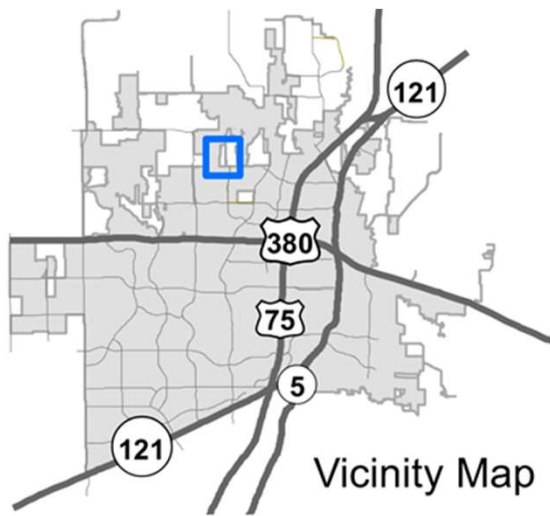
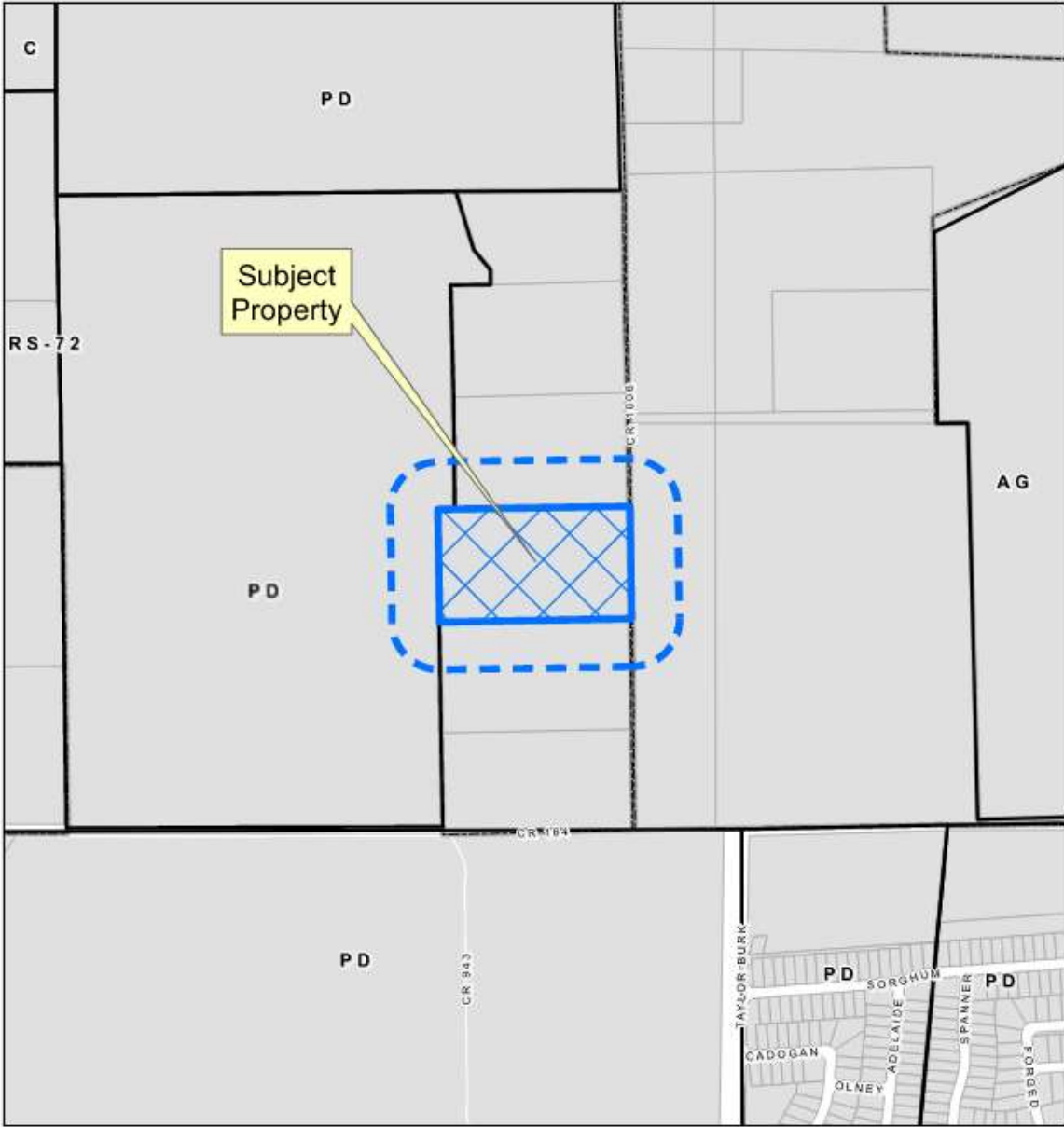


