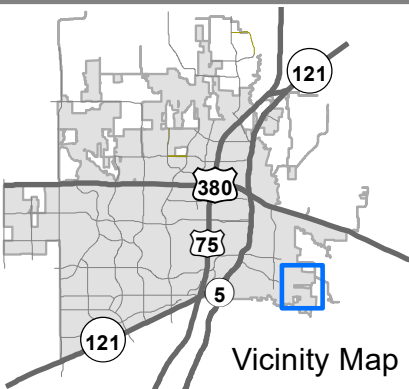
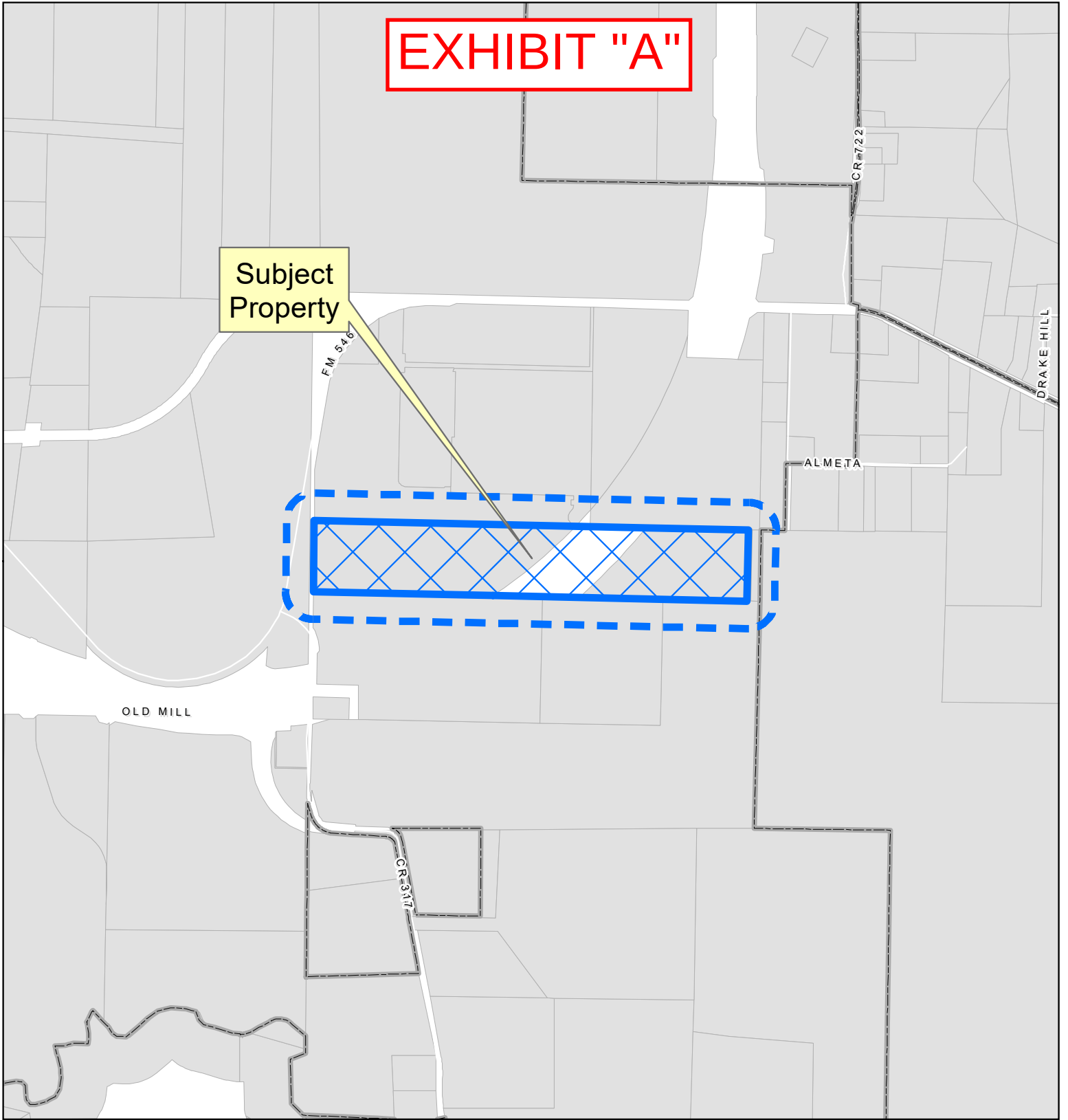


EXHIBIT "A"

Subject
Property



Location Map
ZONE2025-0102

0 490 980 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"

