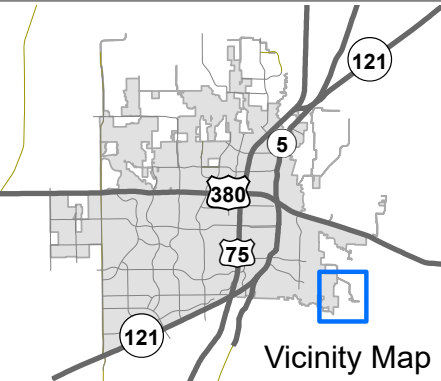
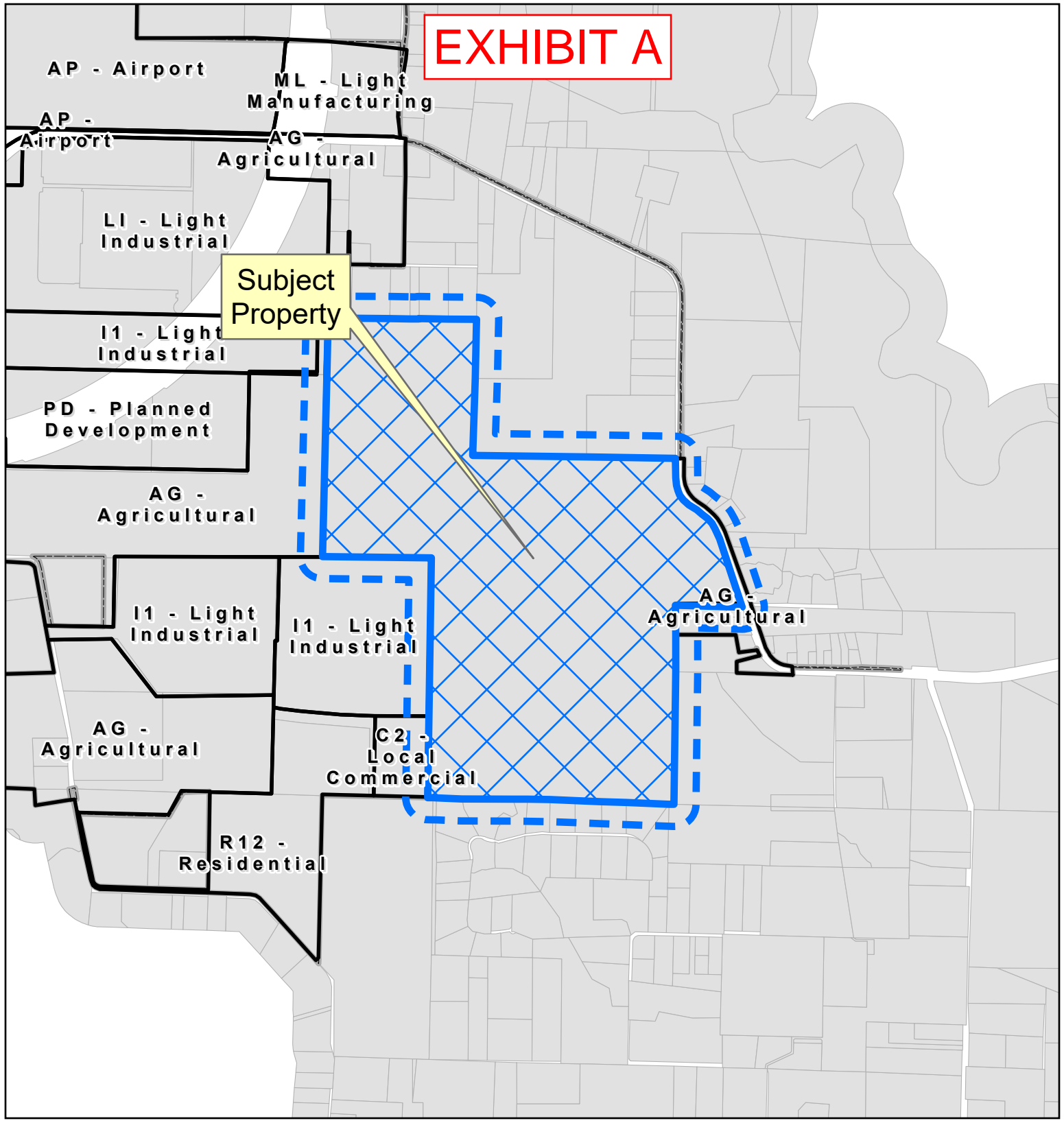
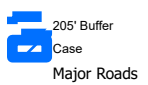
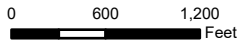


