

EXHIBIT A

Subject Property

R5-RESIDENTIAL

Property Owner Notification Map

ANNEX2023-0006

0 1,100 2,200 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.

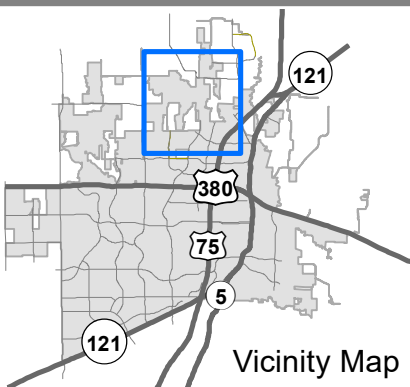


EXHIBIT B

TRACT 3

BEING A 7.730 ACRE TRACT OF LAND SITUATED IN THE MEREDITH HART SURVEY, ABSTRACT NO. 371, COLLIN COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ROBERT NICHOLAS OLIVIER, AS RECORDED IN INSTRUMENT NO. 20070510000633570, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET PK NAIL AT THE SOUTHWEST CORNER OF SAID OLIVIER TRACT, SAID PK NAIL BEING IN COUNTY ROAD 202;

THENCE NORTH, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 30.19 FEET AND CONTINUING A TOTAL DISTANCE OF 808.75 FEET ALONG THE WEST LINE OF SAID OLIVIER TRACT TO A 1/2-INCH IRON ROD SET AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;\

THENCE NORTH 89° 10' 34" EAST, DEPARTING SAID WEST LINE, PASSING A 1/2-INCH IRON ROD SET AT A DISTANCE OF 703.47 FEET AND CONTINUING A TOTAL DISTANCE OF 733.47 FEET TO A SET PK NAIL AT THE NORTHEAST CORNER OF THIS TRACT, SAID PK NAIL BEING IN AFORESAID COUNTY ROAD 202;

THENCE SOUTH 00° 52' 00" EAST, A DISTANCE OF 155.27 FEET ALONG SAID COUNTY ROAD 202 TO A SET PK NAIL AT THE MOST NORTHERLY SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89° 10' 34" WEST, DEPARTING SAID COUNTY ROAD 202, PASSING A 1/2-INCH IRON ROD SET AT A DISTANCE OF 30.00 FEET AND CONTINUING A TOTAL DISTANCE OF 400.00 FEET TO A 1/2-INCH IRON ROD SET;

THENCE SOUTH 00° 52' 00" EAST, PASSING A 1/2-INCH IRON ROD SET AT A DISTANCE OF 623.40 FEET AND CONTINUING A TOTAL DISTANCE OF 653.40 FEET TO A SET PK NAIL AT THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT, SAID PK NAIL BEING IN SAID COUNTY ROAD 202;

THENCE SOUTH 89° 10' 34" WEST, A DISTANCE OF 345.70 FEET ALONG SAID COUNTY ROAD 202 TO THE POINT OF BEGINNING AND CONTAINING 336,718 SQUARE FEET OR 7.730 ACRES OF LAND.

TRACT 7

BEING a 45.060 acre tract of land situated in the William Rice Survey, Abstract Number 769, Collin County, Texas and being all of a called 45.013 acre tract of land to Barcelona 93, LTD AS recorded in Instrument Number 20160705000847670 of the Official Public Records of Collin County, Texas and being more particularly described as follows;

BEGINNING at a 1" flat iron found in the center of County Road 1006 for the northwest corner of said 45.013 acre tract and the northeast corner of a called 10.107 acre tract of land to Randall K. Hickman and Patricia C. Hickman, Husband and Wife as recorded in Instrument Number 20150306000247630 of the Official Public Records of Collin County, Texas;

THENCE South 89 degrees 46 minutes 44 seconds East along the center of said County Road 1006, same being the north line of said 45.013 acre tract, a distance of 139.84 feet to a mag nail set for corner;

THENCE North 89 degrees 00 minutes 16 seconds East continuing along the center of said County Road 1006, same being the north line of said 45.013 acre tract, a distance of 376.07 feet to a 1/2 inch iron rod found for corner;

THENCE North 89 degrees 13 minutes 11 seconds East continuing along the center of said County Road 1006, same being the north line of said 45.013 acre tract, a distance of 1070.43 feet to a 1/2 inch iron rod found for the northeast corner of said 45.013 acre tract;

