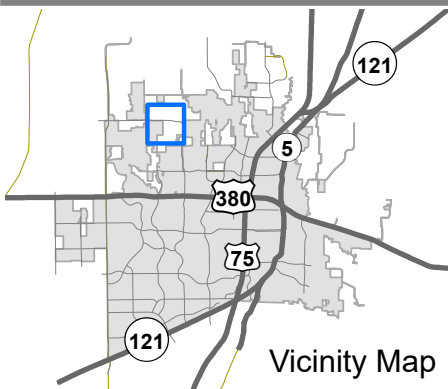
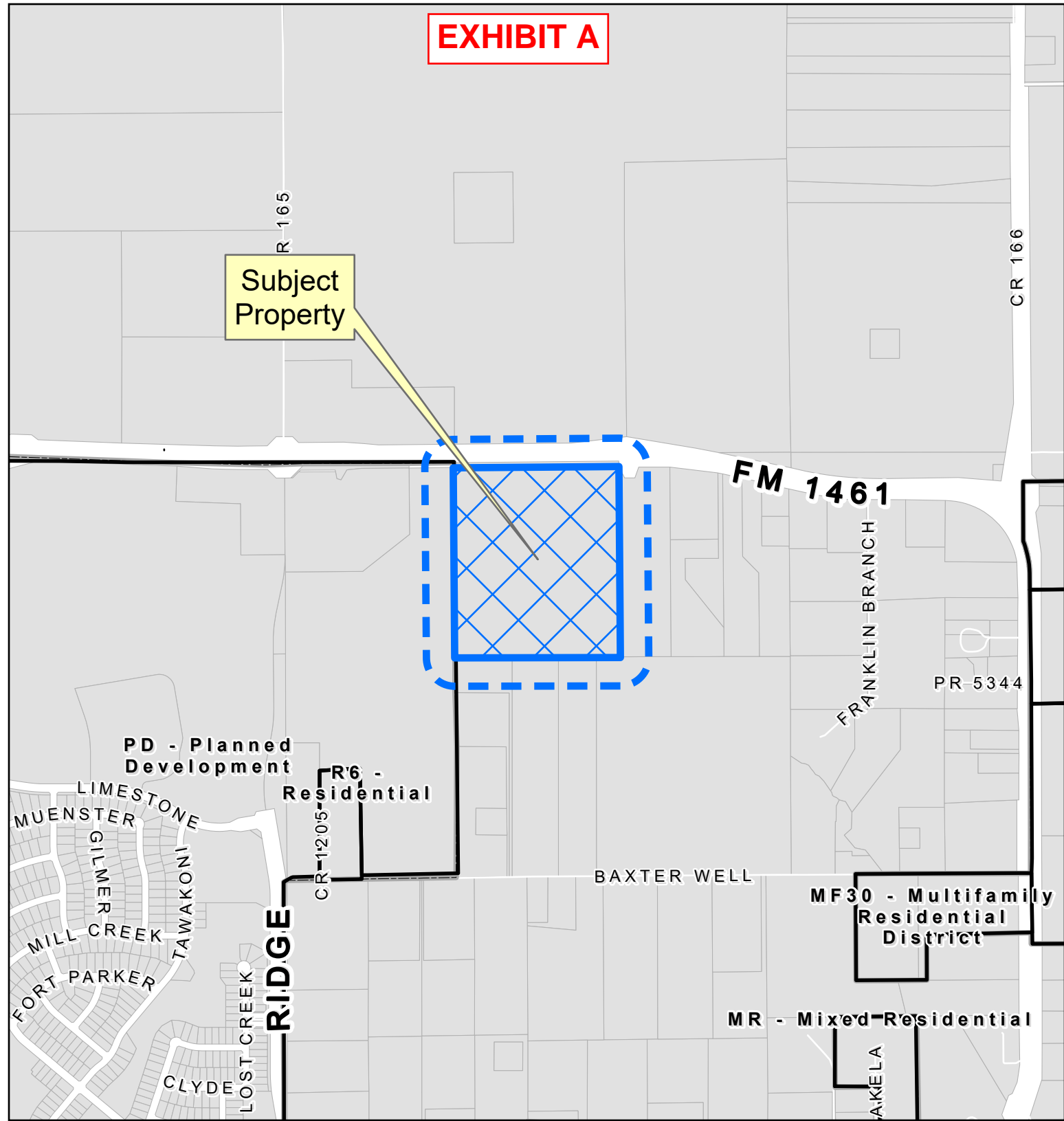
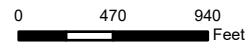


