

CITY OF MCKINNEY, TEXAS

ORDINANCE NO. 2026-06-077

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING ORDINANCE NO. 2010-09-034 CONCERNING REINVESTMENT ZONE NUMBER ONE, CITY OF MCKINNEY, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, BY AMENDING AND CHANGING THE BOUNDARIES AND SIZE OF TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE, CITY OF MCKINNEY, TEXAS, BY ADDING APPROXIMATELY 16 ACRES OF LAND TO SAID REINVESTMENT ZONE TO PROVIDE THAT REINVESTMENT ZONE NUMBER ONE, CITY OF MCKINNEY, TEXAS NOW CONSISTS OF APPROXIMATELY 980 ACRES OF LAND, AS DESCRIBED AND/OR DEPICTED IN EXHIBIT "A" OF THIS ORDINANCE, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on September 21, 2010, the City Council of the City of McKinney, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2010-9-034, designating a contiguous geographic area within the City as a Reinvestment Zone Number One, City of McKinney, Texas; and

WHEREAS, the City Council of the City of McKinney, Texas, now desires to amend Reinvestment Zone Number One, City of McKinney, Texas, by adding approximately 16 acres of land, to Reinvestment Zone Number One, City of McKinney, Texas to provide that Reinvestment Zone Number One, City of McKinney, Texas now consists of approximately 980 acres of land, as generally depicted in *Exhibit A* of this Ordinance, which is attached hereto and incorporated herein for all purposes; and

WHEREAS, Section 311.003(c) of the Texas Tax Code provides that the City of McKinney, Texas, "[n]ot later than the seventh day before the date of the hearing, notice of the hearing must be published in a newspaper having general circulation in the municipality or county;" and

WHEREAS, Section 311.011(e) of the Texas Tax Code, in pertinent part provides, "[i]f an amendment reduces or increases the geographic area of the zone, increases the amount of bonded indebtedness to be incurred, increases or decreases the percentage of a tax increment to be contributed by a taxing unit, increases the total estimated project costs, or designates additional property in the zone to be acquired by the municipality or county, the approval must be by ordinance or order, as applicable, adopted after a public hearing that satisfies the procedural requirements of Sections 311.003(c) and (d);" and

WHEREAS, the City Council of the City of McKinney, Texas, pursuant to Sections 311.003 and 311.011 of the Texas Tax Code, approved this Ordinance after a public hearing, and publication of notice of the public hearing in a newspaper general circulation of the City, all in accordance with Chapter 311 of the Texas Tax Code, and find that the boundaries of said reinvestment zone do not violate the limitations contained in Section 311.006(a) of the Texas Tax Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS:

SECTION 1. FINDINGS.

That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct legislative findings and are adopted as part of this Ordinance for all purposes.

SECTION 2. AMENDMENT TO ORDINANCE NO. 2010-09-034.

- (a) **Amendment to Ordinance.** That Section 2 of Ordinance No. 2010-09-034, approved by the City Council of the City of McKinney, Texas, on or about September 21, 2010, is hereby amended to read as follows:

“SECTION 2. DESIGNATION AND NAME OF THE ZONE.

Ther City, acting under the provisions of Chapter 311 of the Texas Tax Code, and Section 311.005(a) of the Texas Tax Code, does hereby create and designate as a tax increment financing reinvestment zone the area specifically described and depicted in ***Exhibit A*** of this Ordinance, which is attached hereto and incorporated herein for all purposes to promote the redevelopment of the area.

The reinvestment zone shall hereafter be named for identification as the “**Reinvestment Zone Number One, City of McKinney**” (“TIRZ”), consistent with Section 311.004(a)(5) of the Texas Tax Code, as amended. The City Council specifically declares that the TIRZ is designated pursuant to Section 311.005(a) of the Texas Tax Code, as amended.”

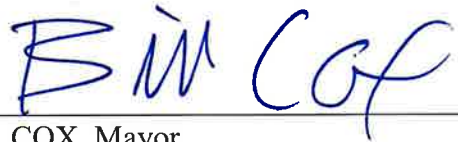
SECTION 3. MISCELLANEOUS PROVISIONS.

That the following miscellaneous provisions are a part of this Ordinance:

- (a) Ordinance Number 2010-09-034 shall continue in full force and effect except as amended herein.
- (b) It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.
- (c) This Ordinance shall become effective immediately upon its passage.

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PASSED AND APPROVED by the City Council of the City of McKinney, Texas, this the 16th day of June, 2026.



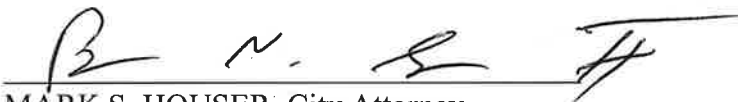
BILL COX, Mayor
GERÉ FELTUS, Mayor Pro Tem

ATTEST:



EMPRESS DRANE, City Secretary
TENITRUS PARCHMAN, Deputy City Secretary

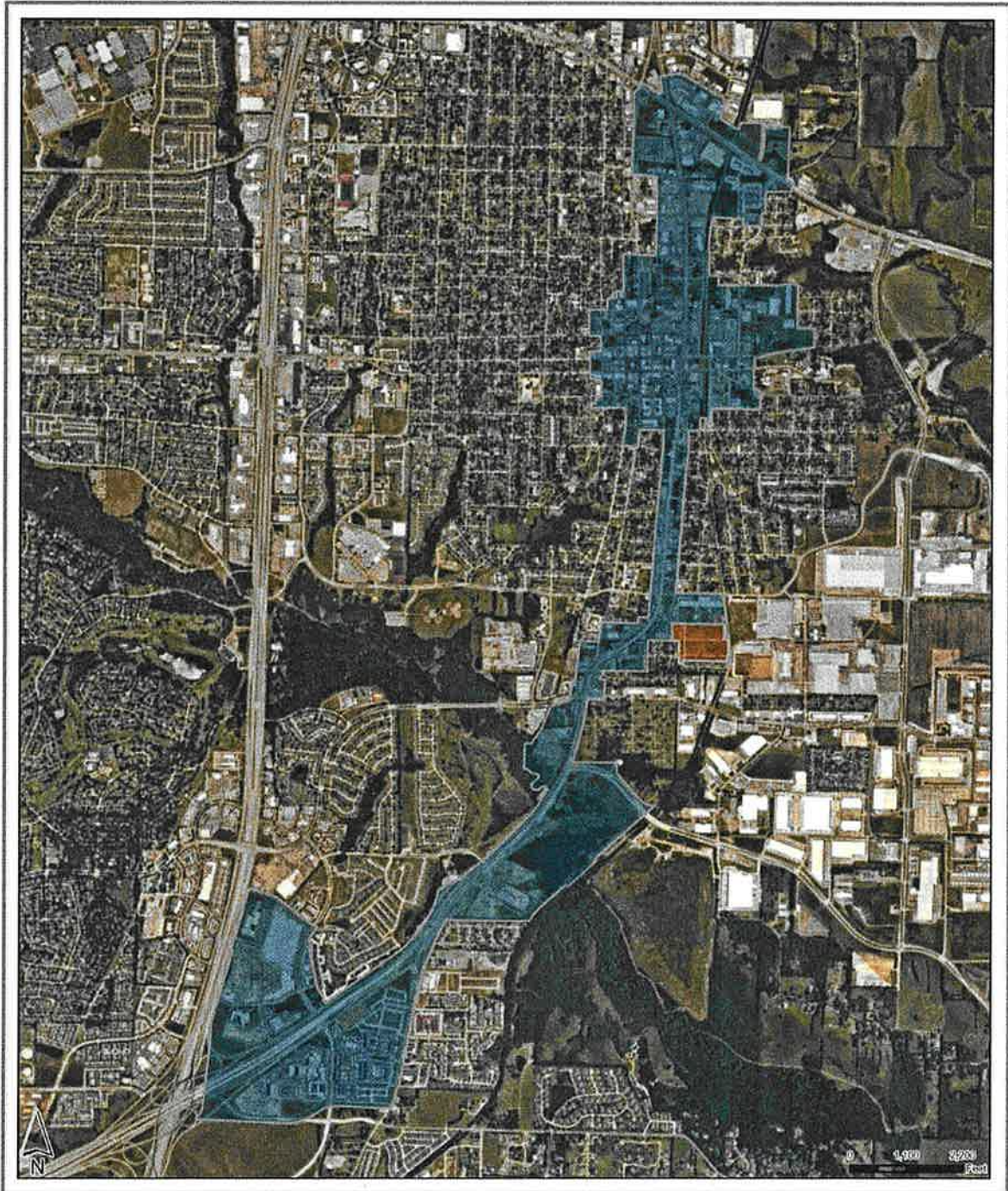
APPROVED AS TO FORM:



MARK S. HOUSER, City Attorney
BENJAMIN SAMPLES, First Assistant City Attorney
ALAN LATHROM, Assistant City Attorney

Exhibit A

Depiction
of
Reinvestment Zone Number One, City of McKinney, Texas
[Consisting of Approximately 996 Acres of Land]





A | R | B | H
ABERNATHY ROEDER
BOYD HULLETT
— EST. 1876 —

Robert H. Roeder
roeder@abernathy-law.com

1700 Redbud Boulevard, Suite 300 | McKinney, Texas 75069
Main: 214.544.4000 | Fax: 214.544.4044

April 28, 2026

Mr. Lucas Raley
401 E. Virginia Street
McKinney, Texas 75069

Re: Application to Expand the Boundaries of TIRZ#1 to include the Mill Block adjacent to the Cotton Mill

Dear Mr. Raley:

Enclosed please find a petition executed by Cotton Mill Partners, LTD and Presidium Cotton Mill, LLC, the owners of the tracts of property described therein (the "Property"), for inclusion of the Property into the boundary of McKinney TIRZ#1. The Property is adjacent to the current boundaries of TIRZ#1.

My clients request that the petition be submitted to the TIRZ#1 Board and City Council at the earliest date practicable and be processed in a manner that allows the inclusion of the Property.

Should addition information be required to process this request, please advise.

Respectfully submitted,



Robert H. Roeder

PETITION FOR INCLUSION OF PROPERTY INTO MCKINNEY TIRZ#1

The undersigned, being the owners of the tracts of property described in the attached Exhibit A (the "Property") and further identified by Collin County Central Appraisal District Property ID numbers set forth on Exhibit B (the "CAD Data Sheet"), do hereby petition to have the Property annexed and included within the boundaries of the McKinney TIRZ#1.