BEING a tract of land situated in the Richard H. Locke Survey, Abstract No. 517, City of McKinney, Collin County, Texas and being the remaining portion of a called 39.231-acre tract of land described in a deed to TXI Operations, LP, recorded in Instrument No. 20210127000177230, and all of that tract of land described as Parcel P00069772, in a deed to the State of Texas, recorded in Instrument No. 2024000091822, both of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said 39.231-acre tract, common to the northwest corner of a called 1.00-acre tract of land, described in a deed to the Town of Fairview, recorded in Volume 5186, Page 3390, said Official Public Records, same being on the southerly line of a called 42.419-acre tract of land, described in a deed to Squeaky McKinney LP, recorded in Instrument No. 2024000031280, said Official Public Records;

THENCE South 01°13'43" West, along the easterly line of said 39.231-acre tract and the westerly line of said 1.00-acre tract, a distance of 528.06 feet to a 1/2-inch iron rod with cap stamped "SARTIN #3694" found for the southeast corner of said 39.231-acre tract, common to the southwest corner of said 1.00-acre tract, same being on the northerly line of a called 75.60-acre tract of land, described in a deed to the Town of Fairview, recorded in Volume 5186, Page 3372, said Official Public Records;

THENCE North 88°44'12" West, along the southerly line of said 39.231-acre tract and northerly line of said 75.60-acre tract, passing at a distance of 628.34 feet, a 1/2-inch iron rod with cap stamped "SARTIN #3694" found for the northwest corner of said 75.60-acre tract, common to the northeast corner of Lot 1, Block A of NTNSM Site, an addition to the City of McKinney, according to the Minor Plat, recorded in Volume 2024, Page 937, of the Plat Records of Collin County, Texas, continuing along the southerly line of said 39.231-acre tract and the northerly line of said Lot 1, passing at a distance of 1,219.98 feet, a 1/2-inch iron rod with cap stamped "TXDOT ROW" found for the southernmost southeast corner of aforesaid Parcel P00069772, continuing along the southerly line of said Parcel P00069772, the northerly line of said Lot 1 and the northerly line of Lot 2, Block A of said NTNSM Site, passing the southwest corner of said Parcel P00069772, continuing along the southerly line of said 39.231-acre tract, a total distance of 3226.50 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for the southwest corner of said 39.231-acre tract and the northwest corner of said Lot 2, , same being on the easterly line of the aforesaid 80.516-acre tract, same being on the east line of a called 80.516-acre tract of land described in a Warranty Deed to the City of McKinney, recorded in Instrument No. 20060331000421900 of the Official Public Records of Collin County, Texas;

THENCE North 00°44'05" East, along the west line of said 39.231-acre tract and the east line of said 80.516-acre tract, passing at a distance of 379.00 feet, a 3.25-inch brass TXDOT Right of Way disk in concrete found for the southeasterly corner of the easterly right of way line of F. M. 546, continuing along the easterly right of way line of said F. M. 546, passing at a distance of 409.26 feet, a 3.25-inch brass TXDOT Right of Way disk in concrete found for the northeasterly corner of the easterly right of way line of F. M. 546, departing said easterly right of way line, continuing for a total distance of 527.94 feet to the northwest corner of said 39.231-acre tract, same being the southwest corner of Lot 1, Block A, of the Airport Trade Center Addition, an addition to Collin County, Texas, according to the plat thereof recorded in Volume 2023, Page 972, Plat Records, Collin County, Texas, from said corner, a found 1/2-inch iron rod found, bears South 88°48' East, 0.60 feet;

THENCE South 88°48'15" East, along the northerly line of said 39.231-acre tract and the southerly line of said Lot 1, passing at a distance of 1,945.14 feet, a 5/8-inch iron rod with plastic

cap stamped "TXDOT ROW" found for the northwest corner of aforesaid Parcel P00069772 and the southwest corner of a tract of land described as Parcel P00069773, in a deed to the State of Texas, recorded in Instrument No. 2024000042188, of the Official Public Records of Collin County, Texas, continuing along the northerly line of said Parcel P00069772, the southerly line of said Parcel P00069773 and the southerly line of aforesaid 42.419-acre tract, a total distance of 2267.55 feet to a 5/8-inch iron rod found for a corner for corner;

THENCE South 88°35'12" East, continuing along the northerly line of said Parcel P00069772 and the southerly line of said 42.419-acre tract, passing a 5/8-inch iron rod found for the northeast corner of said Parcel P00069772, continuing along the northerly line of said 39.231-acre tract, a total distance of 963.50 feet to the **POINT OF BEGINNING** and containing 39.231 acres (1,708,900 square feet) of land, more or less.