# EXHIBIT A



Location Map  
ZONE2026-0017



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 and Depiction of Property

A tract of land containing 77.617 acres out of the R.H. Locke Survey, Abstract No. 517, in Collin County, Texas, and being all of a 72.65 acre tract of land and out of a 4 acre tract of land that was conveyed to Nelson Porter Judd, et ux, by Roy J. Wilson, et ux, in Deed recorded in Volume 417, page 386 of the Deed Records of Collin County, Texas, being more particularly described by metes and bounds, to-wit.

BEGINNING at an iron pin being the Southeast corner of said 72.65 acre tract;

THENCE North 09 deg 42 min 11 sec West with an established fence 1539.76 feet to an iron pin, being the Southeast corner of a 43.65 acre tract;

THENCE North 6 deg 29 min East with the East line of said 43.6 acre tract 2243 feet to an iron pin found;

THENCE East with the North line of said tract 1762 feet to an iron pin found in the West right of way line of F.H. Highway No. 546;

THENCE South 19 deg 59 min East with said right of way line 420.6 feet to an iron pin;

THENCE North 89 deg 01 min West with an old fence, same being the South line of said 4 acre tract 614.5 feet to an iron pin being the Southwest corner of said 4 acre tract;

THENCE South 0 deg 39 min East with a fence 617 feet to an iron pin;

THENCE South 0 deg 33 min West with the East line of said tract 1235 feet to the PLACE OF BEGINNING,

CONTAINING 77.617 acres,

A tract of land containing 161.81 acres out of the R. H. Locke Survey, in the County of Collin, State of Texas, and being all of the land conveyed to C. H. Akin and wife and H. C. Miller and wife, in Deed recorded in Vol. 369, Page 517, and 518, and all of the land conveyed to Charlie Akin and H. C. Miller in Deed recorded in Vol. 358, Page 396, of the Deed Records of Collin County, Texas, being more particularly described by metes and bounds, to-wit:

BEGINNING at an Iron Pin set at the Southwest corner of a 72.12 Acre tract described in Vol. 369, Page 517. Iron Pin is the most Westerly Southwest corner of 161.81 Acre tract.

THENCE East with a row of trees 1021 feet to an Iron Pin.

THENCE South 0 deg. 01 min. West with a row of post 2228.3 feet to an Iron Pin.

THENCE South 88 deg. 40 min. East with an established fence 530 feet.

THENCE North 86 deg. 33 min. East with said fence 200 feet to an Iron Pin.

THENCE North 6 deg. 29 min. East with an established fence 2243 feet to an Iron Pin.

THENCE East with a row of post 1762 feet to an Iron Pin set in the West right-of-way line of P. M. Hwy. No. 546.

THENCE North 20 deg. 11 min. West with said R.O.W. line 280.5 feet to a R.O.W. Marker.

THENCE North 28 deg. 17 min. West with said R.O.W. line 113.5 feet to a R.O.W. marker being the P. C. of a curve to the left. Curve has a central angle of 34 deg. 24 min., radius of 399 feet, long cord bearing North 50 deg. 20 min. West distance 236 feet.

THENCE with said curve 239.6 feet to a R.O.W. marker.

THENCE North 46 deg. 43 min. West 122.5 feet to a R.O.W. marker being the P. C. of a curve to the right. Curve has a central angle of 35 deg. 44 min., radius of 365 feet, long cord bearing North 20 deg. 19 min. West distance 224 feet.

