

RESOLUTION NO. 2026-05-_____(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CONVEYANCE OF LAND TO CCD-RC, WHICH PARCEL CONTAINS MORE OR LESS 0.33 ACRES OF LAND SITUATED IN THE SAMUEL MCFALL SURVEY, ABSTRACT NO. 641, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED AT THE NORTHEAST QUADRANT OF NORTH REDBUD BOULEVARD AND WEST WHITE AVENUE; AND AUTHORIZING THE CITY MANAGER TO EXECUTE A DEED WITHOUT WARRANTY AND DOCUMENTS REGARDING THE SALE OF CITY-OWNED PROPERTY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of McKinney, Texas ("City"), owns an approximate 0.33 acre parcel of land ("Property") located in the Samuel McFall Survey, Abstract No. 641 depicted and more fully described in Exhibit A attached hereto and incorporated herein by reference for all purpose allowed by law and further depicted on the Location Map in Exhibit B; and

WHEREAS, CCD-RC has made a request for the Property to be conveyed to CCD-RC from the City to be developed as a non-profit Community Service Center serving the general public; and

WHEREAS, Texas Local Government Code Section 272.001(b) and (c) authorizes a city to convey certain property to an adjacent landowner; and

WHEREAS, the City Council has determined that the Property is no longer necessary for municipal purposes; and

WHEREAS, the City Council, by this resolution, has determined that it would be in the best interest of the City to convey the Property to CCD-RC.

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

- Section 1. The foregoing provisions are hereby found to be true and correct and are hereby incorporated herein by reference for all purposes allowed by law.
- Section 2. The Property shall be conveyed to CCD-RC for the purpose of development as a non-profit and Community Service Center serving the general public.
- Section 3. The City Manager is hereby authorized to execute a Deed Without Warranty and all documents necessary for the conveyance of the Property, fully described and depicted on Exhibit A, attached hereto, to CCD-RC.
- Section 4. This Resolution shall take effect immediately from and after its passage and it is so duly resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS ON THE 19th DAY OF MAY, 2026.

CITY OF MCKINNEY, TEXAS

BILL COX
Mayor
GERÉ FELTUS
Mayor Pro Tem

ATTEST:

EMPRESS DRANE, TRMC
City Secretary
TENITRUS PARCHMAN, TRMC
Deputy City Secretary

APPROVED AS TO FORM

MARK S. HOUSER
City Attorney
ALAN LATHROM
Assistant City Attorney

EXHIBIT "A"

**TRACT "D" THE CITY OF MCKINNEY
A 0.33 ACRES TRACT OF LAND SITUATED
SAMUEL MCFALL SURVEY, ABSTRACT NO. 641,
IN THE CITY MCKINNEY, COLLIN COUNTY, TEXAS**

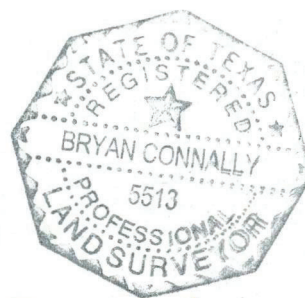
Being a tract of land situated in the Samuel McFall Survey, Abstract Number 641, Collin County, Texas, same being a tract of land (Tract "D") conveyed to the City of McKinney by deed recorded in Volume 2216, Page 728, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the along the Northeast right-of-way line of Redbud Boulevard (a variable width right-of-way), same being the Southwest corner of Lot 1, Block E, Heritage Addition, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet 4, Slide 744, Map Records, Collin County, Texas, from which a 1/2 inch iron rod found bears North 58 degrees 36 minutes 31 seconds East, a distance of 0.50 feet for witness;

THENCE South 87 degrees 56 minutes 55 seconds East, along the South line of said Lot 1, a distance of 141.11 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said Lot 1, same being the Southwest corner of Lot 2R2, Block E, Heritage Addition, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Plat Book 2025, Page 1070-1071, Map Records, Collin County, Texas, same being the Northwest corner of a 14 foot wide tract of land of unknown ownership;

THENCE South 28 degrees 35 minutes 00 second West, along the Northwest line of said tract of unknown ownership, and continuing along the Northwest line of a tract of land conveyed to First Presbyterian Church, by deed recorded in Volume 643, Page 535, Deed Records, Collin County, Texas, a distance of 333.68 feet to a point for corner, said corer being along the Southeast right-of-way line of said Redbud Boulevard, and being the beginning of a non-tangent curve to the left, having a radius of 353.43 feet, a delta of 49 degrees 59 minutes 04 seconds, a chord bearing and distance of North 03 degrees 34 minutes 32 seconds East, 298.64 feet;

THENCE along the Southeast right-of-way line of said Redbud Boulevard and said curve to the left, an arc length of 308.33 feet to the POINT OF BEGINNING and containing 14,410.39 square feet and or 0.33 acres of land.



BRYAN CONNALLY 02/23/2026
R.P.L.S. NO. 5513

GENERAL NOTES:

1) STATE PLANE COORDINATE SYSTEM, TEXAS
NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983, ADJUSTMENT REALIZATION
2011.



CBG Surveying Texas, LLC.