EXHIBIT A



Location Map
ZONE2025-0176



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

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the Joel F. Stewart Survey, Abstract No. 838, City of McKinney, Collin County, Texas, being the remainder of a tract described as Tract 5, conveyed to Sheryl Lynn Bates, by deed recorded in Document No. 2022000161867 of the Official Public Records of Collin County, Texas with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" capped iron rod found at the southeast corner of a right-of-way dedication, conveyed to the State of Texas, by deed recorded in Document No. 2023000115697, of said Official Public Records, at the southwest corner of a right-of-way dedication, conveyed to the State of Texas, by deed recorded in Document No. 2024000083067, of said Official Public Records, and being the northeast corner of the remainder of a tract, conveyed to HRC WCD Partners, L.P., by deed recorded in Volume 5867, Page 3876, of the Deed Records of Collin County, Texas;

THENCE N 89°33'49" E, 1197.79 feet, with the south line of said right-of-way dedication (2024000083067), to a 5/8" capped iron rod found at a west corner of a right-of-way dedication, conveyed to the State of Texas, by deed recorded in Document No. 20220322000456740, of said Official Public Records, and being the northwest corner of the remainder of a tract of land conveyed to Snehal Jasani, Praful Madhani, and Harsha Madhani, by deed recorded in Document No. 20220322000456740, of said Official Public Records;

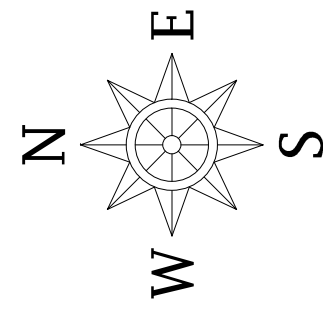
THENCE S 00°28'12" E, 1380.83 feet, with the west line of said Snehal Jasani, Praful Madhani, and Harsha Madhani tract, to a 1" iron pipe found at the southwest corner of said Snehal Jasani, Praful Madhani, and Harsha Madhani tract and being in the north line of a tract of land conveyed to Relianse Global, LLC, by deed recorded in Document No. 20220127000148290, of said Official Public Records;

THENCE S 89°52'03" W, 1197.63 feet, with said north line of Relianse Global, LLC tract, the north line of a tract of land conveyed to Charles E. Shannon and Norah H. Shannon, by deed recorded in Document No. 20150831001099690, the north line of a tract of land conveyed to Haresh Surti and Priti H Surti, by deed recorded in Document No. 20190730000903450, and the north line of a tract of land conveyed to Mohammad Imran Haq and Sarah Vantrump, by deed recorded in Document No. 20141125001290170, all of said Official Public Records, to a 2" iron pipe found at the northwest corner of said to Mohammad Imran Haq and Sarah Vantrump tract, and in the east line of said HRC WCD Partners, L.P. tract;