THENCE along said curve 227.6 feet to a point.

THENCE North 1 deg. 47 min. East 166 feet to a corner post.

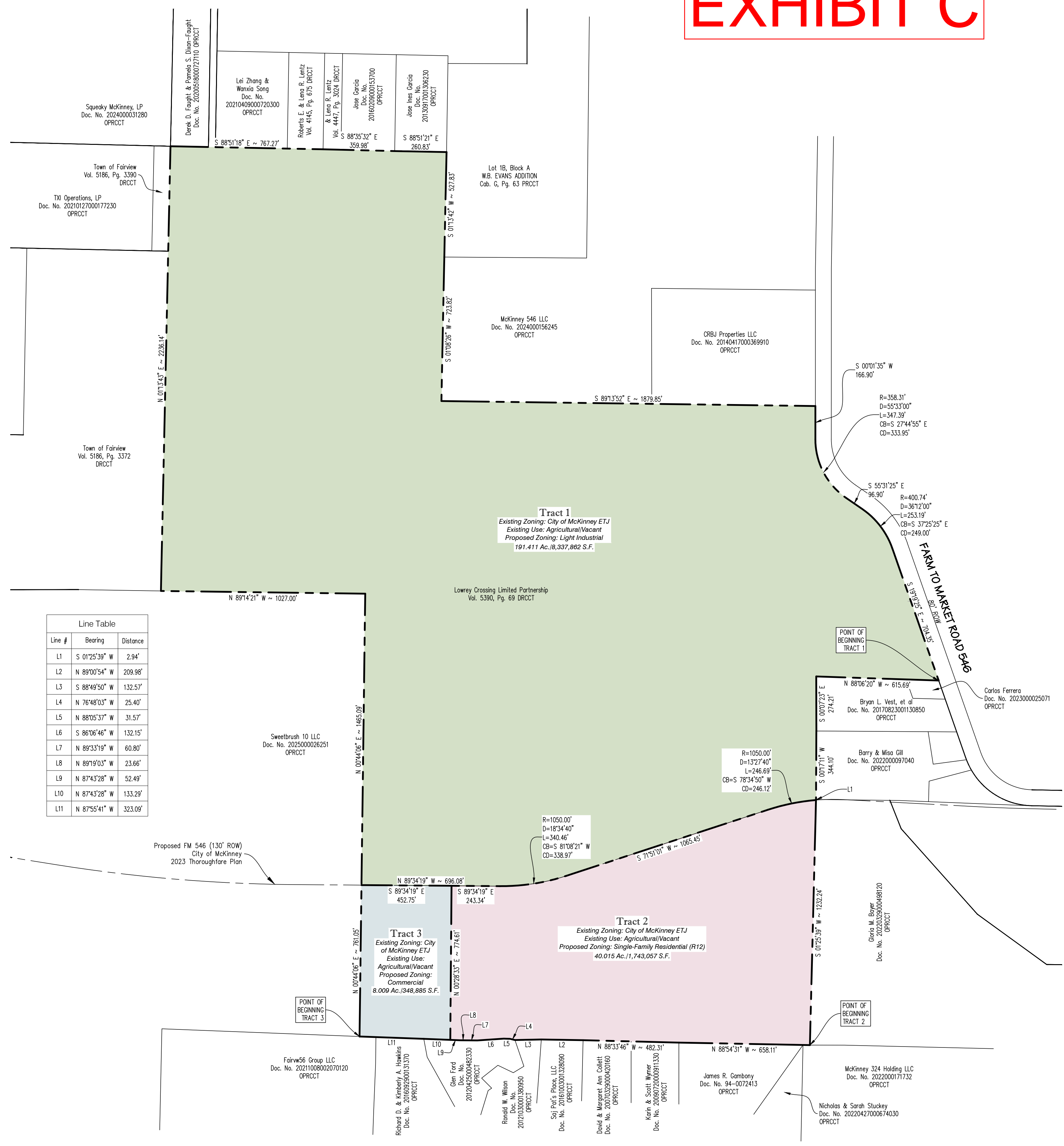
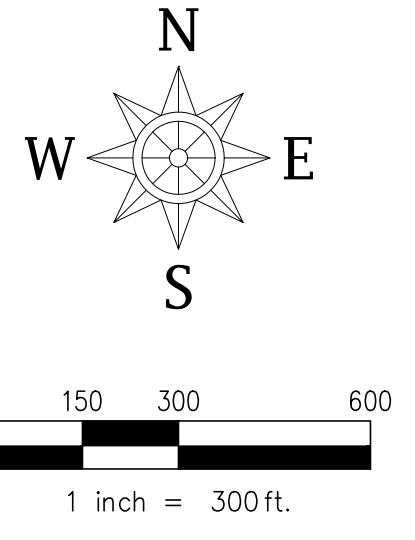
THENCE West with an established fence 1881.2 feet to a corner post.