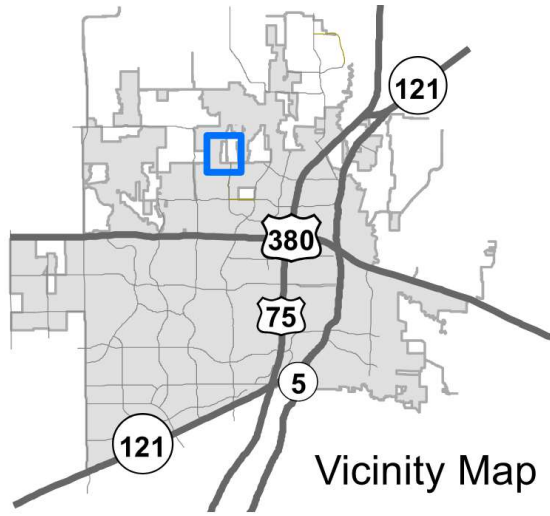
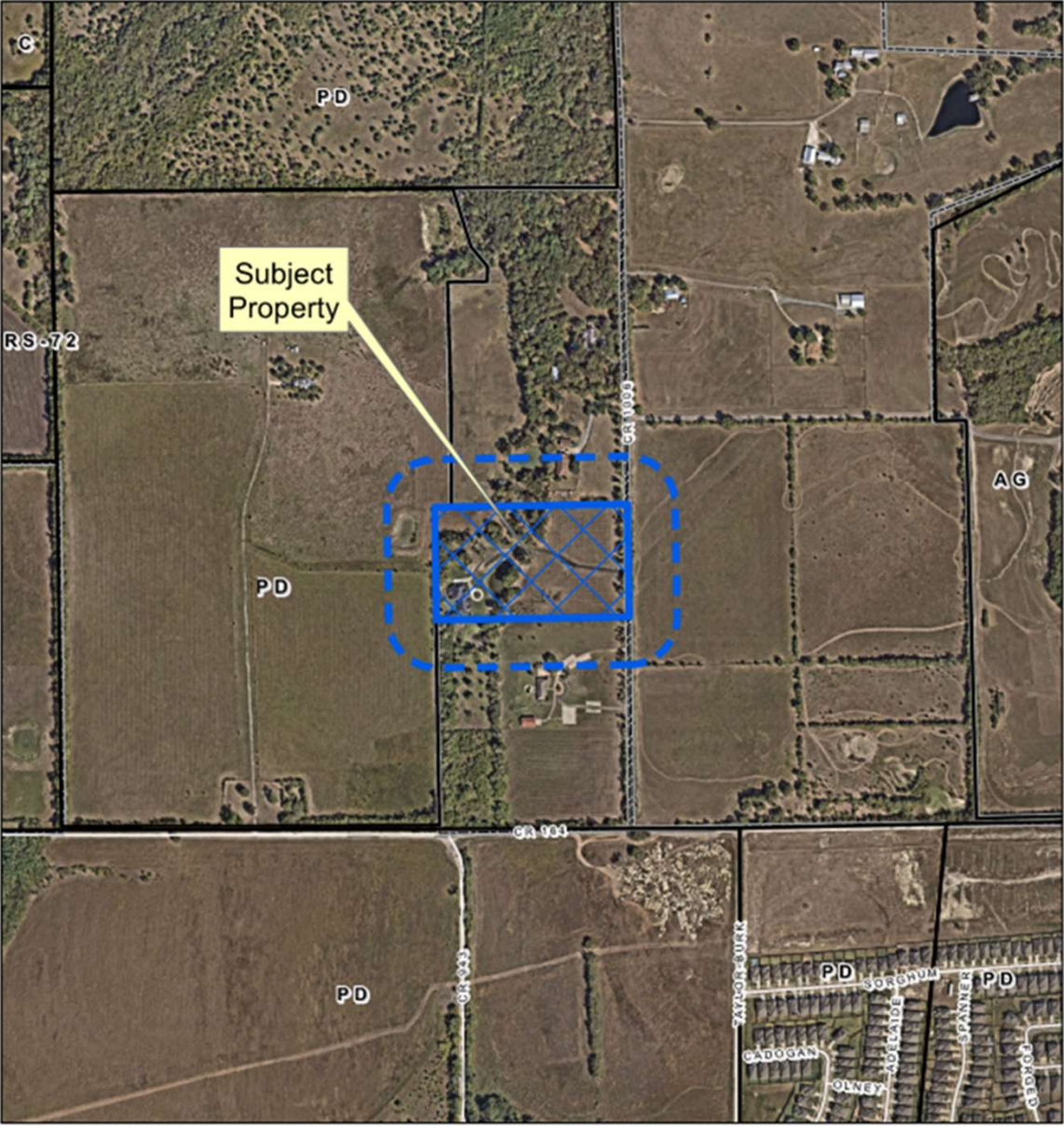
Franklin Tract Annexation and Zoning

