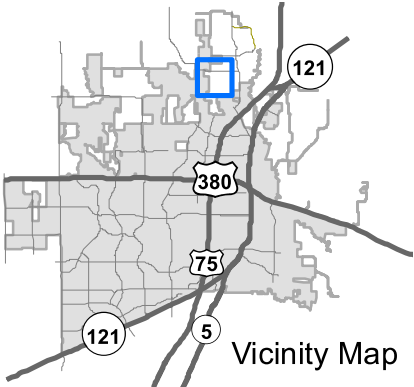
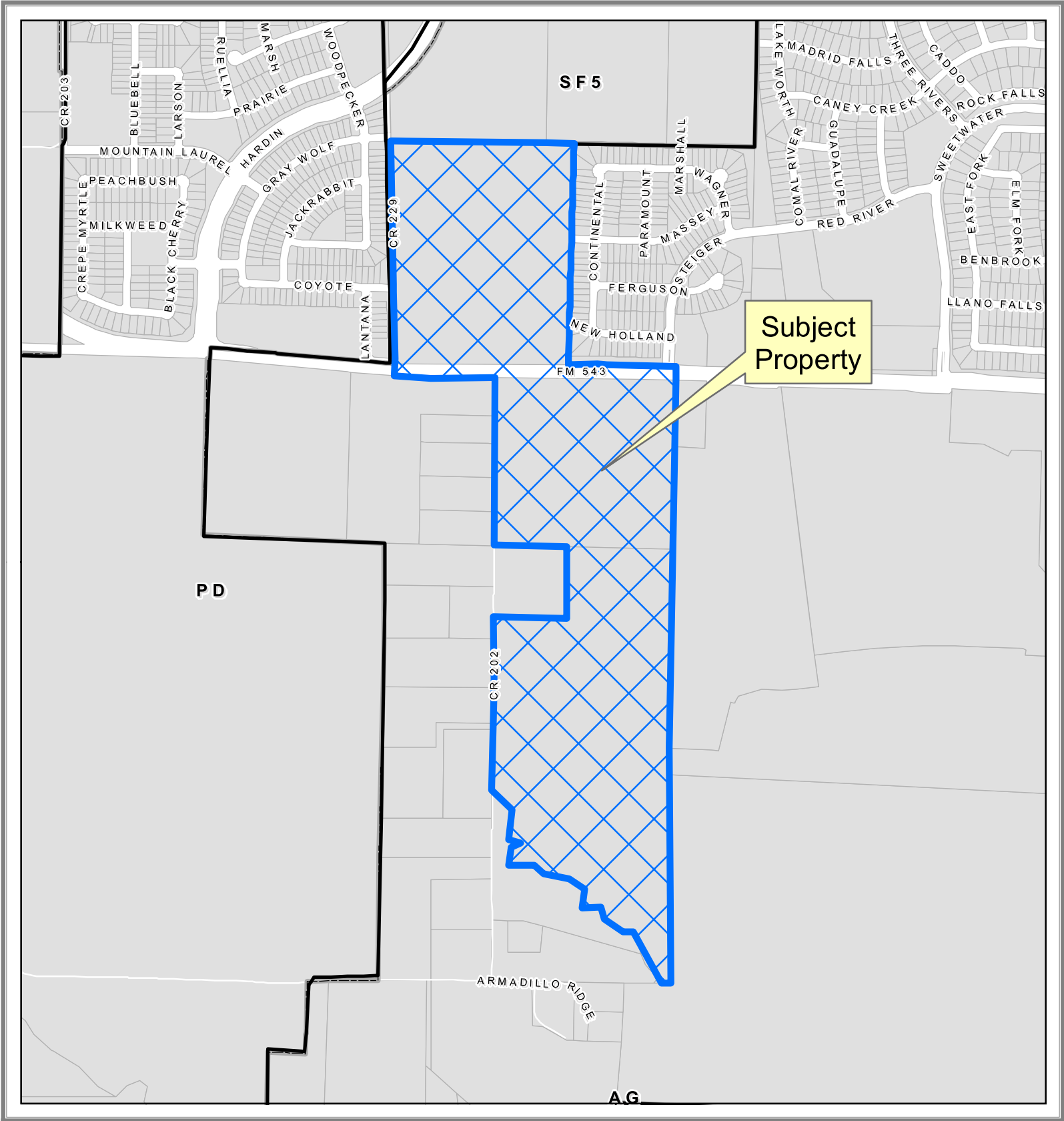
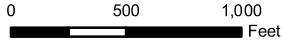


EXHIBIT A



Location Map

R-6294-001-0430-1
R-6371-001-0420-1
R-6371-001-0370-1



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

DESCRIPTION OF PROPERTY

TRACT 1

Block 1, Tract 43 in the John Emberson Survey, Abstract No. 294 containing 38.948 acres of land.

