

Aerial Map  
ANNEX2023-0001

0 125 250 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 2.00 acre tract of land out of the B.P. Worley Survey, Abstract No. 995, situated in Collin County, Texas, and being all of a called 2.00 acre tract of land conveyed to Urban Garages McKinney, LLC, by deed of record in Document Number 2022000117263 of the Official Public Records of Collin County, Texas, same being a portion of Lot 5, Block 1 of Walnut Grove, a subdivision of record in Volume 7, Page 19 of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 1/2 inch iron rod with yellow plastic cap stamped "CBG SURVEYING" found in the West right-of-way line of County Road 856 (Lakefront Road per Volume 7, Page 19 of said Plat Records), being the Southeast corner of Lot 6 of said Block 1, also being the Northeast corner of said Lot 5 and said 2.00 acre tract;

**THENCE**, along the West right-of-way line of County Road 856, being the common East line of said Lot 5 and said 2.00 acre tract, the following two (2) courses and distances:

1. S13°00'14"W, a distance of 204.49 feet to an X-cut found;
2. S16°18'36"E, a distance of 15.76 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of a called 1.7523 acre tract of land conveyed to Prime Urban Flex McKinney, LLC, by deed of record in Document Number 20211215002532090 of said Official Public Records, being the Southeast corner of said 2.00 acre tract;

**THENCE**, S88°37'16"W, leaving the West right-of-way line of County Road 856, along the North line of said 1.7523 acre tract, being the common South line of said 2.00 acre tract, over and across said Lot 5, a distance of 388.11 feet to a 1/2 inch iron rod found in the East line of Lot 4 of said Block 1, being the common West line of said Lot 5, and being the common West corner of said 1.7523 acre tract and said 2.00 acre tract;

**THENCE**, N01°41'25"W, along the East line of said Lot 4, being the common West line of said Lot 5 and said 2.00 acre tract, a distance of 213.56 feet to a 1/2 inch iron rod found in the South line of said Lot 6, being the Northeast corner of said Lot 4, also being the Northwest corner of said Lot 5 and said 2.00 acre tract;

**THENCE**, N88°39'14"E, along the South line of said Lot 6, being the common North line of said Lot 5 and said 2.00 acre tract, a distance of 436.00 feet to the **POINT OF BEGINNING**, and containing an area of 2.00 acres (87,160 square feet) of land, more or less.

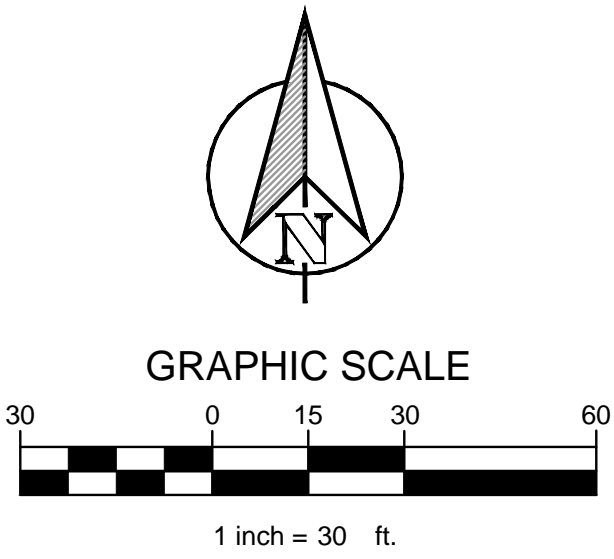
N CUSTER RD










656

SITE

W UNIVERSITY DR.

N



LEGEND	
   	OVERALL PROPERTY BOUNDARY / ZONING LIMITS
  	LOT LINES
 	EASEMENT LINES

THIS PROPERTY IS LOCATED IN "NON-SHADED ZONE X" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED JUNE 2, 2009 AND IS LOCATED IN COMMUNITY NUMBER 480130 AS SHOWN ON MAP NUMBER 48085C0255J. THE LOCATION OF THE FLOOD ZONE IS APPROXIMATE, NO VERTICAL DATUM WAS COLLECTED AT THE TIME OF THE SURVEY. FOR THE EXACT FLOOD ZONE DESIGNATION, PLEASE CONTACT 1-(877) FEMA MAP.

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**THENCE**, N01°41'25"W, along the East line of said Lot 4, being the common West line of said Lot 5 and said 2.00 acre tract, a distance of 213.56 feet to a 1/2 inch iron rod found in the South line of said Lot 6, being the Northeast corner of said Lot 4, also being the Northwest corner of said Lot 5 and said 2.00 acre tract;

**THENCE**, N88°39'14"E, along the South line of said Lot 6, being the common North line of said Lot 5 and said 2.00 acre tract, a distance of 436.00 feet to the **POINT OF BEGINNING**, and containing an area of 2.00 acres (87,160 square feet) of land, more or less.

