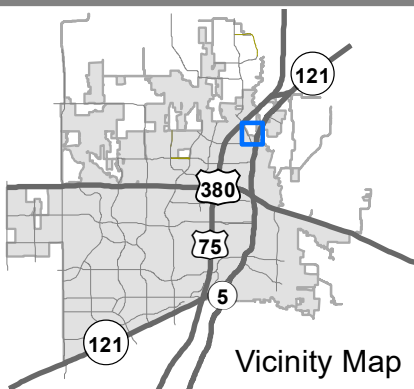
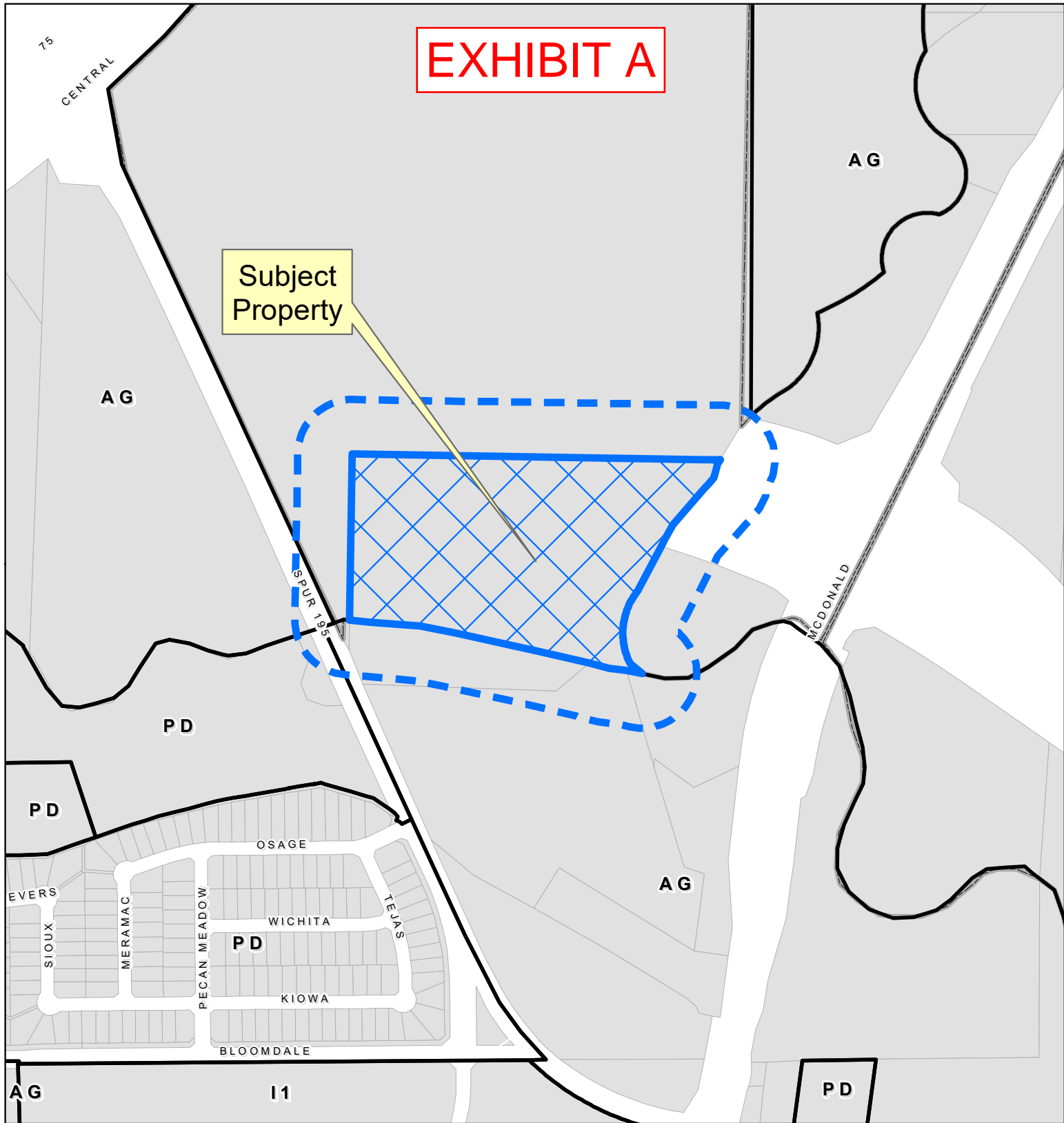


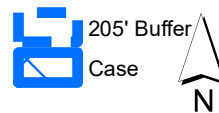
# EXHIBIT A

Subject Property



Location Map  
ZONE2025-0063

0 250 500 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

Situated in Collin County, Texas, part of the Meredith Hart Survey, Abstr. #371 and being a re-survey of all of a 20 acre tract described as the 2nd tract in a deed from John C. McCallum to Wm. J. McCallum, et al and recorded in Volume 830 page 524 of the Collin County Deed Records and being more fully described as follows:

BEGINNING at an iron pipe at the Northwest corner of the said tract

THENCE South 0 deg 00 min 47 sec East with the West line of the tract a distance of 733.49 ft. to an iron stake in the East right of way line of F.M. Hwy #543.

THENCE South 31 deg 43 min East with the right of way line of said Highway a distance of 76.0 ft. to an iron stake.

THENCE South 25 deg 58 min 17 sec East with the right of way line a distance of 85.0 ft. to an iron pipe set under a fence marking the new agreed South line of the 20 acre tract.

