

PLANNING DEPARTMENT  
CITY OF CARROLLTON  
DATE: 03/04/2025

CHARLES STREET MUTUAL  
BOUNDARY ADJUSTMENT

4244

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS APPROVING THE TERMS OF A BOUNDARY ADJUSTMENT BETWEEN THE CITY OF PLANO, THE TOWN OF HEBRON AND THE CITY OF CARROLLTON; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES AND INTENT OF THE AGREEMENT AND THIS ORDINANCE; REQUIRING A COPY OF THIS ORDINANCE BE PROVIDED TO THE CITY OF PLANO AND THE TOWN OF HEBRON; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the City of Plano (“Plano”), the Town of Hebron (“Hebron”) and the City of Carrollton (“Carrollton”) desire to enter into a Boundary Adjustment Agreement to make mutually agreeable changes in their boundaries;

**WHEREAS**, Section 43.015 of the Texas Local Government Code authorizes adjacent cities to enter into mutually agreeable changes in their boundaries of areas that are less than 1,000 feet in width;

**WHEREAS**, the City Council has been presented a proposed Boundary Adjustment Agreement between Plano, Hebron and Carrollton attached hereto as “Exhibit 1” and incorporated herein by reference (hereinafter called “Agreement”) establishing changes in their boundaries;

**WHEREAS**, it is agreed that to avoid future confusion regarding the municipal responsibilities for Charles Street, it is in the best interest of Plano, Hebron and Carrollton to enter into the Agreement;

**WHEREAS**, a service plan has been developed for the territories apportioned to Carrollton pursuant to the Agreement; and

**WHEREAS**, upon full review and consideration of the terms of the Agreement, and all matters attendant and related thereto, the City Council is of the opinion that the terms and conditions thereof should be approved.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:**

SECTION 1.

The Boundary Adjustment Agreement between Plano, Hebron and Carrollton, a true copy of which is attached hereto as "Exhibit 1" ("Agreement") is made a part hereof for all purposes and is hereby approved.

SECTION 2.

The City Manager or City Manager designee is authorized to take all steps reasonable and necessary to comply with the purposes and intent of this ordinance and the Agreement, including execution of documents on behalf of the City of Carrollton.

SECTION 3.

The service plan considered in connection with the territories apportioned to Carrollton pursuant to the Agreement is attached hereto as "Exhibit 2" and is hereby approved and adopted.

SECTION 4.

The City Secretary is authorized and directed to furnish a conformed copy of this ordinance to the City of Plano and the Town of Hebron upon adoption, and to file a conformed copy with the County Clerk of Denton County, Texas.

SECTION 5.

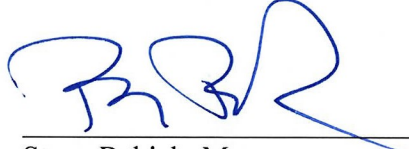
The provisions of this ordinance are severable in accordance with Section 10.07 of the Carrollton City Code.

Section 6.

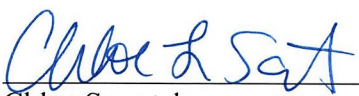
This ordinance shall be effective from and after its adoption and publication.

PASSED AND APPROVED this the Fourth day of March 2025.

CITY OF CARROLLTON


By:   
Steve Babick, Mayor

ATTEST:

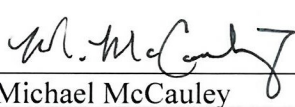
  
Chloe Sawatzky  
City Secretary



APPROVED AS TO FORM:

  
Albert Thomas  
Assistant City Attorney II

APPROVED AS TO CONTENT:

  
Michael McCauley  
Senior Planner

**EXHIBIT 1****BOUNDARY ADJUSTMENT AGREEMENT**

**THIS AGREEMENT** is made and entered into by and between the **CITY OF PLANO, TEXAS**, hereinafter referred to as "Plano"; the **TOWN OF HEBRON, TEXAS**, hereinafter referred to as "Hebron"; and the **CITY OF CARROLLTON, TEXAS**, hereinafter referred to as "Carrollton."