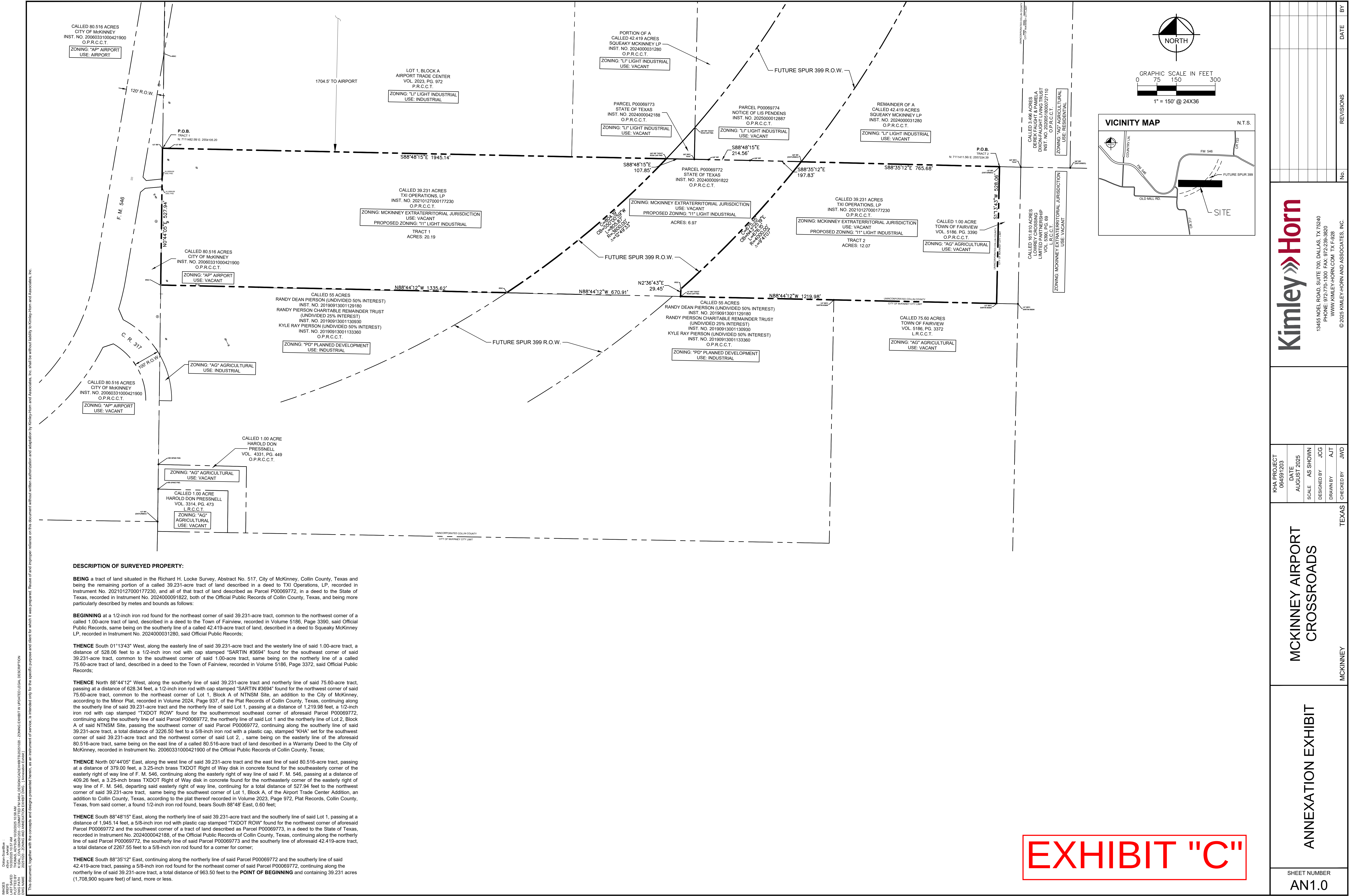


EXHIBIT "D"



CITY OF MCKINNEY, TEXAS SERVICE PLAN FOR ANNEXED AREA

ANNEXATION ORDINANCE NO. _____

DATE OF ANNEXATION ORDINANCE: _____

ACREAGE ANNEXED: 32.26

This Service Plan is hereby entered into and agreed pursuant to Texas Local Government Code § 43.0672 effective the ____ day of _____, 2025, by and between the **CITY OF MCKINNEY**, a Texas municipal corporation and home-rule city ("City"), and **MARTIN MARIETTA TEXAS READY MIX, LLC** whose address is 4123 Parklake Avenue, Raleigh, North Carolina, 27612 ("Developer") for the approximately 32.26 acres of land in the Richard H. Locke Survey, Abstract Number 517, 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. Intentionally Omitted.
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.
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

EXHIBIT D

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 Unified Development Code, as codified and amended in Chapter 150 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 PARCHMAN
Deputy City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

**MARTIN MARIETTA TEXAS READY
MIX, LLC,**
a Delaware limited liability company

By:
Kirk R. Light, Division President

Date Signed: 10/1/2025