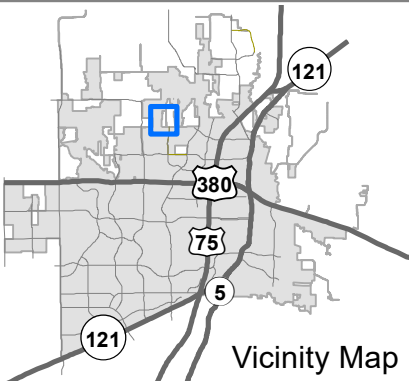
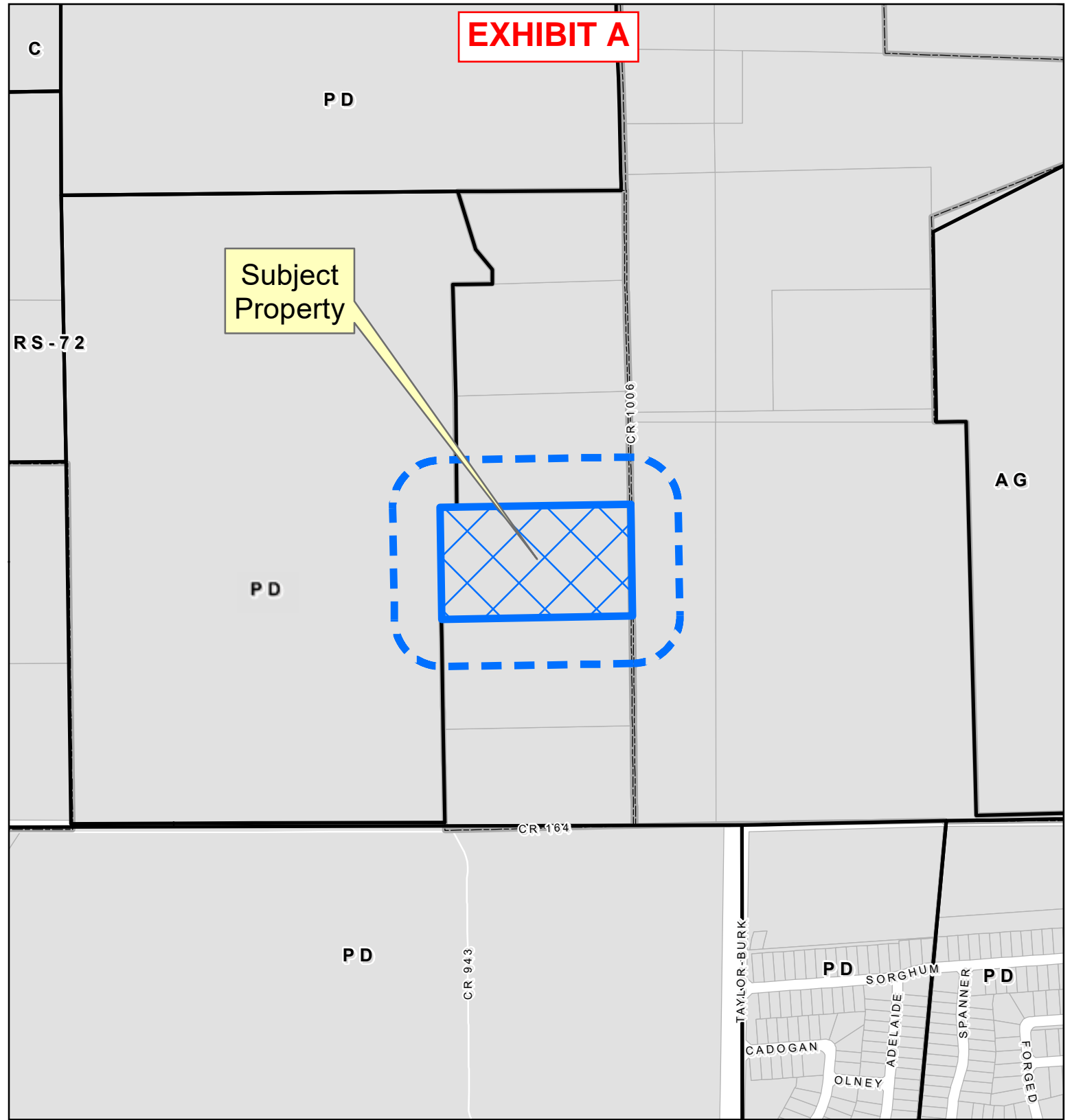
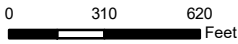


EXHIBIT A



Property Owner Notification Map

ZONE2024-0073



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

METES AND BOUNDS DESCRIPTION

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

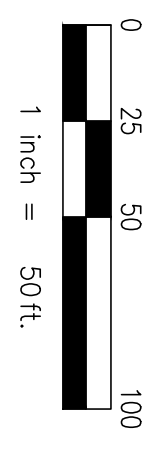
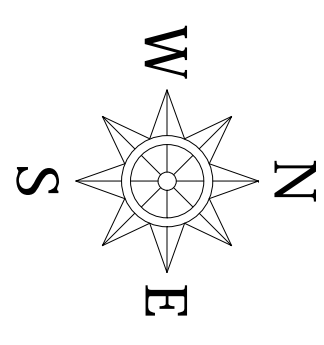
BEGINNING at a 1/2" iron rod found in County Road 1006, a public road, for the southeast corner of a tract conveyed to Michael Larry and Paula Peters Culbreath, recorded in Volume 4283, Page 2451, Deed Records, Collin County, Texas;

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;