**WHEREAS**, the city limits of Plano, Hebron and Carrollton are in part contiguous with each other in locations that create confusion regarding the administration of municipal services; and

**WHEREAS**, Plano, Hebron and Carrollton are adjacent municipalities which desire to make mutually agreeable changes in their boundaries; and

**WHEREAS**, Section 43.015 of the Texas Government Code authorizes adjacent cities to enter into mutually agreeable boundary changes in areas that are less than 1,000 feet in width; and

**WHEREAS**, Plano, Hebron and Carrollton agree that it is in the best interests of the cities to adjust the city boundaries, so that all travel lanes of a given section of the affected arterial roadways are located within the jurisdiction of either Plano or Carrollton; and

**WHEREAS**, the configuration of the adjusted boundaries will provide Hebron with a contiguous strip annexed into their jurisdiction, located parallel and just inside and outside the east right of way of Charles Street; and

**WHEREAS**, Hebron's 10-foot strip will cross the eastern portion of the Charles Street and West Plano Parkway intersection; and

**WHEREAS**, representatives of Plano, Hebron and Carrollton agree to relocate their ultimate boundaries as described herein.

**NOW, THEREFORE**, for and in consideration of the mutual covenants, conditions, and promises expressed herein, Plano, Hebron and Carrollton agree as follows:

**SECTION I.**  
**Statement of Intent**

It is the intent of Plano, Hebron and Carrollton to modify their respective ultimate boundaries to the locations described in the preamble of this agreement and in the manner described in, attached to, and made a part of this Agreement as Exhibit "A." Each city, by its official action approving this Agreement, agrees to take the necessary steps to accomplish the

objective of the Agreement, so that the resulting boundaries between them will be as described and depicted in Exhibit "A."

**SECTION II.**  
**Relinquishment of Territory**

To accomplish the objective set forth in Section I above, Plano does hereby grant, relinquish, and apportion unto Carrollton land that is less than 1,000 feet in width and contained within the right-of-way of Charles Street. Plano does hereby grant, relinquish, and apportion unto Hebron land that is less than 1,000 feet in width and contained within and outside the right-of-way of Charles Street. Hebron does hereby grant, relinquish, and apportion unto Carrollton land that is less than 1,000 feet in width and contained within the right-of-way of Charles Street. All as more specifically described and depicted in Exhibit "A (includes A1-3)."

**SECTION III.**  
**Waiver of Extraterritorial Jurisdiction**

Plano, Hebron and Carrollton do hereby waive extraterritorial jurisdiction located within the rights-of-way of Charles Street and West Plano Parkway, as depicted on Exhibit "A." It is expressly agreed and understood that this waiver shall operate only in favor of the parties to this agreement, and shall not constitute a waiver of any right, including extraterritorial jurisdiction rights, which either party may be able to assert against any other municipality.

**SECTION IV.**  
**Infrastructure and Traffic Control**

Plano, Hebron and Carrollton will each be responsible for the construction, reconstruction and maintenance of the infrastructure located within its respective territory, except as specifically indicated herein. Such responsibility will include but will not be limited to: maintenance and reconstruction of roadways and sidewalks; maintenance and placement of signage and pavement markings; illumination of roadways; and irrigation, landscaping, maintenance and mowing of median areas, as depicted on Exhibit "2."

Water mains and sewer mains, and appurtenances, located within the affected areas will continue to be owned by the municipality that currently operates those facilities. A city that accepts new territory that includes an existing water main and or an existing sewer main within its new territory, will allow those utilities, and appurtenances, to remain in the current location and to be maintained, enlarged, reconstructed, as necessary or convenient to provide continued service.

Operation and maintenance of the existing traffic signal at the intersection of Charles Street and West Plano Parkway will continue to be the responsibility of Carrollton.

The name of the north-south roadway bordering Plano, Carrollton and Hebron will be known as Charles Street.

Staff for the cities will coordinate the speed limit for the section of Charles Street and West Plano Parkway.

**SECTION V.**  
**Immunity and Defenses**

It is expressly understood and agreed that, in the execution of this Agreement, no party waives, nor shall be deemed hereby to have waived, any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the parties do not create any obligations, express or implied, other than those set forth herein, and this Agreement shall not create any rights in parties not signatories hereto.