THENCE North 0 deg. 27 min. East with an established fence 1252 feet to a corner post.

THENCE North 89 deg. 35 min. West with an established fence 1390 feet to a corner post.

THENCE South 0 deg. 15 min. West with a row of post and tree line 2236 feet to the place of beginning, containing 161.81 Acres.

# EXHIBIT C



Line #	Bearing	Distance
L1	S 01°25'39" W	2.94'
L2	N 89°00'54" W	209.98'
L3	S 88°49'50" W	132.57'
L4	N 76°48'03" W	25.40'
L5	N 88°05'37" W	31.57'
L6	S 86°06'46" W	132.15'
L7	N 89°31'19" W	60.80'
L8	N 89°19'03" W	23.66'
L9	N 87°43'28" W	52.49'
L10	N 87°43'28" W	133.29'
L11	N 87°55'41" W	323.09'

## METES AND BOUNDS DESCRIPTION

Tract 1 – Light Industrial

BEING a tract of land situated in the R. Lock Survey, Abstract No. 517, in Collin County, Texas, being part of a tract conveyed to Lowrey Crossing Limited Partnership by deed recorded in Volume 5390, Page 69, Deed Records, Collin County, Texas (DRCCCT), with the subject tract being more particularly described as follows:

BEGINNING at the northeast corner of a tract conveyed to Carlos Ferrera, recorded in Document No. 202300025071, Official Public Records, Collin County, Texas (OPRCCT), being on the west line of Farm to Market Road 546, an 80-foot-wide public right-of-way;

THENCE N 88°06'20" W, 615.69 feet along the north line of said Ferrera tract, and of a tract conveyed to Bryan L. Vest, et al, recorded in Document No. 20170823001130850 OPRCCT, to the northwest corner thereof;

THENCE S 00°07'23" E, 274.21 feet along the west line thereof;

THENCE S 01°17'11" W, 344.10 feet along the west line of a tract conveyed to Barry & Misa Gil, recorded in Document No. 2022000097040 OPRCCT;

THENCE S 01°25'39" W, 2.94 feet continuing along the west line thereof;

THENCE into and through said Lowrey Crossing tract, the following:

A non-tangent curve to the left having a central angle of 13°27'40", a radius of 1050.00 feet, a chord of S 78°34'50" W – 246.12 feet, an arc length of 246.69 feet;

S 71°51'01" W, 1065.45 feet;

A tangent curve to the right having a central angle of 18°34'40", a radius of 1050.00 feet, a chord of S 81°08'21" W – 338.97 feet, an arc length of 340.46 feet;

And N 89°34'19" W, 696.08 feet to the east line of a tract conveyed to Sweetbrush 10 LLC, recorded in Document No. 2025000026251 OPRCCT;

THENCE N 00°44'06" E, 1465.09 feet along the east line thereof;

THENCE N 89°14'21" W, 1027.00 feet along the north line thereof;

THENCE N 01°13'43" E, 2236.14 feet along the east line of those tracts conveyed to the Town of Fairview, recorded in Volume 5186, Page 3372, and Volume 5186, Page 3390 DRCCCT;