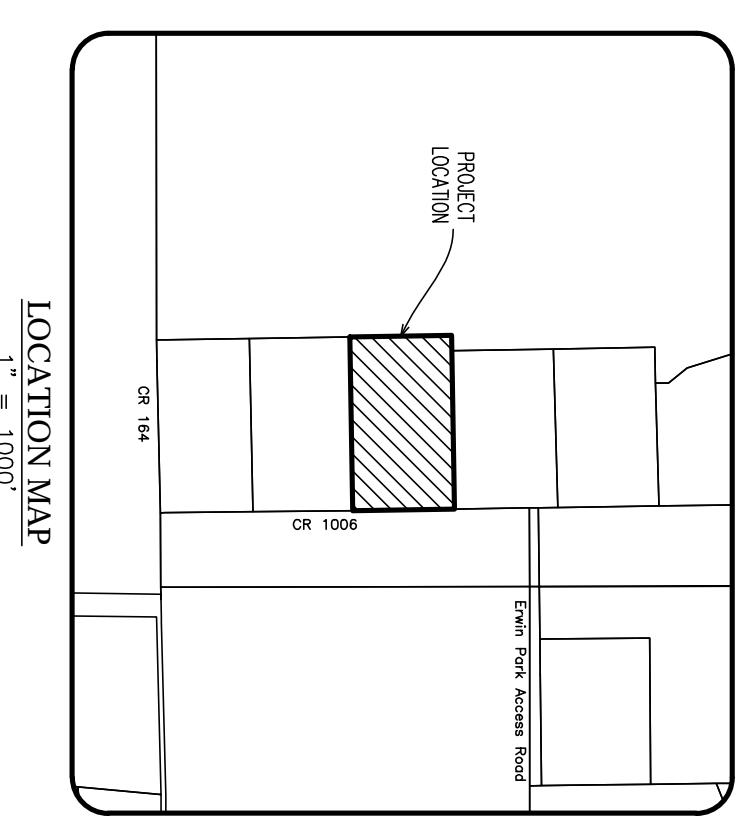
THENCE N 00°55'55" W, 530.00 feet;

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.



Basis of Bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Registration 2011.

EXHIBIT C



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 Tanya Franklin by deed recorded in Document No. 20220317000429840 of the Official Public Records, Collin County, Texas (OPRCCT), 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 Lutz and Paula Peters Culbreath, recorded in Volume 4283, Page 2451, Dead 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
 OPRCCT

Existing Zoning: SFS Single Family Residential
 Existing Use: Single Family Residential

Michael Larry and
 Paula Peters Culbreath
 Vol. 4283, Pg. 2451 DRCCT

Existing Zoning: McKinney ETJ
 Existing Use: Single Family Residential

T. CUNNIUS SURVEY
 ABSTRACT NO. 211

Richard and Tanya Franklin
 Doc. No. 20220317000429840
 OPRCCT

11.011 Acres
 (479,650 S.F.)

Existing Zoning: McKinney ETJ
 Existing Use: Single Family Residential
 Proposed Zoning: R43 - Residential Estate

Tract 1
 Christ Redeemer Church
 Doc. No. 20211119002571310
 OPRCCT

Existing Zoning: McKinney ETJ
 Existing Use: Single Family Residential

POINT OF
 BEGINNING

N 74°02'03.5
 E 239,950.375
 State Plane Coordinate System, Texas North Central Zone

City of McKinney
 Doc. No. 20201217002278280
 OPRCCT

Existing Zoning: McKinney ETJ
 Existing Use: Vacant Land

ANNEXATION EXHIBIT

FRANKLIN TRACT

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



765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
 TBP# No. F-2121 • TBLPS No. F-10043100 • www.splarseng.com

OWNER / APPLICANT:
 Richard & Tanya Franklin
 4225 County Road 1006
 McKinney, TX 75071
 Email: rick@franklinlandco.com
 Contact: Rick Franklin

ENGINEER / SURVEYOR
 SPIARRS ENGINEERING & SURVEYING
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 TBP#s No. F-2121 And No. F-10043100
 Contact: Trislan Poore

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 ("City"), and _____ Richard and Tanya Franklin _____ whose address is _____ 4225 CR 1006, McKinney, TX 75071 _____ ("Developer") for the approximately 11 acres of land in the T. Cunnius Survey, Abstract Number 211, 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.

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.

EXHIBIT D

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.
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.

EXHIBIT D

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 such usage shall be in accordance with current fees established by ordinance.

EXHIBIT D

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:

The Annexed Area shall be zoned in conjunction with the annexation pursuant to the Zoning Regulations set out in Article 2 of the Unified Development Code in Chapter 150 of the Code of Ordinances, City of McKinney, Texas, as amended. 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

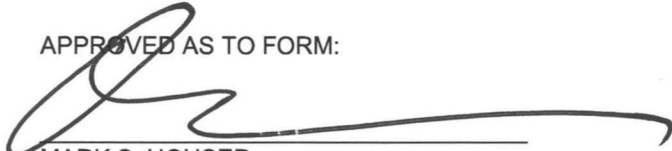
By: _____
PAUL G. GRIMES
City Manager

Date Signed: _____

ATTEST:

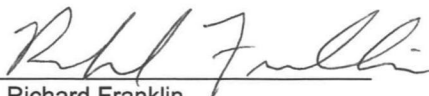
EMPRESS DRANE
City Secretary
JOSHUA STEVENSON
Deputy City Secretary

APPROVED AS TO FORM:




MARK S. HOUSER
City Attorney

RICHARD AND TANYA FRANKLIN

By: 
Richard Franklin
Owner

Date Signed: 11/22/2024

By: 
Tanya Franklin
Owner

Date Signed: 11-22-2024