**SECTION VI.**  
**Severability**

Should any provision of this Agreement be declared void by a court of competent jurisdiction, the remaining provisions of this Agreement shall remain in full force and effect.

**SECTION VII.**  
**Execution of Agreement**

This Agreement shall be effective upon the execution by the duly authorized officials of the respective parties pursuant to approving resolutions or ordinances of the governing body of the respective units of local government that are a party to this Agreement. This Agreement may be executed in multiple counterpart originals by the respective parties to this Agreement.

**CITY OF PLANO, TEXAS**

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

BY: \_\_\_\_\_  
Mark Israelson, CITY MANAGER

APPROVED AS TO FORM

\_\_\_\_\_  
Paige Mims, CITY ATTORNEY

**TOWN OF HEBRON, TEXAS**

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

BY: \_\_\_\_\_  
Kelly Clem, MAYOR

APPROVED AS TO FORM

\_\_\_\_\_  
Richard L. Dillard, III, TOWN ATTORNEY

**CITY OF CARROLLTON, TEXAS**

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

BY: \_\_\_\_\_  
Erin Rinehart, CITY MANAGER

APPROVED AS TO FORM

\_\_\_\_\_  
Albert Thomas, ASSISTANT CITY ATTORNEY II

ACKNOWLEDGMENTS

STATE OF TEXAS §  
§  
COUNTY OF COLLIN §

This instrument was acknowledged before me on the \_\_\_ day of \_\_\_\_\_, 2025 by **MARK ISRAELSON**, City Manager of the **CITY OF PLANO, TEXAS**, a home-rule municipal corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS §  
§  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on the \_\_\_ day of \_\_\_\_\_, 2025 by **KELLY CLEM**, Town Mayor of the **TOWN OF HEBRON, TEXAS**, a general-law municipal corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS §  
§  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on the \_\_\_ day of \_\_\_\_\_, 2025 by **ERIN RINEHART**, City Manager of the **CITY OF CARROLLTON, TEXAS**, a home-rule municipal corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public, State of Texas

**EXHIBIT A**  
**EXHIBIT A-1**  
**ANNEXATION**  
**THE TOWN OF HEBRON, DENTON COUNTY, TEXAS**  
**APPROXIMATELY 0.7334 OF AN ACRE**

*THIS DOCUMENT WAS PREPARED FOR USE BY THE TOWN OF HEBRON IN DENTON COUNTY, TEXAS, AND DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTEREST IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.*

**BEING** a 0.7334 acre (31,946 square feet) tract of land, situated in the Abiah Dyer Survey, Abstract No. 360, the John Smith Survey, Abstract No. 1226, and the J.M. Meyers Survey, Abstract No. 882, City of Plano, and the City of Carrollton, Denton County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at the northwest corner of Lot 1, Block A of the Village at Prestonwood Addition, an addition to the City of Plano, according to the plat thereof, recorded in Cabinet V, Page 93 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and being in the east right-of-way (R.O.W.) line of Charles Street (formerly Farm to Market No. 544) (variable width R.O.W.), being in the north line of a called 797.7073 acre City Limit Parcel described in City of Plano Ordinance No. 78-11-6, adopted November 13, 1978, as recorded in Volume 1734, Page 520 of the Deed Records of Denton County, Texas (D.R.D.C.T.), same being the south line of a called 5.1619 acre City Limit Parcel as described in a City of Carrollton Ordinance No. 3192, as approved December 4, 2007;

**THENCE** North 88 degrees 54 minutes 14 seconds East, along the north line of said Lot 1, Block A, said Ordinance No. 78-11-6, and the south line of said Ordinance No. 3192, a distance of 10.00 feet;

**THENCE** departing the south line of said Ordinance No. 3192, over and across said Lot 1, Block A, and said Ordinance No. 78-11-6, being parallel and 10-foot from the east R.O.W. line of said Charles Street, the following two (2) courses and distances:

- 1) South 00 degrees 16 minutes 20 seconds West, a distance of 411.22 feet to an angle point;
- 2) South 30 degrees 08 minutes 03 seconds East, a distance of 28.92 feet;

**THENCE** South 61 degrees 03 minutes 45 seconds East, continuing over and across said Lot 1, Block A, and said Ordinance Number 78-11-6, being parallel and 10-foot from the north R.O.W. line of West Plano Parkway (variable width R.O.W.), a distance of 136.08 feet;

**EXHIBIT A-1  
ANNEXATION  
THE TOWN OF HEBRON, DENTON COUNTY, TEXAS  
APPROXIMATELY 0.7334 OF AN ACRE**

THENCE South 28 degrees 55 minutes 47 seconds West, continuing over and across said Lot 1, Block A, passing at a distance of 10.00 feet the southwest line of said Lot 1, Block A, same being the north R.O.W. line of said West Plano Parkway, passing at a distance of 120.00 feet the south R.O.W. line of said West Plano Parkway, same being in the north line of Lot 5, Block A of Plano/544 Business Park Addition, an addition to the City of Plano, according to the plat thereof, recorded in Document Number 2020-434 of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), continuing for a total distance of 123.45 feet to an angle point;

THENCE continuing over and across said Lot 5, Block A and said Ordinance No. 78-11-6, and being parallel and 10-foot from the east R.O.W. line of said Charles Street, the following three (3) courses and distances:

- 1) South 67 degrees 00 minutes 51 seconds West, a distance of 52.34 feet;
- 2) South 02 degrees 14 minutes 06 seconds West, a distance of 184.81 feet;
- 3) South 00 degrees 23 minutes 29 seconds East, passing at a distance of 328.56 feet the south line of said Lot 5, Block A, and the north line of Lot 4R, Block A of said Plano/544 Business Park Addition, for a total distance of 621.06 feet;

THENCE continuing over and across said Lot 4R, Block A and said Ordinance 78-11-6, and being parallel and 10-foot from the east R.O.W. line of said Charles Street, the following two (2) courses and distances:

- 1) South 00 degrees 34 minutes 57 seconds East, a distance of 3.13 feet to the beginning of a non-tangent curve to the right;
- 2) Along said non-tangent curve to the right, having a central angle of 28 degrees 17 minutes 15 seconds, a radius of 434.92 feet, passing at an arc length of 62.81 feet the south line of said Ordinance No. 78-11-6, same being the north line of a called 45.38 acre City Limit Parcel in City of Plano Ordinance No. 80-4-18, as approved April 14, 1980 recorded in Volume 1734, Page 597 of the Deed Records of Collin County, Texas (D.R.C.C.T.), continuing for a total arc length of 214.73 feet, and a chord bearing and distance of South 13 degrees 33 minutes 31 seconds West, 212.55 feet;

THENCE South 27 degrees 42 minutes 00 seconds West, continuing over and across said Lot 4R, Block A, and Ordinance No. 80-4-18, being parallel and 10-foot from the east R.O.W. line of said Charles Street, passing at a distance of 97.39 feet the south line of said Lot 4R, Block A, same being the north line of Lot 2, Block A of said Plano/544 Business Park Addition, continuing for a total distance of 107.39 feet;

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ANNEXATION  
THE TOWN OF HEBRON, DENTON COUNTY, TEXAS  
APPROXIMATELY 0.7334 OF AN ACRE**

THENCE continuing over and across said Lot 2, Block A and said Ordinance No. 80-4-18, and being parallel and 10-foot from the east R.O.W. line of said Charles Street, the following four (4) courses and distances:

- 1) North 62 degrees 17 minutes 51 seconds West, a distance of 5.00 feet;
- 2) South 27 degrees 42 minutes 09 seconds West, a distance of 163.60 feet to the beginning of a tangent curve to the left;
- 3) Along said tangent curve to the left, having a central angle of 29 degrees 03 minutes 53 seconds, a radius of 259.25 feet, an arc length of 131.51 feet, and a chord bearing and distance of South 13 degrees 23 minutes 54 seconds West, 130.11 feet to the end of said curve;
- 4) South 00 degrees 54 minutes 21 seconds East, passing at a distance of 194.57 feet the south line of said Lot 2, Block A and said Ordinance No. 80-4-18, same being the north line of The Shops at Prestonwood, Phase 1, an addition to the City of Carrollton, according to the plat thereof, recorded in Cabinet Y, Page 58, P.R.D.C.T., and the north line of a called 37.493 acre City Limit Parcel described in City of Carrollton Ordinance No. 3094, as approved October 3, 2006, a total distance of 204.58 feet;