The Property is primarily vacant land with substandard and inadequate public infrastructure including, but not limited to, deteriorated streets and undersized/inadequate water and sewer services, thereby significantly impeding any meaningful development. Potential development of the Property is also hampered by the lack of adequate vehicular and pedestrian access to Elm Street, McDonald Street and Industrial Boulevard.

The inclusion of the Property into TIRZ#1 will allow development projects undertaken thereon to qualify for economic assistance through the tax increment reinvestment process, subject to the rules and procedures promulgated by the City of McKinney and the TIRZ#1 Board.

Respectfully submitted,

Cotton Mill Partners, Ltd., a Texas limited partnership

By: Casey Advisory Group, Inc., a Texas corporation, General Partner

By: _____
Terrance M. Casey, President

Presidium Cotton Mill, LLC, a Texas limited liability company

By: _____
Josh Eames, Manager

PETITION FOR INCLUSION OF PROPERTY INTO MCKINNEY TIRZ#1

The undersigned, being the owners of the tracts of property described in the attached Exhibit A (the "Property") and further identified by Collin County Central Appraisal District Property ID numbers set forth on Exhibit B (the "CAD Data Sheet"), do hereby petition to have the Property annexed and included within the boundaries of the McKinney TIRZ#1.

The Property is primarily vacant land with substandard and inadequate public infrastructure including, but not limited to, deteriorated streets and undersized/inadequate water and sewer services, thereby significantly impeding any meaningful development. Potential development of the Property is also hampered by the lack of adequate vehicular and pedestrian access to Elm Street, McDonald Street and Industrial Boulevard.

The inclusion of the Property into TIRZ#1 will allow development projects undertaken thereon to qualify for economic assistance through the tax increment reinvestment process, subject to the rules and procedures promulgated by the City of McKinney and the TIRZ#1 Board.

Respectfully submitted,

Cotton Mill Partners, Ltd., a Texas limited partnership

By: Casey Advisory Group, Inc., a Texas corporation, General Partner

By: _____
Terrance M. Casey, President

Presidium Cotton Mill, LLC, a Texas limited liability company

By: _____
Josh Eames, Manager

Exhibit A – Property Description
(Color Coded Key Map Included)

Yellow Legal Description

TRACT 1

BEING a tract of land situated in the William S. Richardson Survey, Abstract No. 747, City of McKinney, Collin County, Texas, and being all of Lots 4-9 and a portion of Lot 10, as depicted on Millwood Homes Addition, an addition to the City of McKinney, Texas, according to the Plat thereof recorded in Volume 7, Page 35, Plat Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "JONES CARTER PROP CORNER" found at the intersection of the south right of way line of Anderson Street, a 40 foot wide right of way and the east right of way line of Fowler Street, a 40 foot wide right of way, common to the northwest corner of Lot 16, as depicted in said Millwood Homes Addition;

THENCE South 88°52'44" East, along the south right of way line of said Anderson Street, a distance of 331.37 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the **POINT OF BEGINNING**, same being on the northerly line of said Lot 10;

THENCE South 88°52'44" East, continuing along the south right of way line of said Anderson Street, a distance of 389.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 4, common to the southwest corner of the intersection of the south right of way line of said Anderson Street and the west right of way line of Puckett Street, a 40 foot wide right of way;

THENCE South 00°13'06" East, departing the south right of way line of said Anderson Street, and along the west right of way line of said Puckett Street and the east line of said Lot 4, a distance of 127.72 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southeast corner of said Lot 4;

THENCE North 89°11'55" West, departing the west right of way line of said Puckett Street, and along the southerly line of said Lots 4-10, a distance of 392.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set corner on the south line of said Lot 10;

THENCE North 01°15'23" East, departing the south line of said Lot 10 and crossing said Lot 10, a distance of 129.87 feet to the **POINT OF BEGINNING** and containing 1.156 acres (50,335 square feet) of land, more or less.

TRACT 2

BEING a tract of land situated in the William S. Richardson Survey, Abstract No. 747, City of McKinney, Collin County, Texas, and being a portion of Lot 35, and being all of Lot 37, Lot 39, Lot 41, Lot 43, Lot 45, Lot 47, Lot 49, as depicted on Millwood Homes Addition, an addition to

the City of McKinney, Texas, according to the Plat thereof recorded in Volume 7, Page 35, Plat Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "Cotton Surveying" found at the northwest corner of the intersection of the north right of way line of Clark Street, a 35 foot wide right of way and the west right of way line of Puckett Street, a 40 foot wide right of way, said point being the southeast corner of said Lot 49;

THENCE North 89°11'58" West, along the north right of way line of said Clark Street and the southerly lines of said Lot 49, Lot 47, Lot 45, Lot 43, Lot 41, Lot 39, Lot 37, and Lot 35, a distance of 396.40 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 01°15'23" East, departing the north right of way line of said Clark Street and the southerly line of said Lot 35, and crossing said Lot 35, a distance of 136.99 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner on the northerly line of said Lot 35;

THENCE South 89°11'55" East, along the northerly lines of said Lot 35, Lot 37, Lot 39, Lot 41, Lot 43, Lot 45, Lot 47, Lot 49, a distance of 392.87 feet to a 5/8" iron rod with plastic cap stamped "Cotton Surveying" found for the northeast corner of said Lot 49, same being on the west right of way line of said Puckett Street;

THENCE South 00°13'06" East, along the easterly line of said Lot 49 and the west right of way line of said Puckett Street, a distance of 137.00 feet to the **POINT OF BEGINNING** and containing 1.241 acres (54,057 square feet) of land, more or less.