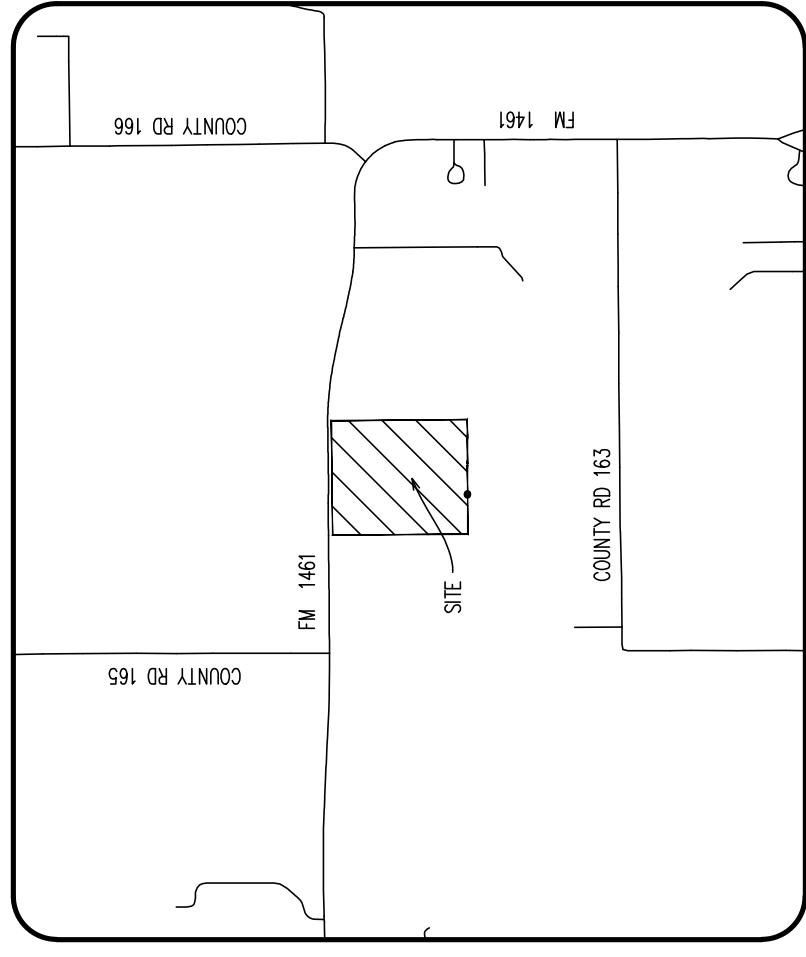
THENCE N 00°28'39" W, 1374.48 feet, with said east line of HRC WCD Partners, L.P. tract, to the **POINT OF BEGINNING** with the subject tract containing 1,650,016 square feet or 37.879 acres of land.

August 15, 2025

G:\2025 JOBS\25-200 Bates 38 Acres\SURVEY\Word\METES AND BOUNDS DESCRIPTION.docx



Basis of bearing: State Plane Coordinate System, Texas North Central Zone 42023, North American Datum 1983. - Adjustment Realization 2011.



LOCATION MAP
1" = 400'

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the Joel F. Stewart Survey, Abstract No. 838, City of McKinney, Collin County, Texas, being the remainder of a tract described as Tract 5, conveyed to Sheryl Lynn Bates, by deed recorded in Document No. 2022000161867, of the Official Public Records of Collin County, Texas with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" capped iron rod found at the southeast corner of a right-of-way dedication, conveyed to the State of Texas, by deed recorded in Document No. 2023000115697, of said Official Public Records, at the southwest corner of a right-of-way dedication, conveyed to the State of Texas, by deed recorded in Document No. 2024000083067, of said Official Public Records, and being the northeast corner of the remainder of a tract, conveyed to HRC WCD Partners, L.P., by deed recorded in Volume 5867, Page 3876, of the Deed Records of Collin County, Texas;

THENCE N 89°33'49" E, 1197.79 feet, with the south line of said right-of-way dedication, (2024000083067), to a 5/8" capped iron rod found at a west corner of a right-of-way dedication, conveyed to the State of Texas, by deed recorded in Document No. 20220322000456740, of said Official Public Records, and being the northwest corner of the remainder of a tract of land conveyed to Snehaj Jasani, Praful Madhani, and Harsha Madhani, by deed recorded in Document No. 20220322000456740, of said Official Public Records;

THENCE S 02°28'12" E, 1380.83 feet, with the west line of said Snehaj Jasani, Praful Madhani, and Harsha Madhani tract, a "1" iron pipe found at the southwest corner of said Snehaj Jasani, Praful Madhani, and Harsha Madhani tract and being in the north line of a tract of land conveyed to Reliance Global, LLC, by deed recorded in Document No. 20220127000148290, of said Official Public Records;

THENCE S 89°52'03" W, 1197.63 feet, with said north line of Reliance Global, LLC tract, the north line of a tract of land conveyed to Charles E. Shannon, and Norah H. Shannon, by deed recorded in Document No. 20190730000903450, of said Official Public Records, and being the north line of a tract of land conveyed to Charles E. Shannon, and Norah H. Shannon, by deed recorded in Document No. 20190730000903450, and the north line of a tract of land conveyed to Mohammad Imran Haq and Sarah Vantrump, by deed recorded in Document No. 20141125001290170, all of said Official Public Records, to a 2" iron pipe found at the northwest corner of said to Mohammad Imran Haq and Sarah Vantrump tract, and in the east line of said HRC WCD Partners, L.P. tract;

THENCE N 02°28'39" W, 1374.48 feet, with said east line of HRC WCD Partners, L.P. tract, to the POINT OF BEGINNING with the subject tract containing 1,650,016 square feet or 37.879 acres of land.

