

Property Owner Notification Map

ZONE2025-0006

0 230 460 Feet



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 a tract of land situated in L.D. Davison Survey, Abstract No. 285, Collin County, Texas, and being out of that tract of land described in deed to Hannah Helen Hockman, as recorded in Volume 430, Page 74 Official Public Records Collin County, Texas (O.P.R.C.C.T.), and being all of that tract of land described in warranty deed to Kishore Reddy Nandyala Veera Venkat and spouse Praveen Gaddam as recorded in County Clerk's Document No. 2023000140269 O. P.R.C.C.T. and being more particularly described as follows:

BEGINNING at a 1/2-iron rod found on the west line of a tract of land described in deed to McKinney Ranch, LTD as recorded in County Clerk's Document No. 20060208000170600 O.P.R.C.C.T. for the southeast corner of a tract of land described in deed to Lake Forest Equestrian Center, LLC as recorded in County Clerk's Document No. 2023000059238 O.P.R.C.C.T. and the northeast corner of said Hockman tract;

THENCE South 00 degrees 17 minutes 13 seconds East, along the west line of said McKinney Ranch, LTD and the east line of said Hockman tract, passing at a distance of 198.90 feet a found 1/2-inch iron rod, and continuing in all, a total distance of 238.27 feet to a point for corner in a creek;

THENCE generally in a southwest direction with said creek the following bearings and distances:

North 33 degrees 16 minutes 49 seconds West, a distance of 22.38 feet to a point for corner;

North 77 degrees 42 minutes 10 seconds West, a distance of 11.98 feet to a point for corner;

South 61 degrees 36 minutes 59 seconds West, a distance of 71.17 feet to a point for corner;

South 04 degrees 37 minutes 42 seconds West, a distance of 87.05 feet to a point for corner;

South 80 degrees 45 minutes 38 seconds West, a distance of 85.74 feet to a point for corner;

South 28 degrees 33 minutes 04 seconds West, a distance of 35.63 feet to a point for corner;

South 01 degree 46 minutes 07 seconds West, a distance of 152.13 feet to a point for corner;

South 39 degrees 45 minutes 38 seconds West, a distance of 63.53 feet to a point for corner;

South 55 degrees 43 minutes 08 seconds West, a distance of 57.32 feet to a point for corner;

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South 52 degrees 51 minutes 14 seconds West, a distance of 66.63 feet to a point at the intersection of two creeks on an east line of Lot 1, Block A of the William Perry Lee Hurst Addition, as recorded in Volume 2017, Page 393 O.P.R.C.C.T.;

THENCE along said creek and along east line of said Lot 1 and the west lines of said Hockman tract the following bearings and distances:

North 59 degrees 32 minutes 01 second West, a distance of 31.13 feet to a point for corner;

North 31 degrees 18 minutes 50 seconds East, a distance of 73.87 feet to a point for corner;

North 07 degrees 52 minutes 32 seconds West, a distance of 20.86 feet to a point for corner;

North 61 degrees 18 minutes 38 seconds West, a distance of 32.83 feet to a point for corner;

South 33 degrees 25 minutes 58 seconds West, a distance of 43.53 feet to a point for corner;

South 49 degrees 40 minutes 54 seconds West, a distance of 29.36 feet to a point for corner;

South 87 degrees 20 minutes 58 seconds West, a distance of 21.97 feet to a point for corner;

North 12 degrees 38 minutes 08 seconds West, a distance of 33.92 feet to a point for corner;

North 25 degrees 39 minutes 49 seconds West, a distance of 24.79 feet to a point for corner;

North 12 degrees 30 minutes 02 seconds West, a distance of 44.14 feet to a point for corner;

North 09 degrees 42 minutes 24 seconds East, a distance of 26.82 feet to a point for corner;

North 36 degrees 49 minutes 09 seconds East, a distance of 30.68 feet to a point for corner;

North 01 degree 10 minutes 48 seconds West, a distance of 42.90 feet to a point for corner;