TRACT 3

BEING a tract of land situated in the William S. Richardson Survey, Abstract No. 747, City of McKinney, Collin County, Texas, and being a portion of Lot 36, and being all of Lot 38, Lot 40, Lot 42, Lot 44, Lot 46, Lot 48, and Lot 50, as depicted on Millwood Homes Addition, an addition to the City of McKinney, Texas, according to the Plat thereof recorded in Volume 7, Page 35, Plat Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a "x" cut found at the southwest corner of the intersection of the north right of way line of Clark Street, a 35 foot right of way and the west right of way line of Puckett Street, a 35 foot wide right of way, said point being the northeast corner of said Lot 50;

THENCE South 00°50'42" East, along the west line of said Puckett Street, a distance of 136.52 feet to a 5/8" iron rod with plastic cap stamped "Cotton Surveying" found for the southeast corner of said Lot 50

THENCE North 88°57'50" West, departing the west right of way line of said Puckett Street and along the southerly lines of said Lot 50, Lot 48, Lot 46, Lot 44, Lot 42, Lot 40, Lot 38, and Lot 36 a distance of 406.92 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 01°15'23" East, departing the southerly line of said Lot 36 and crossing said Lot 36, a distance of 134.80 feet to a 5/8" iron rod with plastic cap stamped "KHA" set on the northerly line of said Lot 36, same being on the southerly right of way line of said Clark Street;

THENCE South 89°11'58" East, along the south right of way line of said Clark Street and the northerly lines of said Lot 36, Lot 38, Lot 40, Lot 42, Lot 44, Lot 46, Lot 48, and Lot 50, a distance of 401.93 feet to the **POINT OF BEGINNING** and containing 1.259 acres (54,850 square feet) of land, more or less.

TRACT 4

BEING a tract of land situated in the William S. Richardson Survey, Abstract No. 747, City of McKinney, Collin County, Texas, and being a portion of Lot 69, and being all of Lot 71, Lot 73, Lot 75, Lot 77, Lot 79, Lot 81, Lot 83, as depicted on Millwood Homes Addition, an addition to the City of McKinney, Texas, according to the Plat thereof recorded in Volume 7, Page 35, Plat Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "Cotton Surveying" found for the northeast corner of said Lot 83, same being on the west right of way line of Puckett Street, a 35 foot wide right of way;

THENCE South 00°50'42" East, along the east line of said Lot 83 and the west right of way line of said Puckett Street, a distance of 124.77 feet to a 5/8" iron rod with plastic cap stamped "Cotton Surveying" found for the southeast corner of said Lot 83, same being the northwest corner of the intersection of the north right of way line of Burrus Street, a 35 foot right of way and the west right of way line of said Puckett Street;

THENCE North 88°57'50" West, along the north right of way line of said Burrus Street, and along the southerly lines of said Lot 83, Lot 81, Lot 79, Lot 77, Lot 75, Lot 73, Lot 73, Lot 71, and Lot 69, a distance of 412.05 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner on the southerly line of said Lot 69;

THENCE North 01°15'23" East, departing the north right of way line of said Burrus Street, the southerly line of said Lot 69, and crossing said Lot 69, a distance of 124.70 feet to a 5/8" iron rod with plastic cap stamped "KHA" set of the northerly line of said Lot 69;

THENCE South 88°57'50" East, along the northerly lines of said Lot 69, Lot 71, Lot 73, Lot 75, Lot 77, Lot 79, Lot 81, and Lot 83, a distance of 407.47 feet to the **POINT OF BEGINNING** and containing 1.173 acres (51,097 square feet) of land, more or less.

TRACT 5

BEING a tract of land situated in the William S. Richardson Survey, Abstract No. 747, City of McKinney, Collin County, Texas, and being all of Lot 56, Lot 58, Lot 60, Lot 62, Lot 64, Lot 66, Lot 68, Lot 70, Lot 72, Lot 74, Lot 76, Lot 78, Lot 80, Lot 82, as depicted on Millwood Homes Addition, an addition to the City of McKinney, Texas, according to the Plat thereof recorded in Volume 7, Page 35, Plat Records, Collin County, Texas:

TRACT 6

BEING a tract of land situated in the William S. Richardson Survey, Abstract No. 747, City of McKinney, Collin County, Texas, and being all of Lot 90 and Lot 91, as depicted on Millwood Homes Addition, an addition to the City of McKinney, Texas, according to the Plat thereof recorded in Volume 7, Page 35, Plat Records, Collin County, Texas:

TRACT 7

BEING a tract of land situated in the William S. Richardson Survey, Abstract No. 747, City of McKinney, Collin County, Texas, and being all of Lot 24, Lot 25, Lot 51, Lot 52, and Lot 53, as depicted on Millwood Homes Addition, an addition to the City of McKinney, Texas, according to the Plat thereof recorded in Volume 7, Page 35, Plat Records, Collin County, Texas:

Green Legal Description

Being Lot 18, of MILWOOD HOMES ADDITION, an Addition to the City of McKinney, Collin County, Texas, according to the Map thereof recorded in Volume 7, Page 35, of the Map Records of Collin County, Texas.