THENCE South 88 degrees 00 minutes 36 seconds West, over and across The Shops at Prestonwood, Phase 1 and said Ordinance 3094, a distance of 19.96 feet to the west line of said The Shops at Prestonwood, Phase 1, the west line of said Ordinance No. 3094, same being the east R.O.W. line of said Charles Street;

THENCE along the west line of said Shops at Prestonwood, Phase 1, the west line of said Ordinance 3094, and the east R.O.W. line of said Charles Street, the following three (3) courses and distances:

- 1) South 01 degrees 07 minutes 35 seconds East, a distance of 417.94 feet;
- 2) South 00 degrees 38 minutes 47 seconds East, a distance of 45.73 feet;
- 3) South 01 degrees 02 minutes 28 seconds East, a distance of 328.18 feet to the southwest end of a corner clip at the southeast intersection of said Charles Street and the south R.O.W. line of Creekway Drive (a variable width R.O.W.), same being the northwest corner of Lot 57, Block F of said The Shops of Prestonwood, Phase 1;

THENCE South 87 degrees 31 minutes 03 seconds West, departing the west line of The Shops at Prestonwood, Phase I, over and across said Charles Street, a distance of 10.00 feet;

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THE TOWN OF HEBRON, DENTON COUNTY, TEXAS  
APPROXIMATELY 0.7334 OF AN ACRE**

THENCE over and across said Charles Street, being parallel and 10-foot from the east R.O.W. line of said Charles Street, the following three (3) courses and distances:

- 1) North 01 degrees 02 minutes 28 seconds West, a distance of 328.47 feet;
- 2) North 00 degrees 38 minutes 47 seconds West, a distance of 45.72 feet;
- 3) North 01 degrees 07 minutes 35 seconds West, a distance of 427.75 feet;

THENCE North 88 degrees 00 minutes 36 seconds East, passing at a distance of 10.00 feet the northwest corner of The Shops at Prestonwood, Phase 1, the northwest corner of said Ordinance 3094, and an angle point in the east R.O.W. line of said Charles Street, continuing for a total distance of 20.00 feet to the southwest corner of Lot 2, Block A, and being in the east R.O.W. line of said Charles Street, and said Ordinance Number 80-4-18;

THENCE along the west line of said Lot 2, Block A, and the east R.O.W. line of said Charles Street, over and across said Ordinance No. 80-4-18, the following three (3) courses and distances:

- 1) North 00 degrees 54 minutes 21 seconds West, a distance of 194.76 feet to the beginning of a tangent curve to the right;
- 2) Along said tangent curve to the right, having a central angle of 28 degrees 36 minutes 27 seconds, a radius of 273.31 feet, an arc length of 136.46 feet, and a chord bearing and distance of North 13 degrees 23 minutes 54 seconds East, 135.05 feet;
- 3) North 27 degrees 42 minutes 09 seconds East, a distance of 173.60 feet the northwest corner of said Lot 2, Block A, and an angle point in the R.O.W. of said Charles Street;

THENCE South 62 degrees 17 minutes 51 seconds East, along the north line of said Lot 2, Block A, and south R.O.W. line of said Charles Street, continuing over and across said Ordinance No. 80-4-18, a distance of 5.00 feet to the southwest corner of said Lot 4R;

THENCE along the west line of said Lot 4R, and the east R.O.W. line of said Charles Street, continuing over and across said Ordinance No. 80-4-18, the following two (2) courses and distances:

- 1) North 27 degrees 42 minutes 00 seconds East, a distance of 97.39 to the beginning of a non-tangent curve to the left;