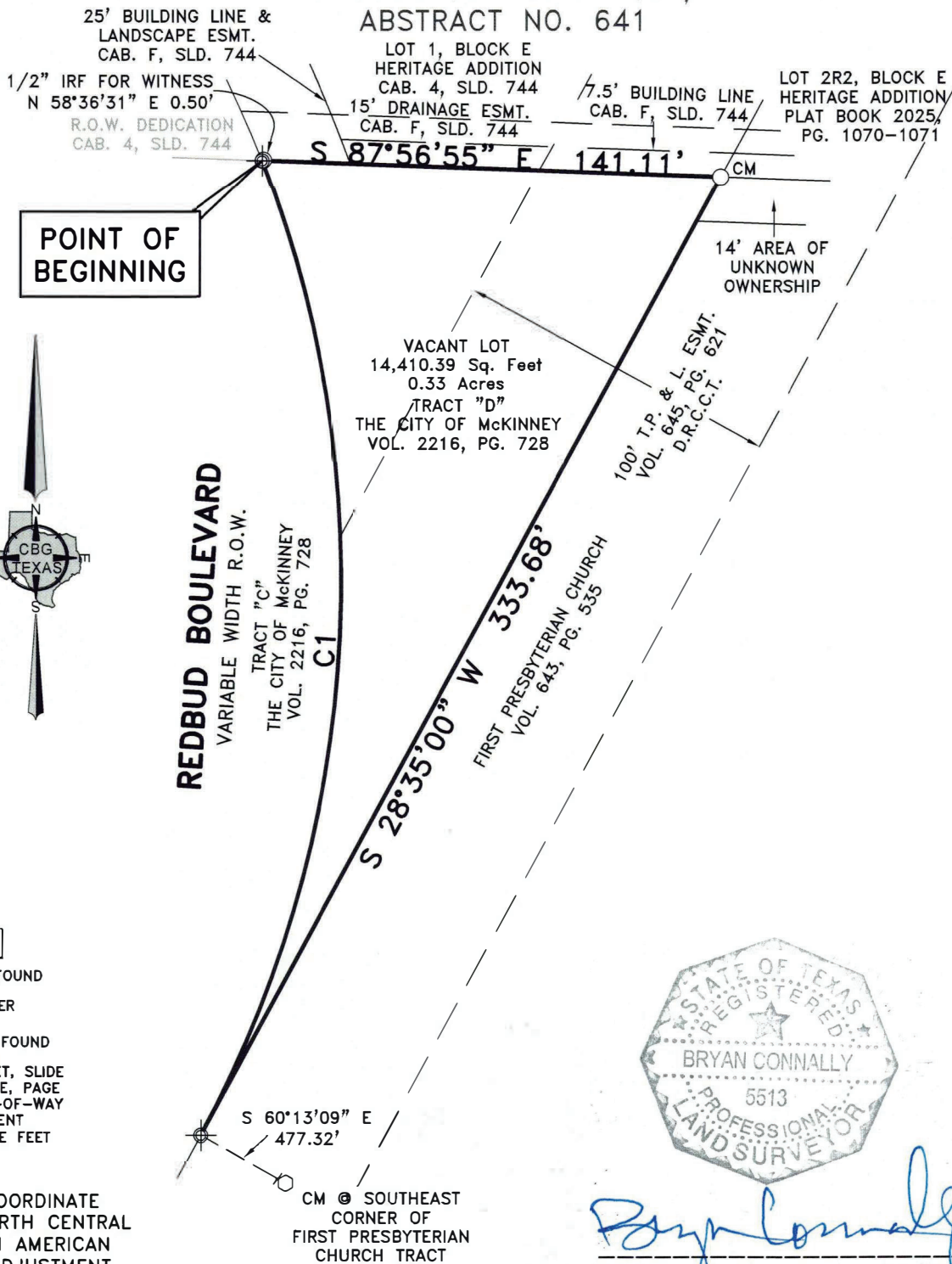
PLANNING SURVEYING
1413 E. IH-30 · Suite 7 · Dallas, Texas 75043
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SHEET 1 OF 2
JOB NO. 3805-99086
DRAWN BY: JLA
DATE: 02/23/2026

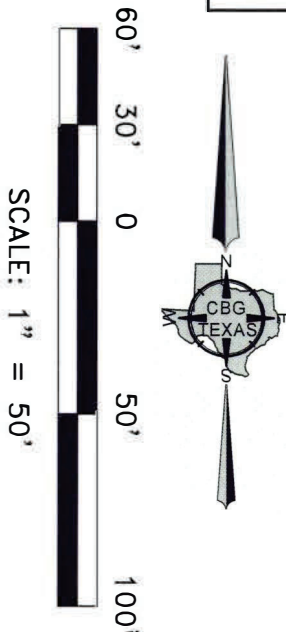
EXHIBIT "A"

**TRACT "D" THE CITY OF MCKINNEY
A 0.33 ACRES TRACT OF LAND SITUATED
SAMUEL MCFALL SURVEY, ABSTRACT NO. 641,
IN THE CITY MCKINNEY, COLLIN COUNTY, TEXAS**

**SAMUEL MCFALL SURVEY,
ABSTRACT NO. 641**



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	308.33'	353.43'	49°59'04"	N 03°34'32" E	298.64'



LEGEND

- 1/2" IRON ROD FOUND
 - ⊕ POINT FOR CORNER
 - 3/4" IRON PIPE FOUND
- CAB., SLD. CANIBET, SLIDE
VOL., PG. VOLUME, PAGE
R.O.W. RIGHT-OF-WAY
ESMT. EASEMENT
SQ. FT. SQUARE FEET

GENERAL NOTES:
1) STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.



