORTH 86°35'14" EAST, A DISTANCE OF 36.16 FEET TO A POINT FOR CORNER;
- SOUTH 68°25'41" EAST, A DISTANCE OF 34.24 FEET TO A POINT FOR CORNER;
- SOUTH 41°53'09" EAST, A DISTANCE OF 44.13 FEET TO A POINT FOR CORNER;

EXHIBIT B

SOUTH 32°29'58" EAST, A DISTANCE OF 165.47 FEET TO A POINT FOR CORNER;

SOUTH 21°17'51" EAST, A DISTANCE OF 102.94 FEET TO A POINT FOR CORNER;

SOUTH 05°36'53" EAST, A DISTANCE OF 81.13 FEET TO A POINT FOR CORNER;

SOUTH 31°25'40" WEST, A DISTANCE OF 93.83 FEET TO A POINT FOR CORNER;

SOUTH 49°56'58" WEST, A DISTANCE OF 217.22 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 39°50'27" WEST, A DISTANCE OF 89.91 FEET TO A POINT FOR CORNER IN SAID NEW NORTH RIGHT-OF-WAY LINE OF F.M. 1461;

THENCE WESTERLY, ALONG SAID NEW NORTH RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

SOUTH 88°32'59" WEST, A DISTANCE OF 358.07 FEET TO A 5/8-INCH IRON ROD WITH A PINK TXDOT CAP FOUND;

SOUTH 73°22'00" WEST, A DISTANCE OF 210.00 FEET TO A 5/8-INCH IRON ROD WITH A PINK TXDOT CAP FOUND;

SOUTH 88°32'59" WEST, A DISTANCE OF 876.12 FEET TO A 5/8-INCH IRON ROD WITH A PINK TXDOT CAP FOUND;

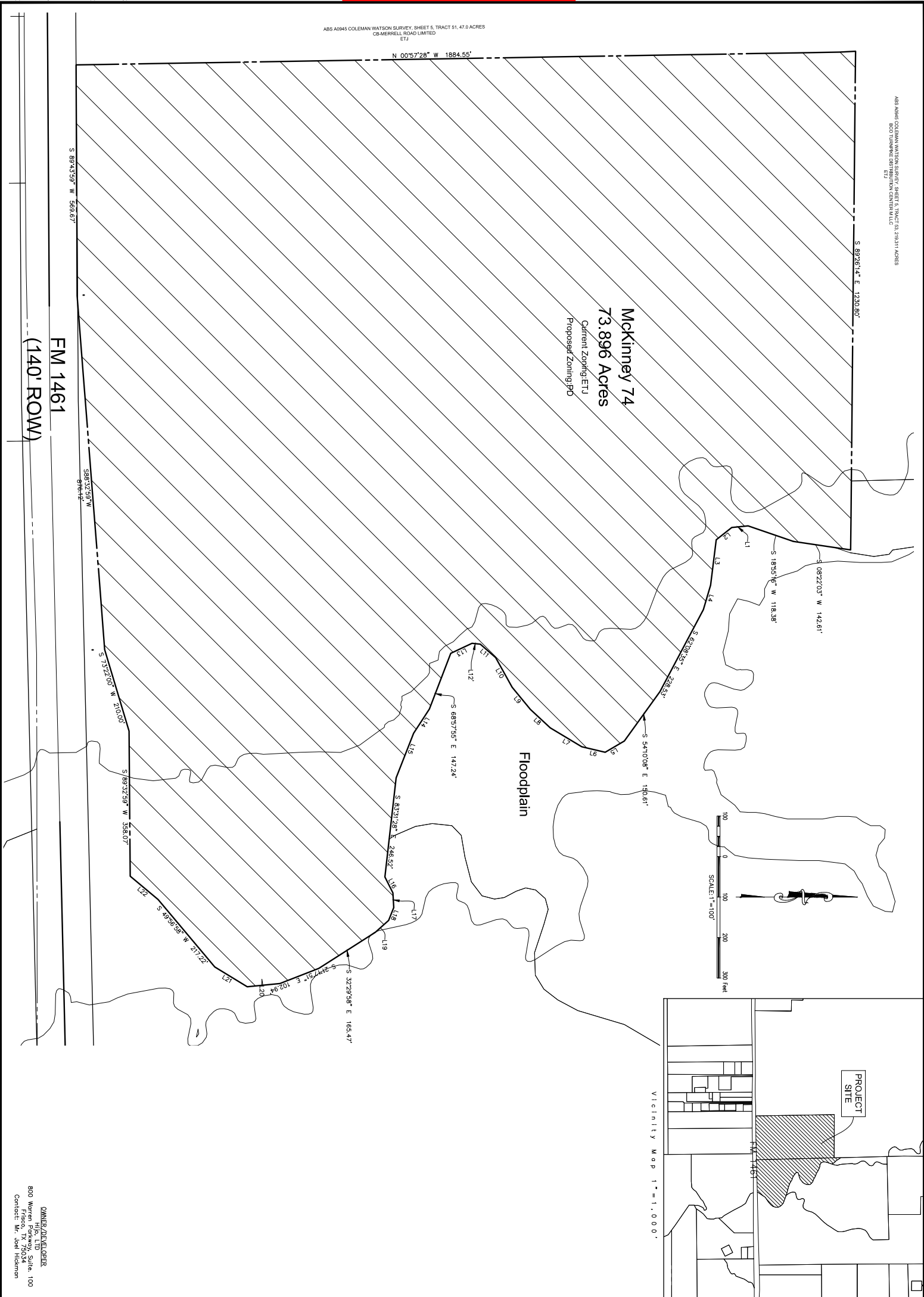
SOUTH 89°43'59" WEST, A DISTANCE OF 569.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,218,906 SQUARE FEET OR 73.896 ACRES OF LAND, MORE OR LESS.