THENCE South 00 degrees 40 minutes 37 seconds East along the east line of said 45.013 acre tract and generally along a barbed wire fence, a distance of 686.16 feet to a fence corner post found for corner;

THENCE North 88 degrees 17 minutes 51 seconds East continuing along the east line of said 45.013 acre tract and generally along a barbed wire fence, a distance of 15.05 feet to a fence corner post found for corner;

THENCE South 00 degrees 34 minutes 36 seconds East continuing along the east line of said 45.013 acre tract and generally along a barbed wire fence, a distance of 755.74 feet to a 1/2 inch iron rod with cap stamped "RPLS 5190" found for the southeast corner of said 45.013 acre tract, same being the northeast corner of a called 7.00 acre tract of land to Rene Bates as recorded in Instrument Number 20110106000027310 of the Official Public Records of Collin County, Texas;

THENCE North 88 degrees 07 minutes 54 seconds West along the common line of said 45.013 acre tract and said 7.00 acre tract, a distance of 1080.82 feet to a 1/2 inch iron rod found in a north/south barbed wire fence on the east line of a called 18.97 acre tract of land to Rene Bates as recorded in Instrument Number 20151231001629740 of the Official Public Records of Collin County, Texas for the most southerly southwest corner of said 45.013 acre tract and the northwest corner of said 7.00 acre tract;

THENCE North 00 degrees 51 minutes 16 seconds West along the common line of said 45.013 acre tract and said 18.97 acre tract and generally along a barbed wire fence, a distance of 529.96 feet to a 1 inch iron pipe found on the east side of a fence corner post for an inner ell corner of said 45.013 acre tract and the northeast corner of said 18.97 acre tract;

THENCE North 88 degrees 36 minutes 28 seconds West continuing along the common line of said 45.013 acre tract and said 18.97 acre tract and generally along a barbed wire fence, a distance of 515.75 feet to a 1 inch iron pipe found on the west side of a fence corner post for the most westerly southwest corner of said 45.013 acre tract and the southeast corner of the aforementioned 10.107 acre tract;

THENCE North 00 degrees 53 minutes 46 seconds West, along the common line of said 45.013 acre tract and said 10.107 acre tract and generally along a barbed wire fence, a distance of 843.23 feet to the POINT OF BEGINNING containing 1,962,793 square feet, or 45.060 acres of land.

EXHIBIT C

CR 166, CR 168, CR 1006, CR 164, CR 201, CR 202, CR 1461, CR 123, WESTON ROAD, HARDIN ROAD

GREENE TRACT POB
N 7146831.8149
E 2530214.0571

GREENE TRACT
PROPOSED ZONING - PD
45.06 ACRE
PROP. I.D. 2739592

TUNNEL TRACT POB
N 7147692.8606
E 2537784.2332

TUNNEL TRACT
PROPOSED ZONING - PD
7.73 ACRE
PROP. I.D. 2734682

GRAPHIC SCALE
(IN FEET)
1 inch = 600 ft.