Pink Legal Description

Tract 1:

Lots T-20 and T-23, MILLER ADDITION, an addition in the City of McKinney, Collin County, Texas, according to Plat thereof recorded in Volume 2, Page 3, Plat Records, Collin County, Texas.

Tract 2:

SITUATED in Collin County, Texas, in the W.S. Richardson Survey, Abstract No. 747, and the S.W. McFarland Survey, Abstract No. 558, and being part of 22.26 acres described as Tract Two in Trustee's Deed from Addison G. Wilson Jr., to Glenn Mitchell et. ux., dated May 1, 1973, recorded in Volume 865, Page 609, Collin County Deed Records;

BEGINNING at the most westerly northwest corner of said 22.26 acres in the east line of Amscott Street;

THENCE South 02 degrees 59 minutes East, 192.8 feet therewith, to the northwest corner of Lot No. 2 in the Millwood Homes Addition;

THENCE North 89 degrees 13 minutes 09 seconds East, 130.62 feet to the northeast corner of said Lot No. 2;

THENCE North 00 degrees 09 minutes 47 seconds West, 191.09 feet to the northwest corner of Lot No. 18 in the Millwood Homes Addition;

THENCE South 89 degrees 51 minutes West, 140.1 feet with the south line of Anderson Street to the Place of Beginning and containing 0.594 acre of land, more or less.

Orange Legal Description

TRACT 7

BEING 0.823 ACRES OF LAND SITUATED IN THE SAMUEL MCFARLAND SURVEY, ABSTRACT NUMBER 747 AND BEING LOTS 1,2, AND 19 THROUGH 23 OUT OF THE MILLWOOD HOMES ADDITION, VOLUME 7, PAGES 35 AND 36 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE INTERSECTION OF ANDERSON AND FOWLER STREETS;

THENCE N 88°13'05" W, ALONG THE SOUTH LINE OF SAID ANDERSON STREET, A DISTANCE OF 99.83 FEET TO A 1/2" ROD FOUND;

THENCE S 01°32'02" W, LEAVING THE SOUTH LINE OF SAID ANDERSON STREET, ALONG THE EAST LINE OF A TRACT OF LAND CONVEYED TO DR. SHING MAO AS RECORDED IN VOLUME 1242, PAGE 223 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS DISTANCE OF 56.95 FEET TO A 1/2" IRON ROD FOUND FOR THE **PLACE OF BEGINNING**;

THENCE N 89°57'27" E A DISTANCE OF 99.69 FEET TO A CAPPED IRON ROD SET FOR CORNER IN THE WEST LINE OF SAID FOWLER STREET;

THENCE S 01°32'09" W, ALONG THE WEST LINE OF SAID FOWLER STREET, A DISTANCE OF 231.07 FEET TO A CAPPED IRON ROD SET FOR CORNER IN THE WEST LINE OF SAID FOWLER STREET AND THE NORTH LINE OF SAID CLARK STREET FROM WHICH A CAPPED IRON ROD SET FOR THE NORTHEAST CORNER OF TRACT 8 BEARS S 01°32'09" W A DISTANCE OF 36.76 FEET;

THENCE S 89°36'44" W, LEAVING THE WEST LINE OF SAID FOWLER STREET, A DISTANCE OF 99.62 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE S 01°30'47" W A DISTANCE OF 5.47 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE N 89°04'23" W A DISTANCE OF 125.70 FEET TO A CAPPED IRON ROD SET FOR CORNER IN THE EAST LINE OF AMSCOTT STREET;

THENCE N 01°18'23" W, ALONG THE EAST LINE OF SAID AMSCOTT STREET, A DISTANCE OF 100.00 FEET TO A CAPPED IRON ROD SET FOR CORNER IN THE EAST LINE OF SAID AMSCOTT STREET AND THE SOUTH LINE OF SAID MAO TRACT AND BEING THE SOUTHWEST CORNER OF SAID MAO TRACT;

THENCE S 89°06'14" E, ALONG THE SOUTH LINE OF SAID MAO TRACT, A DISTANCE OF 130.62 FEET TO A CAPPED IRON ROD SET FOR CORNER AND BEING THE SOUTHEAST CORNER OF SAID MAO TRACT;

THENCE N 01°30'50" E, ALONG THE EAST LINE OF SAID MAO TRACT, A DISTANCE OF 137.13 FEET TO THE **PLACE OF BEGINNING**, HAVING AN AREA OF 35,858 SQUARE FEET, 0.823 ACRES OF LAND, MORE OR LESS.

Blue Legal Description

TRACT 4

BEING a tract of land situated in the William S. Richardson Survey, Abstract No. 747. City of McKinney, Collin County. Texas, and being a portion of Lots 10-16. Lot 27, Lot 29, Lot 31, Lot 33, Lot 35, Lot 92. and a portion of a 15' wide alley, as depicted on Millwood Homes Addition, an addition to the City of McKinney, Texas, according to the Plat thereof recorded in Volume 7, Page 35, Plat Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with a yellow plastic cap, stamped "JONES CARTER PROP CORNER", found for the northwest corner of said Lot 16, same being the intersection of the easterly right of way line of Fowler Street, a 40' wide right of way with the southerly right of way line of Anderson Street, a 40' wide right of way;

THENCE South 88°52'44" East, along the northerly line of said Lot 16 and the southerly right of way line of said Anderson Street, a distance of 15.45 feet to a point;