THENCE S 88°51'18" E, 767.27 feet along the south line of a tract conveyed to Derek D. Fought & Pamela S. Dixon-Fought, recorded in Document No. 20200518000727110 OPRCCT, a tract conveyed to Lei Zhang & Wanxia Song, recorded in Document No. 20210409000720300 OPRCCT, and of a tract conveyed to Roberts E. & Leno R. Lentz, recorded in Volume 4145, Page 675 DRCCCT;

THENCE S 88°35'32" E, 359.98 feet along the south line of a tract conveyed to Leno R. Lentz, recorded in Volume 4447, Page 3024 DRCCCT, and of a tract conveyed to Jose Garcia, recorded in Document No. 20160209000153700 OPRCCT;

THENCE S 88°51'21" E, 260.83 feet along the south line of a tract conveyed to Jose Ines Garcia, recorded in Document No. 20130917001306230 OPRCCT;

THENCE S 01°13'42" W, 527.83 feet along the west line of Lot 1B, Block A, W.B. Evans Addition, recorded in Cabinet G, Page 63, Plat Records, Collin County, Texas;

THENCE S 01°08'26" W, 723.82 feet along the west line of a tract conveyed to McKinney 546 LLC, recorded in Document No. 2024000156245 OPRCCT;

THENCE S 89°13'52" E, 1879.85 feet along the south line thereof, and of a tract conveyed to CRBJ Properties LLC, recorded in Document No. 20140417000369910 OPRCCT, to the west line of Farm to Market Road 546;

THENCE along the west line of said road, the following:

S 00°01'35" W, 166.90 feet;

A tangent curve to the left having a central angle of 55°33'00", a radius of 358.31 feet, a chord of S 27°44'55" E – 333.95 feet, an arc length of 347.39 feet;

S 55°31'25" E, 96.90 feet;

A tangent curve to the right having a central angle of 36°12'00", a radius of 400.74 feet, a chord of S 37°25'25" E – 249.00 feet, an arc length of 253.19 feet;

And S 19°19'25" E, 704.35 feet to the POINT OF BEGINNING with the subject tract containing 8,337,862 square feet or 191.41 acres of land.

Tract 2 – Single-Family Residential

BEING a tract of land situated in the R. Lock Survey, Abstract No. 517, in Collin County, Texas, being part of a tract conveyed to Lowrey Crossing Limited Partnership by deed recorded in Volume 5390, Page 69, Deed Records, Collin County, Texas (DRCCCT), with the subject tract being more particularly described as follows:

BEGINNING at the southwest corner of a tract conveyed to Gloria M. Bayer, recorded in Document No. 20220329000498120, Official Public Records, Collin County, Texas (OPRCCT), and being on the north line of a tract conveyed to McKinney 324 Holding LLC, recorded in Document No. 2022000171732 OPRCCT;

THENCE N 88°54'31" W, 658.11 feet along the north line thereof, and of a tract conveyed to James R. Gambony, recorded in Document No. 94-0072413 OPRCCT;

THENCE N 88°33'46" W, 482.31 feet along the north line of a tract conveyed to Karin & Scott Wymer, recorded in Document No. 20090720000911330, and of a tract conveyed to David & Margaret Ann Collett, recorded in Document No. 20070329000420160 OPRCCT;

THENCE N 89°00'54" W, 209.98 feet along the north line of a tract conveyed to Saj Pat's Place, LLC, recorded in Document No. 20161003001328090 OPRCCT;

THENCE S 88°49'50" W, 132.57 feet along the north line of a tract conveyed to Ronald W. Wilson, recorded in Document No. 20121030001380950 OPRCCT;

THENCE along the north line of a tract conveyed to Glen Ford, recorded in Document No. 20120425000482330 OPRCCT, the following:

N 76°48'03" W, 25.40 feet;

N 88°05'37" W, 31.57 feet;

S 86°06'46" W, 132.15 feet;

N 89°33'19" W, 60.80 feet;

