

**PETITION FOR CONSENT TO INCLUDE ADDITIONAL LAND
INTO HONEY CREEK MUNICIPAL MANAGEMENT DISTRICT NO. 1 OF COLLIN
COUNTY**

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

TO THE HONORABLE MAYOR AND
CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS:

The undersigned, **ESTATE OF TOM B. WILSON** (the "Petitioner"), being a majority of the persons who hold title to land(s) situated within the area hereinafter described, which represents a total value of more than 50% of the value of all such area, and being a majority in value of the holders of title of the land within said area as indicated by the tax rolls of the Collin Central Appraisal District, acting pursuant to the applicable provisions of the Texas Water Code as amended, and Chapter 375, Texas Local Government Code, as amended (the "Act"), respectfully petition this Honorable Body for consent to include additional land(s) to Honey Creek Municipal Management District No. 1 of Collin County (the "District"), and would show the following:

I.

The District, to which the land hereinafter described is sought to be added, exists under the terms and provisions of Article XVI, Section 59 of the Constitution of Texas and the Act.

II.

The land sought to be added to the District contains approximately 136.04 acres of land, more or less, as described in Exhibit "A", attached hereto and incorporated herein by reference, and lies wholly within the corporate limits of the City of McKinney and wholly within Collin County, Texas. All of the territory to be added may properly be added to the District, and there are no lienholders with respect to the Included Property.

III.

The general nature of the work, projects, and services proposed to be done in the area sought to be added shall be the work, projects, and services authorized by the Act, including the construction, maintenance and operation of a waterworks system, including the purchase and sale of water, for domestic and commercial purposes; the construction, maintenance and operation of a sanitary sewer collection, treatment and disposal system, for domestic and commercial purposes; the construction, installation, maintenance, purchase and operation of drainage and roadway facilities and improvements; and the construction, installation, maintenance, purchase and operation of facilities, systems, plants and enterprises of such additional facilities as shall be consonant with the purposes for which the District is organized.

IV.

The area of the District is urban in nature and is in close proximity to populous and developed sections of Collin County. There is a necessity for the improvements described above because the land sought to be added to the District is not supplied with adequate water, sanitary sewer, drainage, roadway, housing or other public facilities, nor is it presently economically feasible for such facilities to be added to said land. The health and welfare of the present and future inhabitants of the District, the land sought to be added to the District, and of the territories adjacent thereto require the installation, development and acquisition of adequate water, sanitary sewer, drainage, road, housing and other public facilities for the land sought to be added to the District.

V.

A public necessity exists for the addition of said lands to the District to promote and protect the purity and sanitary condition of the State's waters and the public health and welfare of the community, by and through the construction, extension, improvement, maintenance and operation of water, drainage, sanitary sewer, roadway, housing and other public facilities.

WHEREFORE, Petitioner respectfully prays that this petition be granted in all respects and that the City of McKinney give its consent to the addition of the aforesaid land into said District.

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60097712.2
4909-5295-8277v.2

RESPECTFULLY SUBMITTED this 17th day of
July, 2025.

“PETITIONER”

ESTATE OF TOM B.
WILSON,

By: Tom B. Wilson Jr.
Name: Tom B. Wilson,
Jr.
Its: Independent Co-
Executor

_____,
a _____

By: _____
Name: David W. Wilson

Its: Independent Co-
Executor

_____,
a _____

By: _____
Name: Suzanne Wilson

Sanders
Its: Independent Co-
Executor

THE STATE OF TEXAS §
§
COUNTY OF Harris §

This instrument was acknowledged before me on this the
17th day of July, 2025, by
Tom B. Wilson Jr., Independent Co-executor of
Estate of Tom B. Wilson, on behalf of said company.



(NOTARY SEAL) Notary Public in and for the State of

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this the
_____ day of _____, 2025, by
_____, _____ of
_____, on behalf of said company.

(NOTARY SEAL) Notary Public in and for the State of
Texas

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this the
_____ day of _____, 2025, by
_____, _____ of
_____, on behalf of said company.

(NOTARY SEAL) Notary Public in and for the State of
Texas

Petition for Consent, v.1.1

RESPECTFULLY SUBMITTED this 12 day of July, 2025.

"PETITIONER"

ESTATE OF TOM B. WILSON,

By:

Name: Tom B. Wilson, Jr.