EXHIBIT C

File: M:\Projects\SPEC\2022\SPEC22429 McKinney 74-04-Production\Planning and
 L:\McAdams\Projects\2022\2022\SPEC22429 McKinney 74 Zoning Exhibit
 Plotted: 9/7/2022 2:38 PM by Floella Farris. Saved: 9/7/2022 2:38 PM by Floella

ABS A0845 COLEMAN WATSON SURVEY, SHEET 5, TRACT 51, 47.0 ACRES
 CB-MERRELL ROAD LIMITED
 ETJ

ABS A0845 COLEMAN WATSON SURVEY, SHEET 5, TRACT 51, 47.0 ACRES
 CB-MERRELL ROAD LIMITED
 ETJ



OWNER/DEVELOPER
 Hips, LTD
 800 Worren Parkway, Suite 100
 Conroe, TX 77385
 Contact: Mr. Neil Heikman

OWNER: Hips, LTD
DATE: 9/7/2022
SCALE: 1"=100'
PROJECT: SPEC22429
DATE: 9/7/2022
OWNER: Hips, LTD
DATE: 9/7/2022
SCALE: 1"=100'
PROJECT: SPEC22429
DATE: 9/7/2022

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR
 INFORMATION ONLY AND IS
 NOT INTENDED FOR
 CONSTRUCTION. BEING
 THE PROPERTY OF
 THE JOHN R. MCADAMS
 COMPANY, INC.
 201 Country View Drive
 Roanoke, Texas 75262
 840-248-1072
 RBPE: 13762 TBP/LS: 10194440
 www.mcadamsco.com

ANNEXATION EXHIBIT

McKinney 74
 TRACT 49 & 6
 73.896 Acres
 in the
 COLEMAN WATSON & C A BURNS SURVEY, ABSTRACT
 NO.
 945 & 109
 COLLIN COUNTY, TEXAS



The John R. McAdams
 Company, Inc.
 111 Hillside Drive
 Lewisville, Texas 75057
 972.438.9712
 201 Country View Drive
 Roanoke, Texas 75262
 840.248.1072
 RBPE: 13762 TBP/LS: 10194440
 www.mcadamsco.com

EXHIBIT D



CITY OF MCKINNEY, TEXAS SERVICE PLAN FOR ANNEXED AREA

ANNEXATION ORDINANCE NO. _____

DATE OF ANNEXATION ORDINANCE: _____

ACREAGE ANNEXED: 73.896 acres

This Service Plan is hereby entered into and agreed pursuant to Texas Local Government Code § 43.0672 effective the ___ day of _____, 2024, by and between the **CITY OF MCKINNEY**, a Texas municipal corporation and home-rule city ("City"), and **HIJO, LTD.**, Texas limited liability company, whose address is 1 Cowboys Way, Frisco, Texas 75034-1962, and **SUTTON FIELD INVESTMENTS, LLC**, a Texas liability company, whose address is 12400 Preston Road, Suite 100, Frisco, Texas 75033-6401 (hereinafter referred to collectively as "Developer" whether one or more) for the approximately 73.896 acres of land in the C.A. Burns Survey, Abstract Number A0109 and the Coleman Watson Survey, Abstract Number A0945, 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.