Bryan Connally
BRYAN CONNALLY 02/23/2026
R.P.L.S. NO. 5513

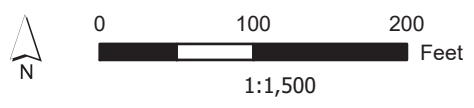
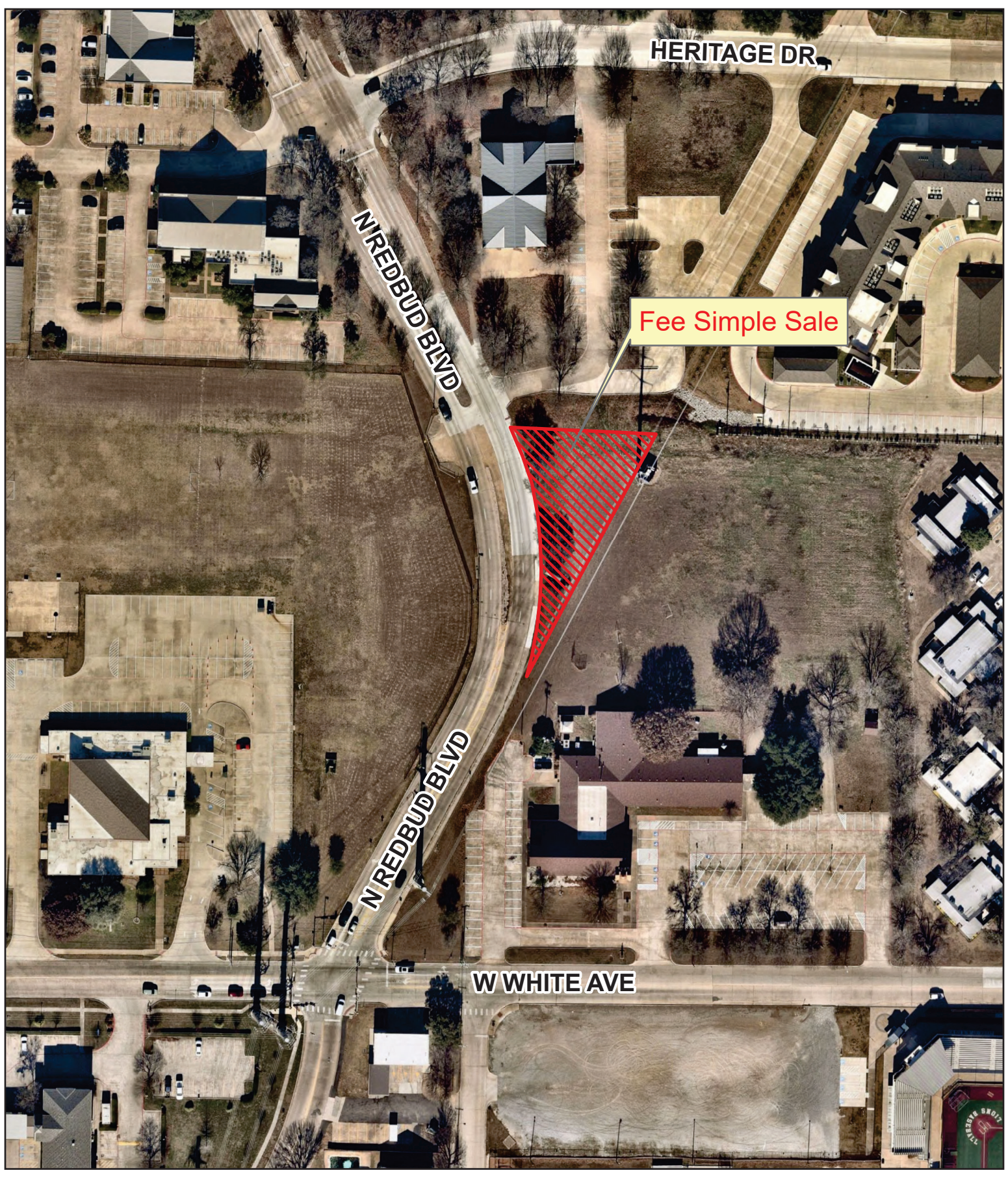


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SHEET 2 OF 2
JOB NO. 3805-99086
DRAWN BY: JLA
DATE: 02/23/2026

Document Path: Y:_Engineering\Eng\GIS\Projects\04_Location\Map_McKinneyNeighborHUB.aprx



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.

Location Map
Exhibit "B"
McKinney Neighbor HUB
Fee Simple Sale



Source: Engineering GIS
Date: 5/6/2026