Its: Independent Co-Executor

a

By:

Name: David W. Wilson

Its: Independent Co-Executor

a

By:

Name: Suzanne Wilson Sanders

Its: Independent Co-Executor

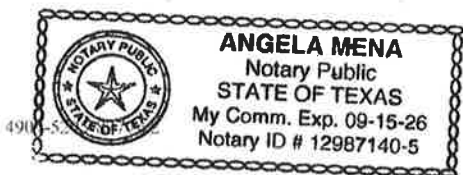
THE STATE OF TEXAS

COUNTY OF Collin

This instrument was acknowledged before me on this the 12 day of July, 2025, by David W. Wilson of X on behalf of said company. X

(NOTARY SEAL)

Notary Public in and for the State of Texas



RESPECTFULLY SUBMITTED this 11 day of July, 2025.

"PETITIONER"

ESTATE OF TOM B. WILSON,

By: _____
Name: Tom B. Wilson, Jr.
Its: Independent Co-Executor

_____,
a _____

By: _____
Name: David W. Wilson
Its: Independent Co-Executor

_____,
a _____

By: Suzanne Wilson Sanders
Name: Suzanne Wilson Sanders
Its: Independent Co-Executor

THE STATE OF TEXAS §
 §
COUNTY OF Colorado §

This instrument was acknowledged before me on this the 11 day of July, 2025, by Suzanne Wilson Sanders, Independent Co-Executor of Estate of Tom B. Wilson, on behalf of said company.

(NOTARY SEAL)



Amber Dupont
Notary Public in and for the State of Texas

EXHIBIT "A"

LEGAL DESCRIPTION

BEING a tract of land situated in the Meredith Hart Survey, Abstract No. 371, Collin County, Texas, and being all of a called 135.992 acre tract of land described in a deed as Tract 1-D, as recorded in Volume 935, Page 598 of the Land Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the northwest corner of said Tract 1-D, common to the southwest corner of Lot 3R, Block A of Luxe Addition, Block A, Lot 3R, according to the plat thereof recorded in Volume 2023, Page 351 of the Plat Records of Collin County, Texas, being on the easterly line of Shaded Tree, Phase 2, according to the plat thereof recorded in Volume 2024, Page 611 of the Plat Records of Collin County, Texas;

THENCE South 87°04'26" East, departing the easterly line of said Shaded Tree, Phase 2, along the northerly line of said Tract 1-D and the southerly line of said Lot 3R, a distance of 2,681.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Tract 1-D, common to the southerly southeast corner of said Lot 3R, being on the westerly line of a called 30.164 acre tract of land described in a deed to James A. Augspurger, as recorded in Instrument No. 2001-0105673 of the Land Records of Collin County, Texas;

THENCE South 00°44'51" West, along the easterly line of said Tract 1-D and along the westerly line of said 30.164 acre tract, a distance of 868.80 feet to a 1/2 inch iron rod found for the southwest corner of said 30.164 acre tract, common to the northwest corner of a called 43.416 acre tract of land described in a deed to Arch Resorts, LLC, as recorded in Instrument No. 20140910000982880 of the Official Public Records of Collin County, Texas;

THENCE South 00°58'50" West, continuing along the easterly line of said Tract 1-D and along the westerly line of said 43.416 acre tract, a distance of 1,272.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Tract 1-D, common to the northeast corner of a called 153.125 acre tract of land described in a deed as Tract 14, as recorded in Instrument No. 20210708001376610 of the Official Public Records of Collin County, Texas;

THENCE North 87°04'43" West, departing the westerly line of said 43.416 acre tract, along the southerly line of said Tract 1-D and the northerly line of said Tract 14, a distance of 2,956.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Tract 1-D, common to the northwest corner of said Tract 14;

THENCE North 02°48'24" East, along the westerly line of said Tract 1-D, a distance of 191.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 03°09'24" East, continuing along the westerly line of said Tract 1-D, a distance of 584.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southerly northwest corner of said Tract 1-D;

THENCE North 89°07'55" East, along the northerly line of said Tract 1-D, passing at a distance of 225.73 feet the southwest corner of aforesaid Shaded Tree, Phase 2, being in the centerline of a

creek, and continuing along the same course and along the southerly line of said Shaded Tree, Phase 2, for a total distance of 271.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for an ell corner of said Tract 1-D, common to the southeast corner of said Shaded Tree, Phase 2, from which, a 1/2 inch iron rod with plastic cap stamped "GEER 4117" found for witness bears North 51°30' West, 0.57 feet;

THENCE North 00°14'16" West, along the westerly line of said Tract 1-D and along the easterly line of said Shaded Tree, Phase 2, a distance of 1,348.06 feet to the **POINT OF BEGINNING** and containing 136.040 acres (5,925,886 square feet) of land, more or less.