

Property Owner Notification Map

ZONE2025-0132

0 640 1,280 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

Exhibit "B" Legal Description

BEING all of that certain tract of and situated in the MEREDITH HART SURVEY, ABSTRACT No. 371, City of McKinney, Collin County, Texas, and being all of a called 17.80 acre tract of land described in the deed to F.M. 543 - McKinney 17 Joint Venture, recorded in Instrument No. 1995-0086744, Official Public Records of Collin County, Texas, and that remaining portion of a tract of land described in the deed to Westgold Realtors, Inc., recorded in Instrument No. 1992-0082337, said Official Public Records, and being more particularly described as follows:

BEGINNING at 1/2" iron rod with a cap (illegible) found in the Southerly right-of-way line of US Highway 75 (Central Expressway) for the Northeast corner of said Westgold Realtors tract, common to the Northwest corner of a called 84.336 acre tract of land described in the deed to Terry Lacore, recorded in Instrument No. 20060324000387370, said Official Public Records;

THENCE South 00° 04' 00" West, with the Easterly line of said Westgold Realtors tract and the Westerly line of said 84.336 acre tract, a distance of 1,613.96 feet to a 1/2" iron rod found for a salient corner of said Westgold Realtors tract, common to the Northeast corner of said 17.80 acre tract and an angle point in the Westerly line of said 84.336 acre tract;

THENCE South 00° 58' 42" West, the Easterly lines of said 17.80 acre tract and said Westgold Realtors tract, continuing with the Westerly line of said 84.336 acre tract, a distance of 1,023.77 feet to an angle point;

THENCE South 01° 14' 52" West, continuing with the Easterly line of said Westgold Realtors tract and the Westerly line of said 84.336 acre tract, a distance of 404.22 feet to a 5/8" iron rod found for an angle point;

THENCE South 01° 04' 19" West, continuing with the Easterly line of said Westgold Realtors tract and the Westerly line of said 84.336 acre tract, passing a 1/2" iron rod with a cap stamped "GEER 4117" found on the North side of the East Fork Trinity River at a distance of 626.57 feet, continuing on said course, a total distance of 726.69 feet to a point in said East Fork Trinity River;

THENCE South 35° 37' 11" West, in said East Fork Trinity River with a Southeasterly line of said Westgold Realtors tract and the Northwesterly line of said 84.336 acre tract, a distance of 152.03 feet to a point for the Northeast corner of a called 18.6370 acre tract of land conveyed in the deed to William J. McCallum, recorded in Instrument No. 20071203001612420, said Official Public Records, and furthermore described in Instrument No. 19891113000585460 (Volume 3166, Page 79), said Official Public Records;

THENCE North 89° 05' 33" West, with the Southerly line of said Westgold Realtors tract and the Northerly line of said 18.6370 acre tract, a distance of 1,374.01 feet to a 2" iron pipe found for a

EXHIBIT B

re-entrant corner of said Westgold Realtors tract, common to the Northwest corner of said 18.6370 acre tract;

THENCE South 01° 02' 15" West, with an Easterly line of said Westgold Realtors tract and the Westerly lines of said 18.6370 acre tract and of a called 3.823 acre tract of land described as Tract Three in the deed to Jamal Talukder and Nazneen Talukder, recorded in Instrument No. 19990615000749870 (Volume 4437, Page 2467), said Official Public Records, a distance of 736.04 feet to a 1/2" iron rod found for angle point in the Northeasterly right-of-way line of Farm to Market 543 (Spur 195), common to the Southerly corner of said Westgold Realtors tract;

THENCE North 30° 33' 36" West, with the Northeasterly right-of-way line of said Farm To Market 543 and the Southwesterly line of said Westgold Realtors tract, a distance of 29.59 feet to a 1/2" iron rod found for an angle point;

THENCE North 24° 50' 58" West, continuing with the Northeasterly right-of-way line of said Farm to Market 543 and the Southwesterly line of said Westgold Realtors tract, a distance of 1,951.49 feet to a 1/2" iron rod found for an angle point;