North 79 degrees 53 minutes 23 seconds West, a distance of 42.86 feet to a point for corner;

South 73 degrees 08 minutes 59 seconds West, a distance of 21.43 feet to a point for corner;

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South 04 degrees 05 minutes 23 seconds West, a distance of 24.84 feet to a point for corner;

South 23 degrees 41 minutes 03 seconds East, a distance of 28.85 feet to a point for corner;

South 07 degrees 11 minutes 17 seconds West, a distance of 59.40 feet to a point for corner;

South 35 degrees 37 minutes 44 seconds West, a distance of 18.22 feet to a point for corner;

South 81 degrees 45 minutes 02 seconds West, a distance of 23.96 feet to a point for corner;

North 65 degrees 16 minutes 20 seconds West, a distance of 15.41 feet to a point for corner;

North 12 degrees 02 minutes 58 seconds West, a distance of 15.38 feet to a point for corner;

North 30 degrees 09 minutes 50 seconds East, a distance of 10.55 feet to a point for corner;

North 14 degrees 55 minutes 22 seconds East, a distance of 15.95 feet to a point for corner;

North 26 degrees 10 minutes 41 seconds West, a distance of 18.05 feet to a point for corner;

North 59 degrees 39 minutes 55 seconds West, a distance of 21.33 feet to a point for corner;

North 13 degrees 26 minutes 01 second East, a distance of 68.66 feet to a point for corner;

North 07 degrees 34 minutes 20 seconds West, a distance of 16.59 feet to a point for corner;

North 48 degrees 18 minutes 32 seconds West, a distance of 12.87 feet to a point for the corner;

North 01 degree 56 minutes 30 seconds East, a distance of 2.10 feet to a point for corner;

North 05 degrees 18 minutes 31 seconds West, a distance of 41.17 feet to a found 1/2-iron rod next to a fence post for an ell corner;

THENCE South 87 degrees 20 minutes 10 seconds West, following along a fence, a distance of 643.09 feet to a 1/2-inch iron rod found for the northwest corner of said Lot 1, the northeast corner of a tract of land described in deed to Collin County as recorded in Volume 5837, Page 2413 O.P.R.C.C.T., and the southeast corner of a tract of land described in deed to Collin County

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as recorded in Volume 5920, Page 3564 O.P.R.C.C.T. on a curve to the left having a radius of 8060.00 feet, and a chord which bears North 00 degrees 36 minutes 28 seconds West, a distance of 36.98 feet;

THENCE along the east line of said Collin County tract recorded in Volume 5920, Page 3564 and with said curve to the left through a central angle of 00 degrees 15 seconds 46 minutes, arc distance of 36.98 feet to the point of termination of said curve;

THENCE North 00 degrees 44 minutes 21 seconds West, continuing along the east line of said Collin County tract recorded in Volume 5920, Page 3564, a distance of 312.54 feet to a 1/2-inch iron rod found for the northeast corner of said Collin County tract recorded in Volume 5920, Page 3564 and the southwest corner of said Lake Forest Equestrian Center, LLC tract from which a railroad spike found for the northwest corner of said L.D. Davison Survey bears North 09 degrees 04 minutes 57 seconds West, a distance of 416.55 feet;

THENCE North 89 degrees 47 minutes 53 seconds East, along the south line of said Lake Forest Equestrian Center, LLC tract, a distance of 1209.22 feet to the POINT OF BEGINNING AND CONTAINING 474,307-square feet, or 10.889-acres of land more or less.

This is to certify that this survey work was done under my direct supervision and this legal description is based on field work completed on 09/04/2024.

Dated this 11 day of October, 2024.