N 89°19'03" W, 23.66 feet;

And N 87°43'28" W, 52.49 feet;

THENCE into and through said Lowrey Crossing tract, the following:

N 00°28'33" E, 774.61 feet;

S 89°34'19" E, 243.34 feet;

A tangent curve to the left having a central angle of 18°34'40", a radius of 1050.00 feet, a chord of N 81°08'21" E – 338.97 feet, an arc length of 340.46 feet;

N 71°51'01" E, 1065.45 feet;

And a tangent curve to the right having a central angle of 13°27'40", a radius of 1050.00 feet, a chord of N 78°34'50" E – 246.12 feet, an arc length of 246.69 feet;

THENCE S 01°25'39" W, 1232.24 feet along the west line of said Bayer tract to the POINT OF BEGINNING with the subject tract containing 1,743,057 square feet or 40.015 acres of land.

Tract 3 – Commercial

BEING a tract of land situated in the R. Lock Survey, Abstract No. 517, in Collin County, Texas, being part of a tract conveyed to Lowrey Crossing Limited Partnership by deed recorded in Volume 5390, Page 69, Deed Records, Collin County, Texas (DRCCCT), with the subject tract being more particularly described as follows:

BEGINNING at a point on the north line of a tract conveyed to Fairw56 Group LLC, recorded in Document No. 20211008002070120, Official Public Records, Collin County, Texas (OPRCCT), for a southeasterly corner of a tract conveyed to Sweetbrush 10 LLC, recorded in Document No. 2025000026251 OPRCCT;

THENCE N 00°44'06" E, 761.05 feet along the east line thereof;

THENCE S 89°34'19" E, 452.75 feet into said Lowrey Crossing tract;

THENCE S 00°28'33" W, 774.61 feet through said tract to the north line of a tract conveyed to Glen Ford, recorded in Document No. 20120425000482330 OPRCCT;

THENCE N 87°43'28" W, 133.29 feet along the north line thereof;

THENCE N 87°55'41" W, 323.09 feet along the north line of a tract conveyed to Richard D. & Kimberly A. Hawkins, recorded in Document No. 2016092900131370 OPRCCT, and of said Fairw56 tract, to the POINT OF BEGINNING with the subject tract containing 348,885 square feet or 8.009 acres of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

**ZONING EXHIBIT**  
**WYSONG RANCH**  
 239.44 ACRES  
 OUT OF THE R. LOCK SURVEY,  
 ABSTRACT NO. 517  
 CITY OF MCKINNEY ETJ  
 COLLIN COUNTY, TEXAS

Drawing: C:\2026\095128-028 Wysong 240 Acres\CAD\Cadd\Wysong Zoning Exhibit.dwg Saved By: Kbauser Save Time: 3/3/2026 4:18:25 PM Plotted by: Kbauser Plot Date: 3/3/2026 4:19:19 PM

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 TBPEL No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

**OWNER/APPLICANT**  
 Rane Pearson Real Estate  
 161 West 3rd St, Suite 100  
 Prosper, TX 75078  
 Contact: Rane Pearson  
 Email: rane@rpretx.com

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

# EXHIBIT D



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

ANNEXATION ORDINANCE NO. 2026-04-XXX

DATE OF ANNEXATION ORDINANCE: April 7, 2026

ACREAGE ANNEXED: 239.44 acres

This Service Plan is hereby entered into and agreed pursuant to Texas Local Government Code § 43.0672 effective the 7<sup>th</sup> day of April, 2026, by and between the **CITY OF MCKINNEY**, a Texas municipal corporation and home-rule city ("City"), and Lowrey Crossing LP ("Developer") for the approximately 239.44 acres of land in the RH Locke Survey, Abstract Number A0517, 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.

D. SOLID WASTE COLLECTION:

# EXHIBIT D

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  
TENITRUS PARCHMAN  
Deputy City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
MARK S. HOUSER  
City Attorney

**LOWREY CROSSING LP**

By: \_\_\_\_\_  
Owner

Date Signed: \_\_\_\_\_