24-0007A/24-0073Z

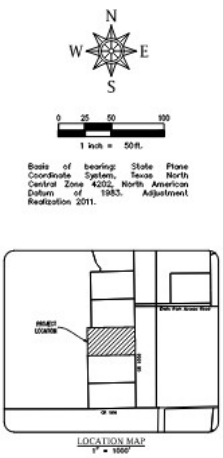
Location Map



Aerial Exhibit



Proposed Zoning Exhibit



METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the T. Cunnius Survey, Abstract No. 211, in Collin County, Texas, being all of a tract conveyed to Richard and Tonya Franklin by deed recorded in Document No. 20220317000429840 of the Official Public Records, Collin County, Texas (OPROCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in County Road 1006, a public road, for the southeast corner of a tract conveyed to Michael Lory and Paulo Peters Cumbreth, recorded in Volume 4283, Page 2451, Deed Records, Collin County, Texas;

THENCE S 00°55'55" E, 530.00 feet along said road to a railroad spike found in said road, for the southeast corner of said Franklin tract;

THENCE S 89°04'05" W, 905.00 feet to a 1/2" iron rod found;

THENCE N 00°55'55" W, 530.00 feet;

THENCE N 89°04'05" E, 905.00 feet to the POINT OF BEGINNING with the subject tract containing 479,650.00 square feet or 11.011 acres of land.

McKinney Ranch Ltd
 Doc. No. 20140212000134010
 OPROCT

Existing Zoning: PD - Planned Development
 Existing Use: Single Family Residential

Michael Lory and
 Paulo Peters Cumbreth
 Vol. 4283, Pg. 2451 DROCT

Existing Zoning: McKinney ETJ
 Existing Use: Single Family Residential

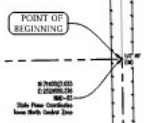
Richard and Tonya Franklin
 Doc. No. 20220317000429840
 OPROCT

11.011 Acres
 (479,650 S.F.)

Existing Zoning: McKinney ETJ
 Existing Use: Single Family Residential
 Proposed Zoning: R45 - Residential Estate

Tract 1
 Christ Redeemer Church
 Doc. No. 2021119002371310
 OPROCT

Existing Zoning: McKinney ETJ
 Existing Use: Single Family Residential



City of McKinney
 Doc. No. 20201217002278280
 OPROCT

Existing Zoning: McKinney ETJ
 Existing Use: Vacant Land

ZONING EXHIBIT
FRANKLIN TRACT

11.011 ACRES
 OUT OF THE T. CUNNIUS SURVEY
 ABSTRACT NO. 211, TRACT 17
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



OWNER / APPLICANT
 Richard & Tonya Franklin
 4225 County Road 1006
 McKinney, TX 75071
 Email: rcf@FrankFranklin.com
 Contact: Rick Franklin

ENGINEER / SURVEYOR
 Stearns Engineering, Inc.
 785 Ocker Road, Suite 150
 Plano, TX 75075
 Telephone: 972-422-0077
 TRP15 No. 7-2121 And No. 7-10043100
 Contact: Titus Post

ANNEXATION ITEMS/INFORMATION—

- Annexation Ordinance, including Municipal Services Plan

- Annexation Agreement

ZONING ITEMS/INFORMATION

- Proposed Zoning: “R43” – Residential Estate District

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 _____, 2024, by and between the CITY OF MCKINNEY, a Texas municipal corporation and home-rule city

AFTER RECORDING, RETURN TO:

City Secretary
City of McKinney
P.O. Box 517
222 N. Tennessee Street
McKinney, Texas 75069

**City of McKinney, Texas
ANNEXATION AGREEMENT**
For
Approximately 11.01 Acres of Land
Owned by Richard L. and Tanya Franklin

This ANNEXATION AGREEMENT (this "Agreement"), is entered into pursuant to Chapter 43 and Section 212.172 of the Texas Local Government Code effective the 17th day of December, 2024 ("Effective Date") by and between the CITY OF MCKINNEY, TEXAS, a Texas municipal corporation and home-rule city ("CITY") and RICHARD L. FRANKLIN AND TANYA FRANKLIN, a married couple (collectively "OWNER"), concerning the annexation of the "Property" defined herein-below, witnesseth that:

