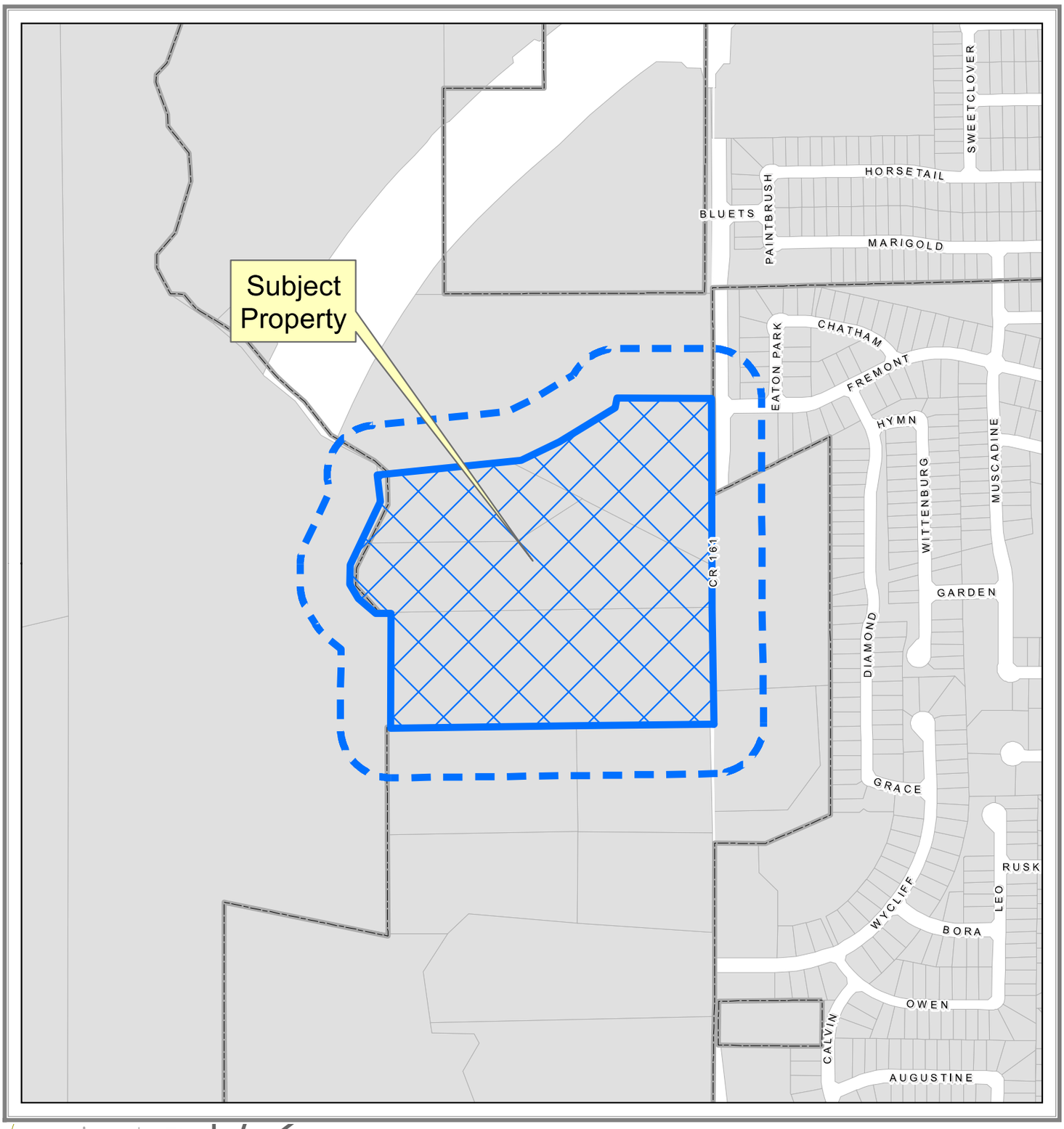
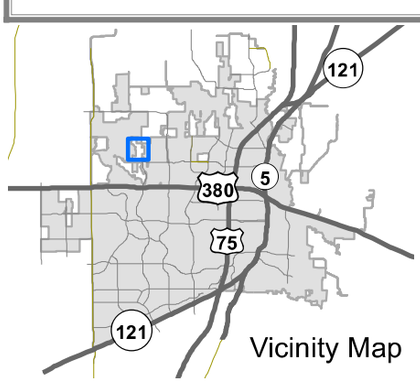
EXHIBIT A





Location Map

ANNEX2024-0008
ZONE2024-0104

0 260 520 Feet

205' Buffer
Case

N

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.

McKINNEY TEXAS
Unique by nature.

EXHIBIT B

Being a tract of land, situated in the D. M. Crutchfield Survey, Abstract No. 205, in Collin County, Texas, and being all of that called 14.359 acre tract of land, described in deed to Eric J. Wikstrom, Trustee of the QZ Ranch, Dated June 24, 2020, as recorded under Document No. 20200710001064610, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being all of that called 10.648 acre tract of land, described in deed to Valerie Anne Fitzau and spouse, Bernd Fitzau, as recorded in Volume 4068, Page 3194, of the Deed Records, Collin County, Texas (D.R.C.C.T.), and being all of that called 5.051 acre tract of land, described in deed to Flint L. Loughridge or Regina C. Loughridge, as Trustees of the Loughridge Living Trust, as recorded under Document No. 2023000107816, O.P.R.C.C.T., and also being all of that called 7.36 acre tract, described in deed to Flint Loughridge and wife, Regina Loughridge, as recorded in Volume 3959, Page 1450, O.P.R.C.C.T., said tract being more particularly described, as follows:

BEGINNING at a mag nail set for the southeasterly corner of said 14.359 acre tract, same being the northeasterly corner of a called 5.600 acre tract of land, described in deed to Michael Henry Cisco and Deborah Kay Cisco Revocable Trust, as recorded under Document No. 20150828001093940, O.P.R.C.C.T., said corner also being in County Road No. 161;

THENCE South 89°15'21" West, along the common line between said 14.359 acre tract and said 5.600 acre tract, a distance of 554.50' to a 3/8" iron rod found for the northwesterly corner of said 5.600 acre tract, same being the northeasterly corner of a called 7.870 acre tract of land, described in deed to Michael Henry Cisco and Deborah Kay Cisco Revocable Trust, as recorded under Document No. 20150828001093930, O.P.R.C.C.T., from which a 1/2" iron rod found bears, South 00°49'36" East, a distance of 440.39';

THENCE South 89°17'36" West, along the common line between said 14.359 acre tract and said 7.870 acre tract, passing a 1/2" iron rod found for reference at a distance of 703.69', and continuing in all, a total distance of 774.39' to a point for corner, said corner being the southwesterly corner of said 14.359 acre tract, same being the northwesterly corner of said 7.870 acre tract, said corner also being in the easterly line of a called 200.496 acre tract of land, described in deed to Billingsley 380 North, Ltd., as recorded under Document No. 20140109000025020, O.P.R.C.C.T., from which a 1/2" iron rod found bears, South 00°12'45" West, a distance of 440.78';;

THENCE North 00°12'45" East, along the westerly line of said 14.359 acre tract, a distance of 471.79' to a 3/8" iron rod found for the northwesterly corner of said 14.359 acre tract, same being in the southerly line of the aforementioned 10.648 acre tract;

THENCE South 89°16'05" West, along the southerly line of said 10.648 acre tract, a distance of 62.78' to a point for corner in a creek;

THENCE along said creek, same being the westerly line of said 10.648 acre and said 5.051 acre tracts, the following (5) five courses and distances:

1. **North 49°28'33" West, a distance of 93.43' to a point for corner;**

2. **North 30°25'40" West, a distance of 68.09' to a point for corner;**

3. **North 00°39'07" East, a distance of 79.52' to a point for corner;**

4. **North 25°16'48" East, a distance of 288.61' to a point for corner;**

5. **North 06°04'35" West, a distance of 109.59' to a point for corner, being the northwesterly corner of said 5.051 acre tract, same being the most southerly southwest corner of a called 25.399 acre tract, described in deed to Todd L. Garrett and Laura S. Garrett, as recorded under Document No. 20150618000729990, O.P.R.C.C.T.;**

EXHIBIT B

THENCE along the common line between said 5.051 acre tract and said 25.399 acre tract, and also partially along the common line between the aforementioned 7.36 acre tract and said 25.399 acre tract, the following (5) five courses and distances:

1. North 84°12'12" East, passing the most northerly corner of said 5.051 acre tract, same being the most westerly corner of said 7.36 acre tract, at a distance of 547.49', and continuing in all, a total distance of 594.12; to a 1/2" iron rod found for corner;

2. North 64°09'43" East, a distance of 174.46' to a point for corner;

3. North 58°32'46" East, a distance of 267.73' to a point for corner;

4. North 13°28'44" East, a distance of 40.35' to a 1/2" iron rod found for corner;

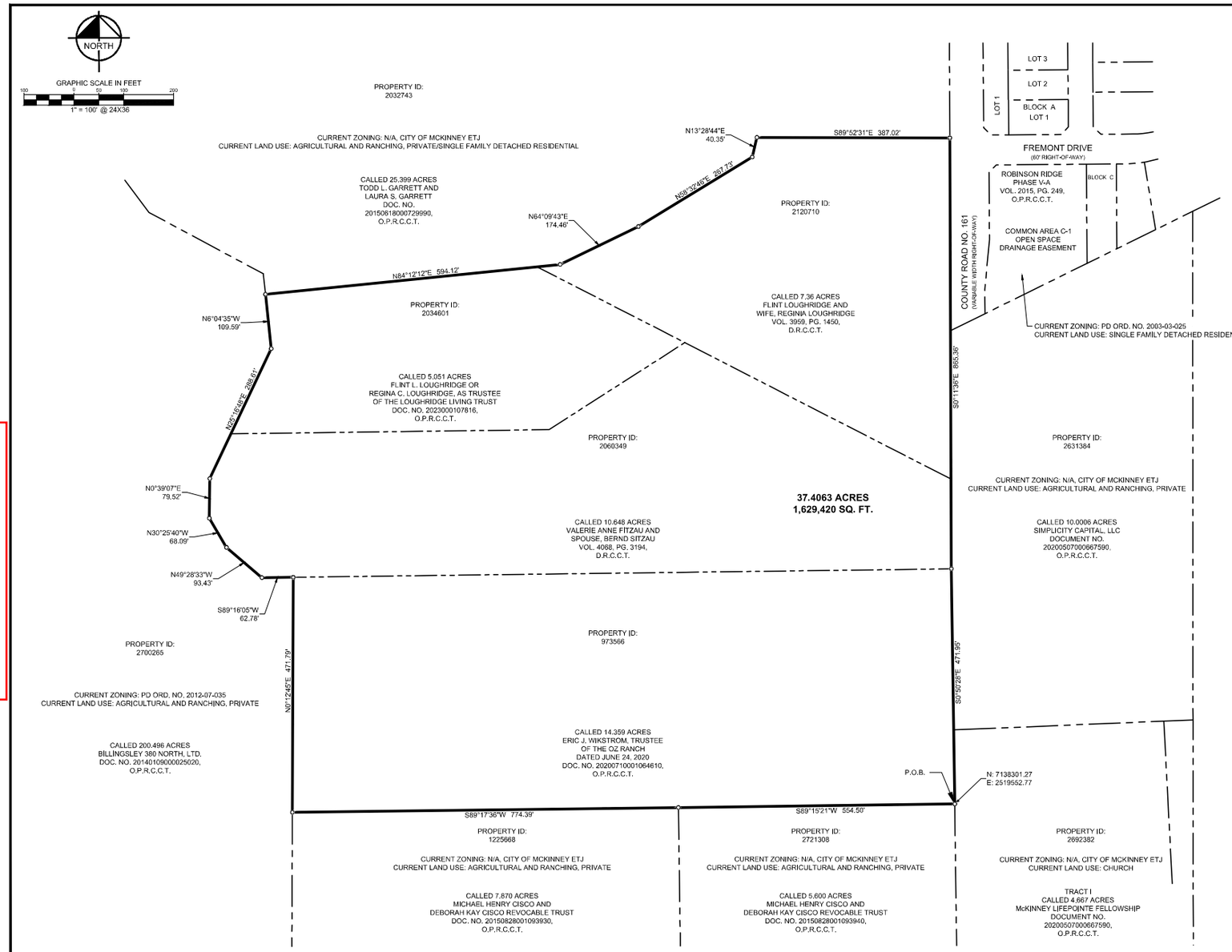
5. South 89°52'31" East, a distance of 387.02' to a mag nail set in County Road No. 161, for the northeasterly corner of said 7.36 acre tract, same being the most easterly southeast corner of said 25.399 acre tract;