THENCE South 01°07'16" West, departing the northerly line of said Lot 16 and the southerly right of way line of said Anderson Street, crossing said Lot 16, a distance of 12.16 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the **POINT OF BEGINNING** of the herein described tract;

THENCE South 88°53'00" East, crossing said lots 16-10, a distance of 315.89 feet to a point for corner in said Lot 10;

THENCE South 01°15'23" West, crossing said Lot 10, passing the southerly line of said lot 10 and the northerly line of said 15' wide alley, continuing across said alley, passing the southerly line of said alley and the northerly line of said Lot 35, continuing across said Lot 35, a distance of 261.70 feet to a point for corner in said lot 35;

THENCE North 88°44'37" West, continuing across said Lot 35, crossing the common line of said Lot 35 and said Lot 33, continuing across said Lot 33, Lot 31, Lot 29, Lot 27 and Lot 92, a distance of 317.16 feet to a point for corner in said Lot 92;

THENCE North 43°36'14" West, continuing across said Lot 92, a distance of 14.11 feet to a point for corner;

THENCE North 01°32'09" East, continuing across said Lot 92, passing the northerly line of said Lot 92 and the southerly line of said 15' wide alley, continuing across said alley, passing the northerly line of said alley and the southerly line of said Lot 16, continuing across said Lot 16, a distance of 240.91 feet to a point for corner in said Lot 16;

THENCE North 46°19'35" East, continuing across said Lot 16, a distance of 14.19 feet to the **POINT OF BEGINNING** and containing 1.956 acres (85,221 square feet) of land, more or less.

TRACT 5

BEING a tract of land situated in the William S. Richardson Survey, Abstract No. 747, City of McKinney, Collin County, Texas, and being a portion of Lot 17, Lot 26, Lot 28, Lot 30, Lot 32, Lot 34, Lot 36, Lot 54, Lot 55, Lot 57, Lot 59, Lot 61, Lot 63, Lot 65, Lot 67, Lot 69, a portion of a 15' wide alley and a portion of Burrus Street, as depicted on Millwood Homes Addition, an addition to the City of McKinney, Texas, according to the Plat thereof recorded in Volume 7, Page 35, Plat Records, Collin County, Texas. and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "COTTON SURVEYING" found for the northwest corner of said Lot 17, said being at the southeast corner of the intersection of the east right-of-way line of Fowler Street, a 40 foot wide right-of-way and the south right-of-way line of Clark Street, a 35 foot wide right-of-way:

THENCE South 89°11'58" East, along the north line of said Lot 17 and the south right-of-way line of said Clark Street, a distance of 15.44 feet to a point.

THENCE South 0°48'02" West, over and across said Lot 17, a distance of 8.44 feet to a 5/8" iron rod with red cap stamped "KHA" set for the **POINT OF BEGINNING** of the herein described tract;

THENCE South 88°44'37" East, over and across Said Lot 17, Lot 26, Lot 28, Lot 30, Lot 32, Lot 34, and Lot 36, a distance of 381.48 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

THENCE South 01°15'23" West, over and across Said Lot 36, Lot 69, and a 15 foot wide alley, a distance of 266.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner in the right-of-way of said Burrus Street;

THENCE North 88°44'37" West, over and across said Burrus Street, a distance of 382.77 feet to a 5/8" iron rod with red cap stamped "KHA" set for corner in the right-of-way of said Burrus Street;