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ANNEXATION  
THE TOWN OF HEBRON, DENTON COUNTY, TEXAS  
APPROXIMATELY 0.7334 OF AN ACRE**

- 2) Along said non-tangent curve to the left, having a central angle of 28 degrees 17 minutes 15 seconds, a radius of 424.93 feet, passing at an arc length of 147.01 feet the north line of said Ordinance 80-4-18 and south line of said Ordinance No. 78-11-6, continuing for a total arc length of 209.79 feet, and a chord bearing and distance of North 13 degrees 33 minutes 31 seconds East, 207.67

THENCE along the west line of said Lot 4R, and the east R.O.W. line and said Charles Street, and the west line of said Ordinance No. 78-11-6, the following two (2) courses and distances:

- 1) North 00 degrees 34 minutes 57 seconds West, a distance of 3.15 feet;
- 2) North 00 degrees 23 minutes 29 seconds West, passing at a distance of 292.52 the northwest corner of said Lot 4R and southwest corner of said Lot 5, continuing for a total distance of 621.31 feet;

THENCE North 02 degrees 14 minutes 06 seconds East, along the west line of said Lot 5, and the east R.O.W. line of said Charles Street, over and across said west line of said Ordinance No. 78-11-6, a distance of 191.38 feet to the most westerly northwest corner of said Lot 5, being the southwest corner of a corner clip at the intersection of the northeast line of said Charles Street and southeast line of said West Plano Parkway;

THENCE North 67 degrees 00 minutes 51 seconds East, along said corner clip, over and across said Ordinance No. 78-11-6, a distance of 55.23 feet to the most northerly northwest corner of said Lot 5;

THENCE North 28 degrees 55 minutes 47 seconds East, over and across said Plano Parkway and said Ordinance No. 78-11-6, a distance of 110.00 feet to the southwest line of said Lot 1, Block A, same being the north R.O.W. line of West Plano Parkway;

THENCE North 61 degrees 03 minutes 45 seconds West, along the southwest line of said Lot 1, Block A, and north R.O.W. line of said West Plano Parkway, continuing over and across said Ordinance 78-11-6, a distance of 128.85 feet to the most southerly southwest corner of said Lot 1, being the southeast corner of corner clip at the northeast intersection of the east R.O.W. line of said Charles Street and the north R.O.W. line of said West Plano Parkway;

THENCE North 30 degrees 08 minutes 03 seconds West, along said corner clip, over and across said Ordinance 78-11-6, a distance of 34.40 feet to the most westerly southwest corner of said Lot 1, Block A;

THENCE North 00 degrees 16 minutes 20 seconds East, along the east R.O.W. line of said Charles Street, the west line of said Lot 1, Block A, continuing over and across said Ordinance

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78-11-6, a distance of 411.22 feet to the **POINT OF BEGINNING**, containing within the metes recited an area of 0.7334 acres (31,946 square feet) of land, more or less.



**EXHIBIT A-2  
PLANO BOUNDARY LINE  
DENTON COUNTY, TEXAS**

*THIS DOCUMENT WAS PREPARED FOR USE BY THE CITY OF PLANO IN DENTON COUNTY, TEXAS, AND DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTEREST IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.*

**BEING** a line segment to designate the limits between the City of Plano and the Town of Hebron, situated in the Abiah Dyer Survey, Abstract No. 360, and the John Smith Survey, Abstract No. 1226, situated in Denton County, Texas, and being more particularly described as follows:

**BEGINNING** in the north line of Lot 1, Block A of the Village at Prestonwood Addition, an addition to the City of Plano, according to the plat thereof, recorded in Cabinet V, Page 93 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and in the north line of a called 797.7073 acre City Limit Parcel described in City of Plano Ordinance No. 78-11-6, adopted November 13, 1978, as recorded in Volume 1734, Page 520 of the Deed Records of Denton County, Texas (D.R.D.C.T.), same being the south line of a called 5.1619 acre City Limit Parcel as described in a City of Carrollton Ordinance No. 3192, as approved December 4, 2007, the northwest corner of said Lot 1, Block A and the east right-of-way (R.O.W.) line of Charles Street (variable width R.O.W.) bears, South 88 degrees 54 minutes 14 seconds West, 10.00 feet;

