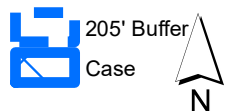


Location Map  
ZONE2025-0035

0 460 920 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"

## Property Legal Description

135.992 ACRES

COLLIN COUNTY, TEXAS

### TRACT 1:

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 3, Block A of Luxe Addition, Block A, Lots 2 & 3, according to the plat thereof recorded in [Volume 2021, Page 587](#) of the Plat Records of Collin County, Texas, being on the easterly line of a called 54.205 acre tract of land described in a deed to Lennar Homes of Texas Land and Construction, Ltd., as recorded in Instrument No. [20220316000420370](#) of the Official Public Records of Collin County, Texas;

THENCE South 87°04'26" East, departing the easterly line of said 54.205 acre tract, along the northerly line of said Tract 1-D and the southerly line of said Lot 3, a distance of 2,681.32 feet to a 1 inch iron pipe found for the northeast corner of said Tract 1-D, common to the southerly southeast corner of said Lot 3, 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°45'10" West, along the easterly line of said Tract 1-D and along the westerly line of said 30.164 acre tract, a distance of 868.87 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°58'37" 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 1,272.15 feet to a 1 inch iron pipe found 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 1/2 inch iron pipe found 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 54.205 acre tract, being in the centerline of a creek, and continuing along the same course and along the southerly line of said 54.205 acre tract, for a total distance of 271.59 feet to an ell corner of said Tract 1-D, common to the southeast corner of said 54.205 acre tract, 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;

## Property Legal Description

THENCE North 00°14'16" West, along the westerly line of said Tract 1-D and along the easterly line of said 54.205 acre tract, a distance of 1,348.06 feet to the POINT OF BEGINNING and containing 136.038 acres (5,925,803 square feet) of land, more or less.

### TRACT 2:

Access easement described in Warranty Deed recorded in Volume 935, Page 598, Real Property Records, Collin County, Texas; as affected by Partial Releases of Access Easement recorded in/under cc# 20130813001142600 and cc# 20140220000158210, Real Property Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

A 40 foot wide strip of land lying West of and adjacent to the following described line:  
BEGINNING at the southeast corner of said 135.992 acres this day deeded to Tom B. Wilson, Sr.: THENCE South 2 deg. 14 min. West 373.76 ft.

THENCE South 2 deg. 07 min. West 753.4 ft.;  
THENCE South 2 deg. 03 min. West 956.10 ft.;  
THENCE EASTERLY, and being a 40 foot wide easement, 20 feet on each side of the following described line: South 87 deg. 50 min. East 1088.1 ft.;  
THEN continueing Easterly, and being a 20 ft. wide strip on the North side of the following described line: South 86 deg. 28 min. East 277.4 ft. to a point in the West R.O.W. line of Farm Road #543.