Exhibit B - CAD Data Sheet

Cotton Mill TIRZ Parcels

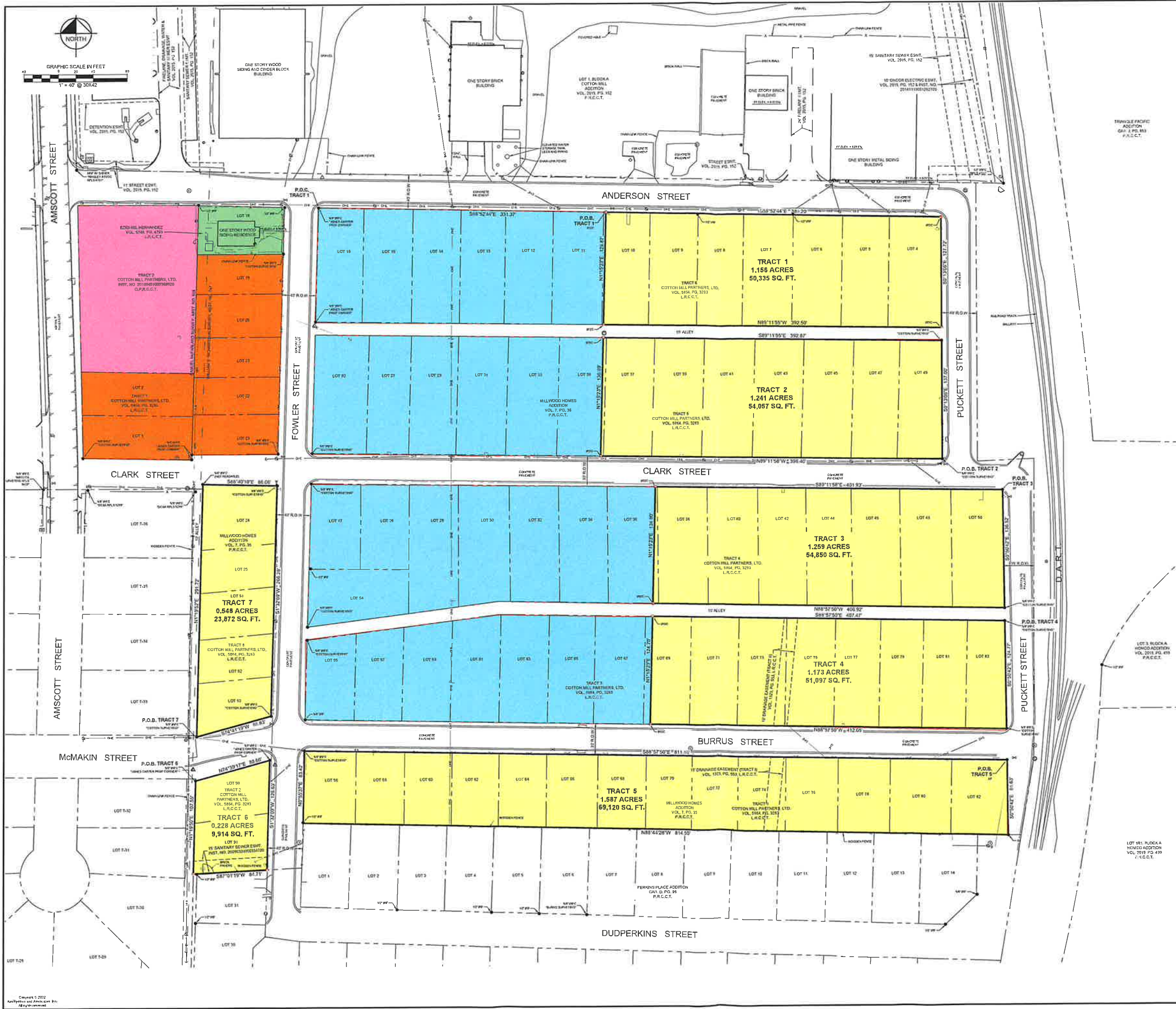
Number	Street	Property ID	OWNER
712	Anderson	2879520	PRESIDIUM COTTON MILL LLC
714	Anderson	1106626	PRESIDIUM COTTON MILL LLC
716	Anderson	1106617	PRESIDIUM COTTON MILL LLC
718	Anderson	1106608	PRESIDIUM COTTON MILL LLC
720	Anderson	1106591	PRESIDIUM COTTON MILL LLC
722	Anderson	1106582	PRESIDIUM COTTON MILL LLC
724	Anderson	1106573	PRESIDIUM COTTON MILL LLC
700	Burrus	1107091	PRESIDIUM COTTON MILL LLC
702	Burrus	1107117	PRESIDIUM COTTON MILL LLC
704	Burrus	1107135	PRESIDIUM COTTON MILL LLC
706	Burrus	1107153	PRESIDIUM COTTON MILL LLC
708	Burrus	1107171	PRESIDIUM COTTON MILL LLC
710	Burrus	1107199	PRESIDIUM COTTON MILL LLC
712	Burrus	1107215	PRESIDIUM COTTON MILL LLC
714	Burrus	1107233	PRESIDIUM COTTON MILL LLC
716	Burrus	1107251	PRESIDIUM COTTON MILL LLC
717	Burrus	1107242	PRESIDIUM COTTON MILL LLC
718	Burrus	1107279	PRESIDIUM COTTON MILL LLC
719	Burrus	1107260	PRESIDIUM COTTON MILL LLC
720	Burrus	1107297	PRESIDIUM COTTON MILL LLC
721	Burrus	1107288	PRESIDIUM COTTON MILL LLC
722	Burrus	1107313	PRESIDIUM COTTON MILL LLC
723	Burrus	1107304	PRESIDIUM COTTON MILL LLC
724	Burrus	1107331	PRESIDIUM COTTON MILL LLC
725	Burrus	1107322	PRESIDIUM COTTON MILL LLC
726	Burrus	1107359	PRESIDIUM COTTON MILL LLC
727	Burrus	1107340	PRESIDIUM COTTON MILL LLC
728	Burrus	1107368	PRESIDIUM COTTON MILL LLC
713	Clark	1106902	PRESIDIUM COTTON MILL LLC
714	Clark	1106911	PRESIDIUM COTTON MILL LLC
715	Clark	1106920	PRESIDIUM COTTON MILL LLC
716	Clark	1106939	PRESIDIUM COTTON MILL LLC
717	Clark	1106948	PRESIDIUM COTTON MILL LLC
718	Clark	1106957	PRESIDIUM COTTON MILL LLC
719	Clark	1106966	PRESIDIUM COTTON MILL LLC
720	Clark	1106975	PRESIDIUM COTTON MILL LLC
721	Clark	1106984	PRESIDIUM COTTON MILL LLC
722	Clark	1106993	PRESIDIUM COTTON MILL LLC
723	Clark	1107000	PRESIDIUM COTTON MILL LLC
724	Clark	1107019	PRESIDIUM COTTON MILL LLC
725	Clark	1107028	PRESIDIUM COTTON MILL LLC
726	Clark	1107037	PRESIDIUM COTTON MILL LLC
1500	Fowler	1106779	PRESIDIUM COTTON MILL LLC
1502	Fowler	1106788	PRESIDIUM COTTON MILL LLC