THENCE North 11° 33' 23" West, continuing with the Northeasterly right-of-way line of said Farm to Market 543 and the Southwesterly line of said Westgold Realtors tract, a distance of 315.17 feet to a point for the intersection of the Northeasterly right-of-way line of said Farm to Market 543 and the Southeasterly right-of-way line of Central Expressway (US Highway 75), same being the Southerly corner of a called 4.6777 acre tract of land described as Parcel 33 in the deed to the State of Texas, recorded in Instrument No. 20070213000198280, said Official Public Records, and from which a 5/8" iron rod found bears South 71° 32' 49" West, a distance of 2.44 feet;

THENCE with the Southeasterly line of said Parcel 33 and Southeasterly right-of-way line of said Central Expressway, the following courses:

1. North 46° 52' 55" East, passing a 5/8" iron rod with a cap (TxDoT) found at a distance of 192.75 feet, continuing on said course, a total distance of 290.43 feet to an angle point;
2. North 42° 12' 38" East, a distance of 200.56 feet to an angle point;
3. North 38° 06' 27" East, a distance of 406.16 feet to an angle point;
4. North 40° 31' 53" East, a distance of 199.27 feet to an aluminum disk found (TxDoT) found for an angle point;
5. North 42° 46' 50" East, a distance of 200.42 feet to a 5/8" iron rod found for an angle point;

EXHIBIT B

6. North 44° 58' 20" East, a distance of 800.28 feet to an angle point;

7. North 47° 15' 44" East, a distance of 1,153.68 feet to an aluminum disk found (TxDoT) found for the Easterly corner of said Parcel 33;

8. North 43° 29' 30" West, a distance of 38.41 feet to an aluminum disk found (TDoT) found for the Northerly corner of said Parcel 33 and in the Northerly line of said Westgold Realtors tract;

THENCE North 46° 18' 25" East, continuing with the Southeasterly right-of-way line of said Central Expressway and with the Northwesterly line of said Westgold Realtors tract, a distance of 229.85 feet to the **POINT OF BEGINNING** and enclosing 140.988 acres of land, more or less.

EXHIBIT D



CITY OF MCKINNEY, TEXAS SERVICE PLAN FOR ANNEXED AREA

ANNEXATION ORDINANCE NO. _____

DATE OF ANNEXATION ORDINANCE: _____

ACREAGE ANNEXED: 140.988

This Service Plan is hereby entered into and agreed pursuant to Texas Local Government Code § 43.0672 effective the ____ day of _____, 2025, by and between the **CITY OF MCKINNEY**, a Texas municipal corporation and home-rule city ("City"), and **ONE LONGHORN CORPORATION**, a Texas corporation, whose address is 12400 Preston Road, Ste 100, Frisco, Texas 75033 ("OLC"), and **NORTH TEXAS NATURAL SELECT MATERIALS, LLC**, a Texas limited liability company, whose address is 6500 Meyer Way, Ste 110 McKinney, Texas 75070 ("NTNSM"), (OLC and NTNSM together, collectively, "Developer") for the approximately 140.988 acres of land 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 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.

EXHIBIT D

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.
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.

EXHIBIT D

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.
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

EXHIBIT D

such usage shall be in accordance with current fees established by ordinance.

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

ONE LONGHORN CORPORATION, a
Texas corporation,

By: _____
Rex Glendenning, as President of
One Longhorn Corporation

Date Signed: _____

***NORTH TEXAS NATURAL SELECT
MATERIALS, LLC***, a Texas limited
liability company,

By: _____
Bill Penz, as Manager of North
Texas Natural Select Materials,
LLC

Date Signed: _____

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Deputy City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

ONE LONGHORN CORPORATION, a
Texas corporation,

By: _____
Rex Glendenning, as President of
One Longhorn Corporation

Date Signed: 10/24/25

**NORTH TEXAS NATURAL SELECT
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liability company,

By: _____
Bill Penz, as Manager of North
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LLC

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City Attorney

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Rex Glendenning, as President of
One Longhorn Corporation

Date Signed: _____

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liability company,

By: 
Bill Penz, as Manager of North
Texas Natural Select Materials,
LLC

Date Signed: 10/24/2025