TRACT 2

SITUATED in Collin County, Texas, in the Meredith Hart Survey, Abstract No. 371, being a resurvey of part of the 83 acre tract described in a Deed from D.H. Manahan to T.B. Wilson dated December 4, 1882, and also called 1st Tract in a Partition Deed from Etta E. Wilson, et al to Add G. Wilson dated November 28, 1914, recorded in Volume 188, Page 326 of the Collin County Deed Records, being described by metes and bounds as follows:

COMMENCING at an existing iron pin set beside a new corner post at the Southwest corner of said 83 acre tract, same being the corner of a new fence from the East and North; THENCE SOUTH 8° 33' East, 1177.4 feet with the South line of said 83 acre tract and with said new fence to an iron pin set beside a new corner post for an angle point; THENCE SOUTH 88° 28' East, 708.2 feet with said South line and with the evidence of an old established fence to an existing iron pin set in the center of a North-South rock road at the Southwest corner of a 23.780 acre tract this day being deeded to Addison G. Wilson, Jr. for a PLACE OF BEGINNING;

THENCE NORTH 0° 14' East, 1095.66 feet with the East line of said Addison G. Wilson, Jr. tract and with the center of said rock road to an iron pin set in the South Right-of-Way line of Farm Road No. 543 for a corner;

THENCE Easterly with said South Right-of-Way line as follows:

NORTH 89° 31' East, 659.84 feet;

SOUTH 88° 11' East, 525.6 feet to an existing iron pin set at the Northwest corner of a 230.829 acre tract for a corner;

SOUTH 1° 39' West, 1112.9 feet with the West line of said 230.829 acre tract and across a field to an iron pin set at the Southeast corner of said 83 acre tract for a corner;

THENCE Westerly with the South line of said 83 acre tract and with a hedgerow as follow:

NORTH 88° 36' West, 689.5 feet, an existing iron pin;

NORTH 88° 39' West, 468.3 feet to the PLACE OF BEGINNING AND CONTAINING 29.852 ACRES OF LAND.

TRACT 3

SITUATED in Collin County, Texas in the M. Hart Survey. Abstract No. 371, being a survey of part of the 79 acre tract described in a deed from George F. West to William Donald West and James Edwin West,

EXHIBIT B

dated June 8, 1990 recorded in volume 3291, page 864 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at ½-inch iron pin set at the northeast corner of said 79 acre tract, a ¾-inch found bears East, 08.88 foot;

THENCE southerly generally near a fence as follows:

South 01 degrees 40 minutes 55 seconds West, 744.01 feet to an angle post;

South 00 degrees 17 minutes 43 seconds West, 346.83 feet to a 60D nail set in an old fence;

South 00 degrees 42 minutes 37 seconds West, 371.58 feet to a 5/8-inch iron pin found on the west side of a 24-inch diameter tree at the southwest corner of a tract of land recorded in volume 1197, page 885 and the northwest corner of the 135.992 acre tract recorded in volume 935, page 598;

THENCE South 00 degrees 32 minutes 14 seconds East, passing near an old fence at 748 feet and continuing near said old fence and leaving said old fence at 1049 feet and continuing in all, 1348.11 feet to an ½-inch iron pin set;

THENCE South 88 degrees 50 minutes 11 seconds West, with a north line of said 135.992 acre tract, 37.92 feet to a point in a creek;

THENCE northerly generally with the center of said creek as follows:

North 15 degrees 26 minutes 41 seconds West, 27.58 feet; North 27 degrees 39 minutes 03 seconds West, 45.89 feet;

North 48 degrees 49 minutes 53 seconds West, 60.53 feet; North 38 degrees 49 minutes 50 seconds West, 53.66 feet;

North 28 degrees 12 minutes 25 seconds West, 31.59 feet; North 06 degrees 18 minutes 43 seconds West, 95.36 feet;