London E. Ryon

Texas RPLS License No. 6212

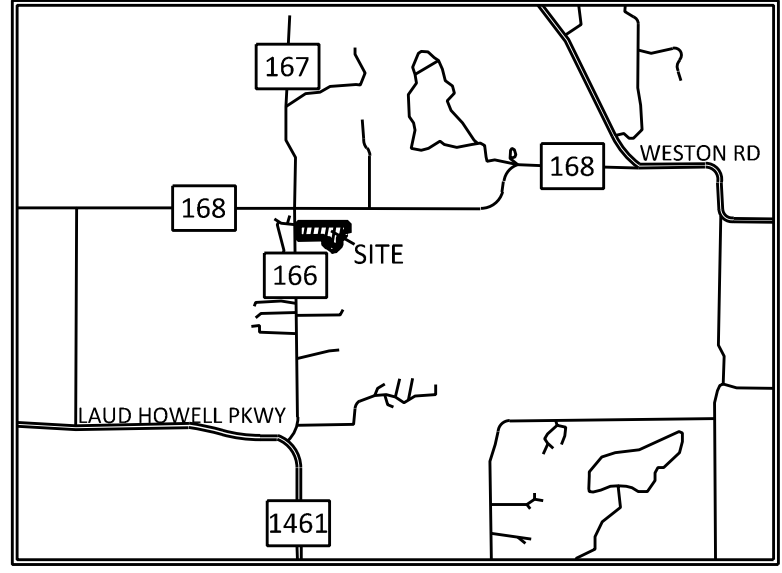
lryon@sambatek.com

TPBPLS FIRM #10194760



The bearing system is based on the NAD 83 Texas North Central Zone 4202 (2011 adjusted).

VICINITY MAP



SURVEY NOTES

- This survey was prepared utilizing deed conveyed to Kishore Reddy Nandyala Veera Venkat and spouse Praveena Gaddam recorded in County Clerk's Document No. 2023000140269.
- The bearing system is based on NAD83 (2011 Adjust), North Central Texas, Zone 4202.

EXHIBIT C

LAKE FOREST EQUESTRIAN
11.43-ACRES
DOCUMENT NO. 2023000059238
CURRENT USE: FARM/AG LAND
CURRENT ZONING: N/A MCKINNEY ETJ

POINT OF BEGINNING
N=7,151,650.40
E=2,526,074.63

N89°47'53"E 1209.22

VENKAT KISHORE REDDY NANDYALA VEERA & PRAVEENA GADDAM
10.889-ACRES
DOCUMENT NO. 2023000140269
CURRENT ZONING: N/A CITY OF MCKINNEY ETJ
CURRENT LAND USE: SINGLE FAMILY DETACHED
PROPOSED ZONING: C1-NEIGHBORHOOD COMMERCIAL

HELEN HOCKMAN
VOLUME 430, PAGE 74
0.1482-ACRES

CURRENT USE: FARM/AG LAND
CURRENT ZONING: N/A MCKINNEY ETJ

LOT 1, BLOCK A
HURST ADDITION
20.18-ACRES
VOLUME 2017, PAGE 393

CURRENT USE: FARM/AG LAND
CURRENT ZONING: N/A MCKINNEY ETJ

LOT 2, BLOCK A
HURST ADDITION
1.51-ACRES
VOLUME 2017, PAGE 393

CURRENT USE: SINGLE-FAMILY DETACHED
CURRENT ZONING: N/A MCKINNEY ETJ

TRACT 3

MCKINNEY RANCH LTD
223.68-ACRES
DOCUMENT NO. 20060208000170600
CURRENT LAND USE: AGRICULTURAL/UNDEVELOPED
CURRENT ZONING: PD-PLANNED DEVELOPMENT

N=7,150,994.32
E=2,525,734.74

N=7,151,646.14
E=2,524,865.42

N=7,151,296.64
E=2,524,869.84

Line Table		
Line #	Length	Direction
L1	22.38	N33°16'49"W
L2	11.98	N77°42'10"W
L3	71.17	S61°36'59"W
L4	87.05	S4°37'42"W
L5	85.74	S80°45'38"W
L6	35.63	S28°33'04"W
L7	152.13	S1°46'07"W
L8	63.53	S39°45'38"W
L9	57.32	S55°43'08"W
L10	66.63	S52°51'14"W
L11	31.13	N59°32'01"W
L12	73.87	N31°18'50"E
L13	20.86	N7°52'32"W
L14	32.83	N61°18'38"W
L15	43.53	S33°25'58"W
L16	29.36	S49°40'54"W
L17	21.97	S87°20'58"W
L18	33.92	N12°38'08"W
L19	24.79	N25°39'49"W
L20	44.14	N12°30'02"W
L21	26.82	N9°42'24"E