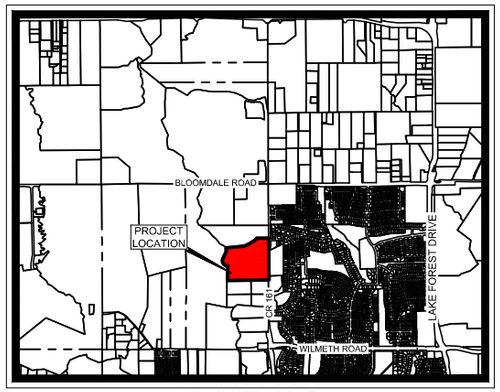
THENCE along said County Road No. 161, the following (2) two courses and distances:

1. South 00°11'36" East, a distance of 865.36' to a mag nail set for the southeasterly corner of said 10.648 acre tract, same being the northeasterly corner of said 14.359 acre tract;

2. South 00°50'28" East, a distance of 471.95' to the POINT OF BEGINNING and containing 1,629,417 square feet or 37.406 acres of land, more or less.

EXHIBIT C





VICINITY MAP

SCALE: 1" = 2000'

NOTES

The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT). Surface coordinate values shown can be converted to grid by dividing the combined scale factor of 0.999847313, at base point 0,0.

LEGEND

Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
VOL/PG = VOLUME, PAGE
INST. NO. = INSTRUMENT NUMBER
M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

ANNEXATION EXHIBIT
37.4063 ACRES
D.M.CRUTCHFIELD SURVEY,
ABSTRACT NO. 205
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

Kimley»Horn
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 301-2580
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	NWA	ETJ	OCT. 2024	064592702	1 OF 1

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ACCESS TO ALL ACTIVE CITY OF MCKINNEY GIS DATA IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE CITY OF MCKINNEY, TEXAS.

EXHIBIT D

CITY OF MCKINNEY, TEXAS
SERVICE PLAN FOR ANNEXED AREA

ANNEXATION ORDINANCE NO. 2026-03-XXX

DATE OF ANNEXATION ORDINANCE: March 17, 2026

ACREAGE ANNEXED: 37 Acres

This Service Plan is hereby entered into and agreed pursuant to Texas Local Government Code § 43.0672 effective the _____, by and between the ***CITY OF McKINNEY***, a Texas municipal corporation and home-rule city ("City"), and ***FLINT AND REGINA LOUGHRIDGE***, a married couple, whose address is 8200 Stonebrook Parkway, Suite 200, Frisco, TX 75034, ***LOUGHRIDGE LIVING TRUST, U/T/A***, whose address is 6665 County Road 161, McKinney, TX 75071, ***BERND AND VALERIE FITZAU***, a married couple, whose address is 107 Legacy Pointe, Boerne, TX 78006, and ***BERND AND VALERIE FITZAU***, a married couple, whose address is 107 Legacy Pointe, Boerne, TX 78006 ("Developers") for the approximately 37 acres of land 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 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 Developers is noted, in part at least, in the pending Annexation Facilities Agreement between the City of McKinney and Developers.

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 Developers 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 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 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 Unified Development Code, as codified and amended in Chapter 150 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
TENITRUS PARCHMAN
Deputy City Secretary

APPROVED AS TO FORM:

_____
MARK S. HOUSER
City Attorney