North 56 degrees 40 minutes 01 second West; 40.65 feet; North 46 degrees 32 minutes 18 seconds West, 29.15 feet;

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South 83 degrees 52 minutes 40 seconds West, 50.87 feet; North 78 degrees 30 minutes 43 seconds West, 13.31 feet;

North 30 degrees 17 minutes 22 seconds West, 58.99 feet; North 74 degrees 53 minutes 37 seconds West, 50.26 feet;

North 68 degrees 35 minutes 13 seconds West, 45.48 feet; North 27 degrees 22 minutes 17 seconds West, 24.90 feet;

North 13 degrees 16 minutes 03 seconds West, 25.41 feet; North 02 degrees 31 minutes 08 seconds West, 31.72 feet;

North 30 degrees 11 minutes 02 seconds West, 24.45 feet; North 88 degrees 16 minutes 55 seconds West, 27.79 feet;

South 52 degrees 57 minutes 19 seconds West, 22.18 feet; South 80 degrees 28 minutes 41 Seconds West, 45.80 feet;

North 77 degrees 57 minutes 26 seconds West, 27.54 feet; North 33 degrees 02 minutes 10 seconds West, 15.83 feet;

North 02 degrees 32 minutes 13 seconds West, 54.62 feet; North 17 degrees 23 minutes 38 seconds West, 57.61 feet;

North 38 degrees 40 minutes 12 seconds West, 20.55 feet; South 82 degrees 02 minutes 15 seconds West, 8.44 feet;

North 55 degrees 57 minutes 14 seconds West, 26.98 feet; North 45 degrees 45 minutes 39 seconds West, 19.18 feet;

North 64 degrees 56 minutes 19 seconds West, 57.33 feet; North 78 degrees 18 minutes 27 seconds West, 27.69 feet;

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South 82 degrees 54 minutes 17 seconds West, 27.94 feet; North 77 degrees 42 minutes 15 seconds West, 99.26 feet;

North 56 degrees 4 minutes 44 seconds West, 87.08 feet; North 88 degrees 33 minutes 25 seconds West, 103.64 feet;

South 87 degrees 37 minutes 57 seconds West, 43.17 feet; North 13 degrees 35 minutes 34 seconds West, 53.10 feet;

North 07 degrees 24 minutes 11 seconds East, 68.60 feet; North 70 degrees 11 minutes 48 seconds East, 17.10 feet;

North 57 degrees 40 minutes 02 seconds East, 42.92 feet; North 40 degrees 47 minutes 47 seconds East, 16.31 feet;

North 47 degrees 29 minutes 52 seconds West, 8.56 feet; North 87 degrees 34 minutes 45 seconds West, 40.56 feet;

North 67 degrees 09 minutes 51 seconds West, 15.74 feet; North 19 degrees 30 minutes 51 seconds West, 19.79 feet;

North 16 degrees 30 minutes 56 seconds East, 38.15 feet; North 03 degrees 58 minutes 17 seconds East, 38.96 feet;

North 09 degrees 43 minutes 56 seconds West, 27.89 feet; North 11 degrees 54 minutes 25 seconds East, 67.75 feet;

North 48 degrees 36 minutes 42 seconds West, 84.04 feet; North 10 degrees 58 minutes 03 seconds West, 34.61 feet;

North 48 degrees 33 minutes 49 seconds West; 90.77 feet to an ½-inch iron pin set in the west line of said 79 acre tract; same being in County Road no. 202 (north-south asphalt road);

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THENCE North, with said County Road no. 202 and with the west line of said 79 acre tract, 1113.89 feet to a point;

THENCE South 88 degrees 59 minutes 48 seconds East, with the south line of the 5.00 acre tract and generally near a fence, passing an ½-inch iron pin set at the 30.99 feet and continuing in all, 468.36 feet to a corner post at the southeast corner of said 5.00 acre tract;

THENCE North 00 degrees 15 minutes 48 seconds West, with the east line of said 5.00 acre tract and generally near a fence, 466.70 feet to a 5/8-inch iron pin found at the northeast corner of said 5.00 acre tract; same being in the north line of said 79 acre tract;

THENCE South 88 degrees 52 minutes 54 seconds East, with the north line of said 79 acre tract and with a hedge row, 689.49 feet to the PLACE OF BEGINNING and containing 54.05 acres, more or less.