Line Table		
Line #	Length	Direction
L22	30.68	N36°49'09"E
L23	42.90	N1°10'48"W
L24	42.86	N79°53'23"W
L25	21.43	S73°08'59"W
L26	24.84	S4°05'23"W
L27	28.85	S23°41'03"E
L28	59.40	S7°11'17"W
L29	18.22	S35°37'44"W
L30	23.96	S81°45'02"W
L31	15.41	N65°16'20"W
L32	15.38	N12°02'58"W
L33	10.55	N30°09'50"E
L34	15.95	N14°55'22"E
L35	18.05	N26°10'41"W
L36	21.33	N59°39'55"W
L37	68.66	N13°26'01"E
L38	16.59	N7°34'20"W
L39	12.87	N48°18'32"W
L40	2.10	N1°56'30"E
L41	41.17	N5°18'31"W

COLLIN COUNTY
34.25-ACRES
VOLUME 991, PAGE 504
CURRENT USE: FARM/AG LAND
CURRENT ZONING: N/A MCKINNEY ETJ

COUNTY ROAD 166
(VARIABLE WIDTH RIGHT-OF-WAY)

N00°14'42"1"W 312.54

121'

119'


S00°17'13"E 238.27

NO	DATE	BY	CKD	APPR	COMMENT

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Texas.

Print Name: _____

Date _____ License # _____

PRELIMINARY	DRAWN BY	 www.sambatek.com Engineering Surveying Planning Environmental
STATE PROJECT NO.	DESIGNED BY	
PERMIT SUBMITTAL	CHECKED BY	
CITY PROJECT NO.	PROJECT NO.	

ZONING EXHIBIT	
SPIRITUAL CENTER OF INDIA HERITAGE FOUNDATION MCKINNEY TEMPLE CONCEPTUAL 7082 COUNTY ROAD 166, MCKINNEY, TEXAS	

EXHIBIT D



CITY OF MCKINNEY, TEXAS SERVICE PLAN FOR ANNEXED AREA

ANNEX2024-0088

ANNEXATION ORDINANCE NO. _____

DATE OF ANNEXATION ORDINANCE: _____

ACREAGE ANNEXED: 10.88

This Service Plan is hereby entered into and agreed pursuant to Texas Local Government Code § 43.0672 effective the 29th day of January, 2025, by and between the **CITY OF MCKINNEY**, a Texas municipal corporation and home-rule city ("City"), and Kishore Reddy Nandyala Veera Venkat & Praveena Gaddam, whose address is 4708 Snead Dr, Santa Clara, CA 95054 ("Developer") for the approximately 10.88 acres of land in the L.D. Davison Survey, Abstract Number 285, 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:

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.

[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:

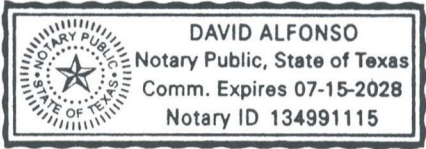
EMPRESS DRANE
City Secretary
TENITRUS BETHEL
Deputy City Secretary

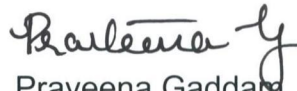
APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney


OWNER NAME,
Kishore Reddy Nandyala Veera Venkat
& Praveena Gaddam (Joint Owners)


By: Kishore Reddy Nandyala Veera Venkat
NAME OF PERSON SIGNING,
Title Joint Owner




By: Praveena Gaddam
NAME OF PERSON SIGNING,
Title Joint Owner

Date Signed: 02/20/2025

x 
February 20, 2025