THENCE departing the north line of said Ordinance No. 78-11-6, and the south line of said Ordinance No. 3192, over and across said Lot 1, Block A, being parallel and 10-foot from the east R.O.W. line of said Charles Street, the following three (3) courses and distances:

- 1) South 00 degrees 16 minutes 20 seconds West, a distance of 411.22 feet to an angle point;
- 2) South 30 degrees 08 minutes 03 seconds East, a distance of 28.92 feet to an angle point;
- 3) South 61 degrees 03 minutes 45 seconds East, a distance of 136.08 feet to an angle point;

THENCE South 28 degrees 55 minutes 47 seconds West, continuing over and across said Lot 1, passing at a distance of 10.00 feet the southwest line of said Lot 1, Block A, same being the north R.O.W. line of West Plano Parkway (variable width R.O.W.), passing at a distance of 120.00 feet the south R.O.W. line of said West Plano Parkway, same being in the north line of Lot 5, Block A of Plano/544 Business Park Addition, an addition to the City of Plano, according to the replat thereof, recorded in Document Number 2020-434 Official Public Records of Denton County Texas (O.P.R.D.C.T.), continuing for a total distance of 123.45 feet to an angle point;

**EXHIBIT A-2  
PLANO BOUNDARY LINE  
DENTON COUNTY, TEXAS**

THENCE continuing over and across said Lot 5, Block A and said Ordinance No. 78-11-6, and being parallel and 10-foot from the east R.O.W. line of said Charles Street, the following three (3) courses and distances:

- 1) South 67 degrees 00 minutes 51 seconds West, a distance of 52.34 feet;
- 2) South 02 degrees 14 minutes 06 seconds West, a distance of 184.81 feet;
- 3) South 00 degrees 23 minutes 29 seconds East, passing at a distance of 328.56 feet the south line of said Lot 5, Block A, and the north line of Lot 4R, Block A of said Plano/544 Business Park Addition, continuing for a total distance of 621.06 feet;

THENCE continuing over and across said Lot 4R, Block A and said Ordinance No. 78-11-6, and being parallel and 10-foot from the east R.O.W. line of said Charles Street, the following two (2) courses and distances:

- 1) South 00 degrees 34 minutes 57 seconds East, a distance of 3.13 feet to the beginning of a non-tangent curve to the right;
- 2) Along said non-tangent curve to the right, having a central angle of 28 degrees 17 minutes 15 seconds, a radius of 434.92 feet, passing at an arc length of 62.81 feet the south line of said Ordinance No. 78-11-6, same being the north line of a called 45.38 acre City Limit Parcel in City of Plano Ordinance No. 80-4-18, approved April 14, 1980, as recorded in Volume 1734, Page 597 of the Deed Records of Collin County, Texas (D.R.C.C.T.), continuing for a total arc length of 214.73 feet, and a chord bearing and distance of South 13 degrees 33 minutes 31 seconds West, 212.55 feet;

THENCE South 27 degrees 42 minutes 00 seconds West, continuing over and across said Lot 4R, Block A and Ordinance No. 80-4-18, passing at a distance of 97.39 feet the south line of said Lot 4R, Block A, same being the north line of Lot 2, Block A of Plano/544 Business Park Addition, an addition to the City of Plano, according to the plat thereof, recorded in Cabinet N, Page 207, P.R.D.C.T., continuing for a total distance of 107.39 feet;

THENCE continuing over and across said Lot 2, Block A, said Ordinance No. 80-4-18, and being parallel and 10-foot from the east R.O.W. line of said Charles Street, the following three (3) courses and distances:

- 1) North 62 degrees 17 minutes 51 seconds West, a distance of 5.00 feet;
- 2) South 27 degrees 42 minutes 09 seconds West, a distance of 163.60 feet to the beginning of a tangent curve to the left;

**EXHIBIT A-2  
PLANO BOUNDARY LINE  
DENTON COUNTY, TEXAS**

- 3) Along said tangent curve to the left, having a central angle of 29 degrees 03 minutes 53 seconds, a radius of 259.25 feet, an arc length of 131.51 feet, and a chord bearing and distance of South 13 degrees 23 minutes 54 seconds West, 130.11 feet to the end of said curve;