EXHIBIT C

HC MCKINNEY 3 LLC
Doc. No. 20211229002607170
OPRCCT
Existing Zoning: Collin County
Existing Use: Agricultural

HC MCKINNEY 3 LLC
Doc. No. 20211229002607160
OPRCCT
Existing Zoning: Collin County
Existing Use: Agricultural Vacant

CUSTERSTONE INVESTMENTS LLC
Doc. No. 20140811000854390
OPRCCT
Existing Zoning: Collin County
Existing Use: Agricultural Vacant

POINT OF BEGINNING

N 89°33'49" E ~ 1197.79'

N 74°58'01.056" E ~ 2507.85.873

C GREEN PARK LLC
Doc. No. 2020081700123120
OPRCCT
Existing Zoning: PD - Planned Development
Existing Use: Agricultural/Vacant

**SNEHAL JASANI,
PRAFUL MADHANI
& HARSHA MADHANI**
Doc. No. 20220322000456740
OPRCCT
Existing Zoning: City of McKinney ETJ
Existing Use: Commercial

LOCKWOOD ADDITION
Ord. 2023, Pg. 971
PRCCT
Existing Zoning: City of McKinney ETJ
Existing Use: Residential

**Tract 5
SHERYL LYNN BATES**
Doc. No. 2022000161867
OPRCCT
Existing Zoning: City of McKinney ETJ
Existing Use: Residential Vacant
Proposed Zoning: RS - Residential
37.879 Acres

HRC WCD PARTNERS LP
Volume 5867, Page 3876
DRCCT
Existing Zoning: PD - Planned Development
Existing Use: Agricultural/Vacant

**MOHAMMAD IMRAN HAQ &
SARAH VANTRUMP**
Doc. No. 20141125001290170
OPRCCT
Existing Zoning: City of McKinney ETJ
Existing Use: Residential Single Family

**HARESH SURTI &
PRITI H SURTI**
Doc. No. 20190730000903450
OPRCCT
Existing Zoning: City of McKinney ETJ
Existing Use: Residential Single Family

**CHARLES E SHANNON &
NORAH N SHANNON**
Doc. No. 20190730000903450
OPRCCT
Existing Zoning: City of McKinney ETJ
Existing Use: Residential Single Family

RELIANSE GLOBAL, LLC
Doc. No. 20220127000148290
OPRCCT
Existing Zoning: City of McKinney ETJ
Existing Use: Agricultural Vacant

ANNEXATION EXHIBIT

BATES TRACT

37.879 ACRES
OUT OF THE JOEL F. STEWART SURVEY ~
ABSTRACT NO. 838, TRACT 17
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPES No. F-2121 And No. F-10043100
Contact: Tristan Poore

APPLICANT
Morphic Development
1650 W. Virginia Street, Suite 110
McKinney, TX 75069
Contact: Sam Franklin
Email: sam@morphicdev.com

OWNER
Sheryl Lynn Bates
4660 County Road 1006
McKinney, TX 75071

Scale: 1" = 100'

January, 2026
SEI Job No. 25-200



765 Custer Road, Suite 100 • Plano, TX 75075 • 972-422-0077
TBPES No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

EXHIBIT D



CITY OF MCKINNEY, TEXAS SERVICE PLAN FOR ANNEXED AREA

ANNEXATION ORDINANCE NO. _____

DATE OF ANNEXATION ORDINANCE: _____

ACREAGE ANNEXED: _____

This Service Plan is hereby entered into and agreed pursuant to Texas Local Government Code § 43.0672 effective the ___ day of _____, 2026, by and between the **CITY OF MCKINNEY**, a Texas municipal corporation and home-rule city ("City"), and **SHERYL LYNN BATES, individually and as TRUSTEE OF THE BATES MARITAL EXEMPT TRUST** whose address is 4660 CR 1006, McKinney, Texas 75071 ("Developer") for the approximately 37.879 acres of land in the Joel F. Stewart Survey, Abstract Number 838, 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. 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.
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.

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.

- 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

OWNER NAME,



SHERYL LYNN BATES

Date Signed: 2-13-2026



SHERYL LYNN BATES, Trustee of
Bates Marital Exempt Trust

Date Signed: 2-13-2026