**EXHIBIT "C"**

**WILSON TRACT**  
 PROPOSED ZONING - PD  
 136.03 ACRE  
 PROP. I.D. 1061665

**POINT OF BEGINING**  
 N 7148972.2929  
 E 2539656.9955

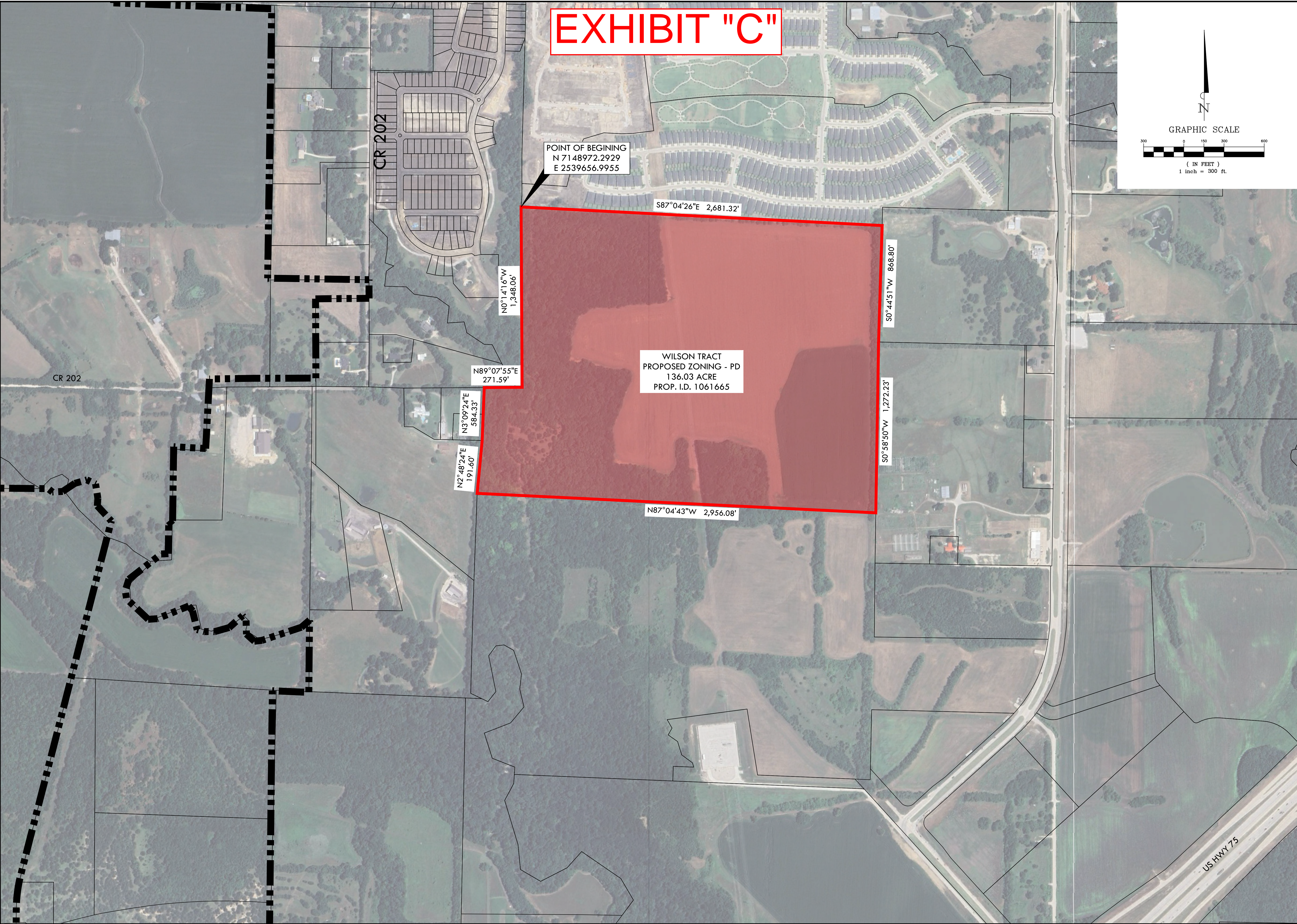
**CR 202**

**US HWY 75**

**GRAPHIC SCALE**  
 ( IN FEET )  
 1 inch = 300 ft.

**Survey Data:**

- N0°14'16"W 1,348.06'
- S87°04'26"E 2,681.32'
- S0°44'51"W 868.80'
- S0°58'50"W 1,272.23'
- N87°04'43"W 2,956.08'
- N2°48'24"E 191.60'
- N3°09'24"E 584.33'
- N89°07'55"E 271.59'



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# EXHIBIT "D"



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

**ANNEXATION ORDINANCE NO.** 2025-09-XXX \_\_\_\_\_

**DATE OF ANNEXATION ORDINANCE:** September 2, 2025 \_\_\_\_\_

**ACREAGE ANNEXED:** 136.040 acres \_\_\_\_\_

This Service Plan is hereby entered into and agreed pursuant to Texas Local Government Code § 43.0672 effective the 2<sup>nd</sup> day of September, 2025, by and between the CITY OF MCKINNEY, a Texas municipal corporation and home-rule city ("City"), and BARCELONA 93, LTD whose address is 2201 Midway Rd, Ste 108P, Carrollton, TX 75006 ("Developer") for the approximately 136.040 acres of land in the Meredith Hart Survey, Abstract Number A0371, 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.

Please refer to the Second Amendment to Honey Creek Annexation, Service Plan Under Texas Local Government Code Section 43.506, and Development Agreement for signatures of necessary parties.