THENCE South 89 deg 11 min 09 sec East with the fence a distance of 726.86 ft. to an iron stake set by a corner post.

THENCE North 48 deg 33 min 25 sec East with a fence a distance of 187.20 ft. to a point in the center line of Honey Creek. Said point bears North 48 deg 33 min 25 sec East a distance of 25.0 ft. from an iron stake.

THENCE South 86 deg 44 min 14 sec East with the center line of Honey Creek a distance of 146.14 ft. to a point at the intersection of Honey Creek with the East Fork of the Trinity River.

THENCE in a Northerly direction upstream with the center line meanders of the East Fork of the Trinity River as follows:

North 50 deg 22 min West a distance of 70.0 ft. to a point.

North 15 deg 24 min 13 sec West a distance of 113.7 ft. to a point.

North 28 deg 59 min 49 sec East a distance of 490.85 ft. to a point.

North 46 deg 09 min 27 sec East a distance of 126.46 ft. to a point.

North 22 deg 04 min 14 sec East a distance of 111.61 ft. to a point at the Northeast corner of the said tract. Said point bears North 89 deg 46 min 59 sec East a distance of 25.0 ft. from an iron stake found on the West Bank of said River.

THENCE South 89 deg 46 min 59 sec West with an established fence along the North line of the tract a distance of 1377.19 ft. to the place of beginning containing 22.532 acres of land.

## SAVE AND EXCEPT:

SITUATED in Collin County, Texas, in the Meredith Hart Survey, Abstract No. 371, being a resurvey of part of the 20 acres, more or less, described in a deed from William J. McCallum and wife, Norma McCallum, filed on April 1, 1977, and recorded in Volume 1044, Page 58 of the Collin County Deed Records, being described by metes and bounds as follows:

COMMENCING at an iron pipe found at the Northwest corner of said 20 acre tract; Thence South 00 deg. 00 min. 47 sec. East 733.49 feet with the West line of said 20 acre tract to an iron pin found in the East right-of-way line of Farm Road No. 543 for a PLACE OF BEGINNING;

THENCE South 31 deg. 43 min. East 76.0 feet with said East right of way line to an iron pin found in said right of way line for a corner;

THENCE South 25 deg. 58 min. 17 sec. East 85.0 feet to an iron pin found in a North-South fence at the South Southwest corner of said 20 acre tract;

THENCE South 89 deg. 11 min. 09 sec. East 726.86 feet with said fence to an iron pin set beside a corner post at the South Southwest corner of said 20 acre tract;

THENCE North 48 deg. 33 min. 25 sec. East 187.2 feet to a point in the center of the

# EXHIBIT B

man-made channel of Honey Creek in the South line of said 20 acre tract;

THENCE westerly with the center of said man-made channel of Honey Creek as follows:

North 80 deg. 49 min. 54 sec. West 103.97 feet;

North 80 deg. 56 min. 38 sec. West 311.98 feet;

North 80 deg. 12 min. 24 sec. West 250.36 feet;

North 86 deg. 28 min. 54 sec. West 287.41 feet to a point in the center of said Honey Creek in the West line of said 20 acre tract;

THENCE South 00 deg. 00 min. 47 sec. East 98.4 feet to the PLACE OF BEGINNING and containing 3.823 acres of land.

# EXHIBIT C

Existing Zoning: N/A ; City of McKinney ETJ  
Existing Land Use: Agriculture

**Proposed Zoning: "AG" - Agriculture District**  
**Existing Zoning: N/A ; City of McKinney ETJ**  
**Existing Land Use: Agriculture**

**Subject Property**  
18.637 acres  
Geographic ID: R-6371-005-0680-1  
CollinCAD Property ID: 1061898  
ABS A0371 Meredith Hart Survey, Blk 5, Tract 68

Existing Zoning: N/A ; City of McKinney ETJ  
Existing Land Use: Agriculture

Existing Zoning: N/A ; City of McKinney ETJ  
Existing Land Use: Agriculture

Existing Zoning: "AG" - Agriculture District  
Existing Land Use: Agriculture

Existing Zoning: "AG" - Agriculture District  
Existing Land Use: Agriculture

Existing Zoning: "PD" -  
Planned Development District  
Existing Land Use: Agriculture

Existing Zoning: "AG" - Agriculture District  
Existing Land Use: Agriculture



0 100 200  
Feet  
1:2,500

Annex2025-0007  
ZONE2025-0063

Source: City of McKinney GIS (Planning)  
Date: 5/23/2025

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# EXHIBIT D



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

**ANNEXATION ORDINANCE NO.** 2025-07-XXX

**DATE OF ANNEXATION ORDINANCE:** July 15, 2025

**ACREAGE ANNEXED:** 18.637 acres

This Service Plan is hereby entered into and agreed pursuant to Texas Local Government Code § 43.0672 effective the 15<sup>th</sup> day of July, 2025, by and between the **CITY OF MCKINNEY**, a Texas municipal corporation and home-rule city ("City"), and WILLIAM J MCCALLUM whose address is 8600 GREENTREE CT, FORT WORTH, TX 76179 ("Developer") for the approximately 18.637 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 Article 2 of the Unified Development Code, 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 BETHEL  
Deputy City Secretary

APPROVED AS TO FORM:

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

WILLIAM J MCCALLUM,

By: \_\_\_\_\_  
Name:  
Title:

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