1504	Fowler	1107046	PRESIDIUM COTTON MILL LLC
1506	Fowler	1107055	PRESIDIUM COTTON MILL LLC
1508	Fowler	1107064	PRESIDIUM COTTON MILL LLC
1600	Fowler	1107377	PRESIDIUM COTTON MILL LLC
1602	Fowler	1107386	PRESIDIUM COTTON MILL LLC
715	Burrus	2879575	PRESIDIUM COTTON MILL LLC
700	Anderson	1106699	COTTON MILL PARTNERS LTD
702	Anderson	1106680	COTTON MILL PARTNERS LTD
704	Anderson	1106671	COTTON MILL PARTNERS LTD
706	Anderson	1106662	COTTON MILL PARTNERS LTD
708	Anderson	1106653	COTTON MILL PARTNERS LTD
710	Anderson	1106644	COTTON MILL PARTNERS LTD
701	Burrus	1107082	COTTON MILL PARTNERS LTD
703	Burrus	1107108	COTTON MILL PARTNERS LTD
705	Burrus	1107126	COTTON MILL PARTNERS LTD
707	Burrus	1107144	COTTON MILL PARTNERS LTD
709	Burrus	1107162	COTTON MILL PARTNERS LTD
711	Burrus	1107180	COTTON MILL PARTNERS LTD
713	Burrus	1107206	COTTON MILL PARTNERS LTD
715	Burrus	1107224	COTTON MILL PARTNERS LTD
700	Clark	1106706	COTTON MILL PARTNERS LTD
701	Clark	1107395	COTTON MILL PARTNERS LTD
702	Clark	1106797	COTTON MILL PARTNERS LTD
703	Clark	1106804	COTTON MILL PARTNERS LTD
704	Clark	1106813	COTTON MILL PARTNERS LTD
705	Clark	1106822	COTTON MILL PARTNERS LTD
706	Clark	1106831	COTTON MILL PARTNERS LTD
707	Clark	1106840	COTTON MILL PARTNERS LTD
708	Clark	1106859	COTTON MILL PARTNERS LTD
709	Clark	1106868	COTTON MILL PARTNERS LTD
710	Clark	1106877	COTTON MILL PARTNERS LTD
711	Clark	1106886	COTTON MILL PARTNERS LTD
712	Clark	1106895	COTTON MILL PARTNERS LTD
602	Dudperkins	1598284	COTTON MILL PARTNERS LTD
1503	Fowler	1107073	COTTON MILL PARTNERS LTD
1400	Fowler	1106715	COTTON MILL PARTNERS LTD
1402	Fowler	1106724	COTTON MILL PARTNERS LTD
1404	Fowler	1106733	COTTON MILL PARTNERS LTD
1406	Fowler	1106742	COTTON MILL PARTNERS LTD
1408	Fowler	1106751	COTTON MILL PARTNERS LTD
1410	Fowler	1106760	COTTON MILL PARTNERS LTD
1409	Amscott	1106564	COTTON MILL PARTNERS LTD
1411	Amscott	1106555	COTTON MILL PARTNERS LTD
n/a	Amscott	1085211	COTTON MILL PARTNERS LTD
n/a	Amscott	984830	COTTON MILL PARTNERS LTD

THENCE North $43^{\circ}36'14''$ West, over and across the right-of-way of said Burrus Street and said Lot 55, a distance of 14.11 feet to a $5/8''$ iron rod with red plastic cap stamped "KHA" set for corner in said Lot 55;

THENCE North $01^{\circ}32'09''$ East, over and across said Lot 55, a 15 foot wide alley, and said Lot 17, a distance of 246.00 feet to a $5/8''$ iron rod with red plastic cap stamped "KHA" set for corner in said Lot 17;

THENCE North $46^{\circ}23'46''$ East, over and across said Lot 17, a distance of 14.18 feet to the **POINT OF BEGINNING** and containing 2.392 acres (104,205 square feet) of land, more or less.



NOTES:

There are no buildings observed on the surveyed property.

The surveyed property does not appear to be in use as a dump, sump or sanitary landfill.

No visible evidence of current earth moving work, building construction or building additions were observed at the time of survey.

There are no known proposed changes in street right-of-way lines.

No cemeteries or burial grounds were observed at the time of survey.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North American Datum of 1983 using City of McKinney Monument No. 43 and Monument No. 44. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99950180216.

The surveyor did not abstract the surveyed property. This survey was performed without the benefit of a current title abstract.

LEGEND	
1. BOUNDARY	2. EASEMENT
3. EASEMENT	4. EASEMENT
5. EASEMENT	6. EASEMENT
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9. EASEMENT	10. EASEMENT
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99. EASEMENT	100. EASEMENT

LINE TYPE LEGEND	
1. BOUNDARY	2. EASEMENT
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7. EASEMENT	8. EASEMENT
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99. EASEMENT	100. EASEMENT

ALTA/NSPS LAND TITLE SURVEY
7.192 ACRES
TRACTS 1, 2, 3, 4, 5, 6, & 7
MILLWOOD HOMES ADDITION
WILLIAM S. RICHARDSON SURVEY,
ABSTRACT NO. 747
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

Kimley»Horn
5100 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 325-3580
FAX # (972) 325-3582

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MBM	KHA	2/1/2023	069258111	1 OF 2