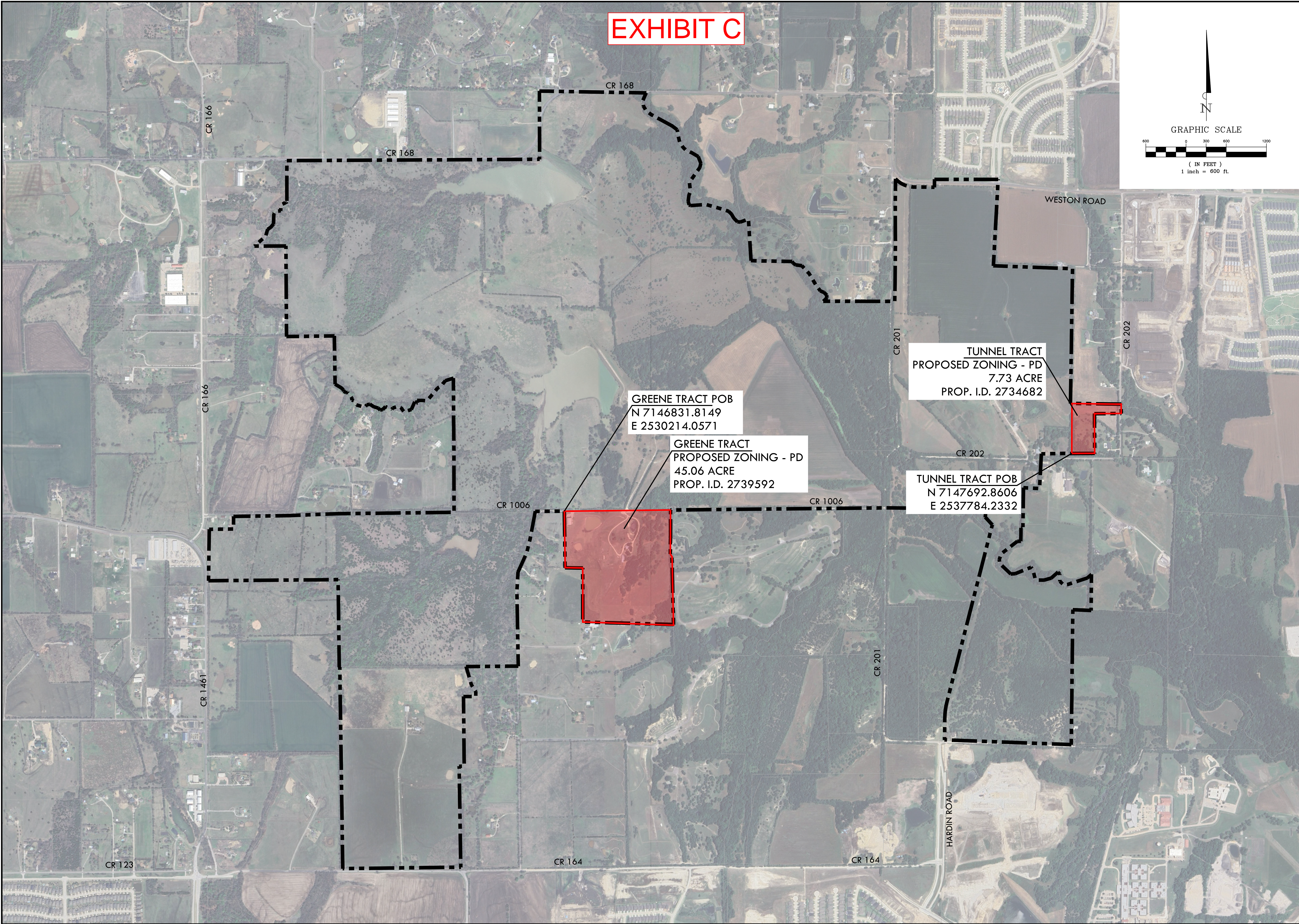


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CR 166

CR 168

CR 168

CR 201

CR 202

CR 1006

CR 1006

CR 1461

CR 123

CR 164

CR 164

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EXHIBIT D



CITY OF MCKINNEY, TEXAS SERVICE PLAN FOR ANNEXED AREA

ANNEXATION ORDINANCE NO. _____

DATE OF ANNEXATION ORDINANCE: _____

ACREAGE ANNEXED: 45.06 Acres No. R-6769-000-0070-

This Service Plan is hereby entered into and agreed pursuant to Texas Local Government Code § 43.0672 effective the ____ day of _____, 2024, 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 Road, Ste 108P, Carrollton, TX 75006 ("Developer") for the approximately 45.06 acres of land in the William Rice Survey, Abstract Number 769, 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.

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 Development Agreement (hereinafter defined).
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

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

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, subject to the Development Agreement (hereinafter defined). 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 and the Development Agreement (hereinafter defined) 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

EXHIBIT D

McKinney Ranch and Honey Creek, the "Prior Owners"), and the Honey Creek Municipal Management District No. 1, as assigned by the Prior Owners to the Developer, and as may be amended from time to time (the "Development Agreement"). To the extent there exists any conflict between this Service Plan and the Development Agreement, the Development Agreement shall control.

[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, BARCELONA 93 LTD
a Texas limited partnership

By: Santana Jaba
NAME OF PERSON SIGNING,
Title Secretary

Date Signed: 9/10/2024

EXHIBIT D



CITY OF MCKINNEY, TEXAS SERVICE PLAN FOR ANNEXED AREA

ANNEXATION ORDINANCE NO. _____

DATE OF ANNEXATION ORDINANCE: _____

ACREAGE ANNEXED: 7.73 Acres No. R-6371-001-1220-1

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2. The responsibility for construction of the infrastructure by the Developer is noted, in part at least, in the Development Agreement (hereinafter defined).
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.
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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.

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[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, Barcelona 93 LTD.
a Texas limited partnership

By: Santiago Jaba
NAME OF PERSON SIGNING,
Title: Secretary

Date Signed: 9/10/2024