EXHIBIT C



CITY OF MCKINNEY, TEXAS DESCRIPTION OF CITY SERVICES TO BE PROVIDED TO AREA PROPOSED FOR ANNEXATION

This Description of City Services to be Provided to the Area Proposed to be Annexed (“Plan”) was prepared by the City of McKinney, Texas (“City”) pursuant to Texas Local Government Code § 43.0682 for approximately 127 acres of land in the John Emberson Survey, Abstract Number 294, and in the Meredith Hart Survey, Abstract Number 371, Collin County, Texas, that is located in the extraterritorial jurisdiction of the City of McKinney, Collin County, Texas (“ETJ”) in an area generally located adjacent to the eastern side of CR 229 and on the northern side of FM 543, and the eastern side of CR 202 and on the southern side of FM 543 in the ETJ of the City of McKinney, Collin County, Texas (the “Annexed Area”).

Municipal services shall be provided to the annexed tract(s) of land upon its annexation into the corporate limits of the City of McKinney, Texas, in accordance with the following provisions and Texas Local Government Code § 43.0682.

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 the annexation.
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, from and after the effective date of the annexation.

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 the annexation.
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, from and after the effective date of the annexation.

C. FIRE PREVENTION:

The services of the City of McKinney Fire Marshal shall be provided to the Annexed Area upon the effective date of the annexation.

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D. SOLID WASTE COLLECTION:

1. Solid waste collection shall be provided to the Annexed Area upon the effective date of the annexation.
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, from and after the effective date of the annexation.
3. The collection of refuse from individual properties shall be made in accordance with the usual Sanitation Department scheduling from and after the effective date of the annexation. Residential customers may utilize the North Texas Municipal Water District - McKinney Landfill in accordance with City ordinances from and after the effective date of the annexation.

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 from and after the effective date of the annexation. For new development, the City of McKinney requires the owner or developer of such property to construct the necessary infrastructure to meet the needs of the development. This requirement may also include off-site improvements.
2. 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 the annexation. Such extensions shall be in accordance with the applicable provisions of the Code of Ordinances, City of McKinney, Texas and as amended.
3. Connection to existing city water mains for water service will be provided in accordance with existing City Policies from and after the effective date of the annexation. Upon connection to existing mains, water will be provided at rates established by City Ordinance.
4. 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, from and after the effective date of the annexation.
5. 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 from and after the effective date of the annexation.
6. Maintenance of private lines will be the responsibility of the owner or occupant.

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7. Where other water districts provide water service, the development shall still meet the City of McKinney standards for the sizing and construction of utilities from and after the effective date of the annexation.

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 from and after the effective date of the annexation. For new development, the City of McKinney requires the owner or developer of such property 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 from and after the effective date of the annexation. Such extensions shall be in accordance with the applicable provisions of the Code of Ordinances, City of McKinney, Texas and as amended.
3. Connection to existing city sanitary sewer mains for sewage service will be provided in accordance with existing City Policies from and after the effective date of the annexation. 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, from and after the effective date of the annexation.
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 from and after the effective date of the annexation.

G. STREETS:

1. Emergency street maintenance shall be provided for publicly dedicated streets or roads within the Annexed Area from and after the effective date of the annexation. 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 from and after the effective date of the annexation.
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, from and after the effective date of the annexation.

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 from and after the effective date of the annexation. For new development, the City of McKinney requires the owner or developer of the property to construct hike/bike trails in keeping

EXHIBIT C

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 from and after the effective date of the annexation. Fees for such usage shall be in accordance with current fees established by ordinance from and after the effective date of the annexation.
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 from and after the effective date of the annexation. The general planned locations and classifications of parks will ultimately serve residents from the current city limits and residents from the Annexed Area from and after the effective date of the annexation.

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 the annexation.
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 from and after the effective date of the annexation.
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, from and after the effective date of the annexation.

J. PLANNING AND ZONING:

The areas intended to be annexed shall be zoned in conjunction with the annexation of such tract(s) of land pursuant to the Unified Development Code 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 from and after the effective date of the annexation.

K. MISCELLANEOUS:

Any city owned facility, building, or service located within the Annexed Area shall be operated and maintained by the City from and after the effective date of the annexation.

L. CAPITAL IMPROVEMENTS PROGRAM

The Annexed Area is immediately eligible for Capital Improvement Program consideration upon the effective date of 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

EXHIBIT C

provision of full municipal services to the Annexed Area no later than four and one-half years after the effective date of the annexation.