

RESOLUTION NO. 2025-10-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, CONSENTING TO THE ADDITION OF LAND TO THE HONEY CREEK MUNICIPAL MANAGEMENT DISTRICT NO. 1 OF COLLIN COUNTY; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY NECESSARY DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE

- WHEREAS,** the City of McKinney, Texas, McKinney (the “City”) has entered into that certain Honey Creek Annexation and Development Agreement, as amended from time to time (the “Development Agreement”), effective October 1, 2024, with McKinney Ranch, Ltd., a Texas limited partnership (“McKinney Ranch”), Honey Creek Investments, LLC, a Texas limited liability company (“Honey Creek”), Barcelona 93, Ltd., a Texas limited partnership (“Barcelona” and collectively with McKinney Ranch and Honey Creek, the “Owner”), and Honey Creek Municipal Management District No. 1 of Collin County (the “District”); and
- WHEREAS,** on August 26, 2025, the City received a Petition for Consent to Include Additional Land into Honey Creek Municipal Management District No. 1 of Collin County (the “Petition”) executed by The Estate of Tom B. Wilson (the “Petitioner” and “Annexing Owner”) attached hereto as Exhibit “A”; and
- WHEREAS,** the Petition seeks to add approximately 136.04 acres of land described in the Petition (the “Additional Land”) to the boundaries of the District; and
- WHEREAS,** the Petitioner, Owner, District, and the City agree that the Additional Land described in the Petition comprises land located within the City and will be subject to the Development Agreement, as amended, in its entirety, and this Resolution; and
- WHEREAS,** the City Council of the City (the “City Council”) finds and determines that it is in the public interest to grant the Petition and desires to evidence its consent to the inclusion of the Additional Land within the District.

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

- Section 1. That all matters and facts set out in the recitals hereof are true and correct.
- Section 2. That the City Council hereby grants the Petition attached hereto as Exhibit “A” and specifically gives its conditional consent to the inclusion of the Additional Land described therein within the boundaries of the District pursuant to Section 375.043, Texas Local Government Code, as amended, Section 54.016, Texas Water Code, as amended, and Section 49.301, Texas Water Code, as amended, and the City Manager is hereby authorized to execute any documents necessary to effectuate this Resolution. As a condition to the consent, the Additional Land shall be zoned by the City in accordance with the Development Agreement and the Second Amendment (hereinafter defined), and the pertinent Exhibits of the Development Agreement shall be modified to reflect any additional development obligations of the Additional Land.
- Section 3. That the City Council further states that this Resolution is provided subject to and in reliance upon the terms of that certain Second Amendment to the Honey Creek Annexation and Development Agreement by and between the City, Owner, Annexing Owner, and the District, dated as of August 5, 2025 (the “Second Amendment”). The

Second Amendment amends the Development Agreement with respect to the Additional Land.

Section 4. That this Resolution take effect immediately from and after its passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS ON THE 21ST DAY OF OCTOBER 2025.

CITY OF MCKINNEY, TEXAS

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
ALAN LATHROM
Assistant City Attorney

EXHIBIT A

**Petition for Consent to Include Additional Land into Honey Creek Municipal
Management District No. 1 of Collin County**