# URBAN GARAGES McKINNEY

2.00  
LEGAL DESCRIPTION:  
BEING A CALLED 2.00 ACRE TRACT OR PARCEL OF LAND OUT OF THE  
B.P. WORLEY SURVEY, ABSTRACT NUMBER 995, SITUATED IN  
MCKINNEY, COLLIN COUNTY, TEXAS AND BEING ALL OF A CALLED  
2.00 ACRE TRACT OF LAND CONVEYED TO URBAN GARAGES  
MCKINNEY, LLC, BY DEED OF RECORD IN DOCUMENT NUMBER  
2022000117263 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN  
COUNTY, TEXAS.

CITY:		STATE:
McKINNEY		TEXAS
COUNTY	SURVEY:	ABSTRACT NO.
COLLIN	B.P WORLEY	995

SUBMITTAL LOG:	
1/24/2023	FIRST CITY SUBMITTAL

URBAN GARAGES MCKINNEY LLC  
6136 FRISCO SQUARE BLVD STE. 400  
FRISCO, TX 75034  
CARL FLEMING

TEXAS REGISTRATION #14199  
1903 CENTRAL DR.  
SUITE #406  
BEDFORD, TX 76021  
PH. 817.281.0572  
FAX 817.281.0574  
CONTACT: DREW DONOSKY, PE  
EMAIL: DREW@CLAYMOOREENG.COM

EXISTING ZONING: NONE;  
CITY OF MCKINNEY ETJ

CURRENT LAND USE:  
SINGLE FAMILY RESIDENTIAL

POB  
N: 7131642.51  
E: 2511508.09

NEXT CALL  
N: 7131443.27  
E: 2511462.08

CALLED 5.844 ACRES  
 JOPLIN LIVING TRUST  
 DOC. NO. 20151111001425080  
 O.P.R.C.C.T.

**2.00 ACRES**  
87,160 SQ. FT.  
CALLED 2.00 ACRES  
URBAN GARAGES MCKINNEY, LLC.  
DOC. NO. 2022000117263  
O.P.R.C.C.T.

EXISTING ZONING: NONE;  
CITY OF MCKINNEY ETJ

PROPOSED ZONING: C2  
(LOCAL COMMERCIAL)

CURRENT LAND USE:  
SINGLE FAMILY RESIDENTIAL

EXISTING ZONING: C2  
(LOCAL COMMERCIAL)

CURRENT LAND USE:  
SINGLE FAMILY RESIDENTIAL

CALLED 1.7523 ACRES  
 PRIME URBAN FLEX MCKINNEY, LLC.  
 DOC. NO. 20211215002532090  
 O.P.R.C.C.T.

CURRENT LAND USE:  
SINGLE FAMILY RESIDENTIAL

EXISTING ZONING: C2  
(LOCAL COMMERCIAL)

PLOTTED BY: SANTIAGO DURAN  
PLOT DATE: 1/27/2023 9: 44 AM  
LOCATION: Z:\PROJECTS\PROJECTS\2022-242 URBAN GARAGES MCKINNEY PH. 2\CADD\EXHIBIT\ANNEXED EXHIBIT\_ --DWG  
LAST SAVED: 1/26/2023 9: 30 AM



## EXHIBIT D



### CITY OF MCKINNEY, TEXAS SERVICE PLAN FOR ANNEXED AREA

ANNEXATION ORDINANCE NO. 2023-04-XXX

DATE OF ANNEXATION ORDINANCE: April 18, 2023

ACREAGE ANNEXED: 2.00 acres

This Service Plan is hereby entered into and agreed pursuant to Texas Local Government Code § 43.0672 effective the \_\_\_\_ day of \_\_\_\_\_, 2023, by and between the **CITY OF MCKINNEY**, a Texas municipal corporation and home-rule city ("City"), and **URBAN GARAGES MCKINNEY, LLC**, whose address is 2111 County Road 856, McKinney, Texas, 75071 ("Owner") for the approximately 2.00 acres of land, 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:

## EXHIBIT D

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.

### 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. The responsibility for construction of the infrastructure by the Developer is noted, in part at least, in the pending Annexation Facilities Agreement between the City of McKinney and Developer.

## EXHIBIT D

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.

### 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.

## EXHIBIT D

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.



## EXHIBIT D

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 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 Comprehensive Zoning Ordinance # 1270, as codified and amended in Chapter 146 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.

## EXHIBIT D

- 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  
JOSHUA STEVENSON  
Deputy City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
MARK S. HOUSER  
City Attorney



## EXHIBIT D

**LANDOWNERS:**

**URBAN GARAGES McKINNEY, LLC**

By: Carl Fleming

Printed Name: Carl Fleming

Title/Affiliation: Manager

Date Signed: 04/12/23