THENCE South 00 degrees 54 minutes 21 seconds East, continuing over and across said Lot 2, Block A, and said Ordinance Number 80-4-18, a distance of 194.57 feet to the south line of said Lot 2, Block A and said Ordinance No. 80-4-18, same being the north line of The Shops at Prestonwood, Phase 1, an addition to the City of Carrollton, according to the plat thereof, recorded in Cabinet Y, Page 58, P.R.D.C.T., and the **END OF THE DESCRIPTION**.



**EXHIBIT A-3**  
**CARROLLTON BOUNDARY LINE**  
**DENTON COUNTY, TEXAS**

*THIS DOCUMENT WAS PREPARED FOR USE BY THE CITY OF CARROLLTON IN DENTON COUNTY, TEXAS, AND DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTEREST IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.*

**BEING** a line segment to designate the limits between the City of Carrollton and the Town of Hebron, situated in the Abiah Dyer Survey, Abstract No. 360, the John M. Myers Survey, Abstract No. 882, and the John Smith Survey, Abstract No. 1226, situated in Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at the northwest corner of Lot 1, Block A of the Village at Prestonwood Addition, an addition to the City of Plano, according to the plat thereof, recorded in Cabinet V, Page 93 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and being in the east right-of-way (R.O.W.) line of said Charles Street (variable width R.O.W.), being in the north line of a called 797.7073 acre City Limit Parcel described in City of Plano Ordinance No. 78-11-6, as recorded in Volume 1734, Page 520 of the Deed Records of Denton County, Texas (D.R.D.C.T.) adopted November 13, 1978, same being the south line of a called 5.1619 acres, as described in a City of Carrollton Ordinance No. 3192, as approved December 4, 2007;

THENCE South 00 degrees 16 minutes 20 seconds West, departing the south line of said Ordinance No. 3192, along the east R.O.W. line of said Charles Street and the west line of said Lot 1, Block A, a distance of 411.22 feet to an angle point in the north end of a corner clip at the intersection of the east R.O.W. line of said Charles Street and the north R.O.W. line of West Plano Parkway (variable width R.O.W.);

THENCE South 30 degrees 08 minutes 03 seconds East, along said corner clip, a distance of 34.40 feet to an angle point in said common line;

THENCE South 61 degrees 03 minutes 45 seconds East, along the north R.O.W. line of said West Plano Parkway, a distance of 128.85 feet;

THENCE South 28 degrees 55 minutes 47 seconds West, departing the south line of said Lot 1, Block A, over and across said West Plano Parkway, a distance of 110.00 feet to the most northerly northwest corner of Lot 5, Block A of Plano/544 Business Park Addition, an addition to the City of Plano, according to the plat thereof, recorded in Document Number 2020-434 of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), being at the intersection of the south R.O.W. line of said West Plano Parkway and the east R.O.W. line of said Charles Street;

THENCE along the east R.O.W. line of said Charles Street and the west line of said Lot 5, Block A, the following three (3) courses and distances:

**EXHIBIT A-3  
CARROLLTON BOUNDARY LINE  
DENTON COUNTY, TEXAS**

- 1) South 67 degrees 00 minutes 51 seconds West, a distance of 55.23 feet to an angle point;
- 2) South 02 degrees 14 minutes 06 seconds West, a distance of 191.38 feet to an angle point;
- 3) South 00 degrees 23 minutes 29 seconds East, passing at a distance of 328.79 feet the southwest corner of said Lot 5, Block A, and the northwest corner of Lot 4R, Block A of said Plano/544 Business Park Addition, for a total distance of 621.31 feet to an angle point;

THENCE along the east R.O.W. line of said Charles Street and the west line of said Lot 4R, Block A, the following three (3) courses and distances:

- 1) South 00 degrees 34 minutes 57 seconds East, a distance of 3.15 feet to the beginning of a non-tangent curve to the right;
- 2) Along said non-tangent curve to the right, having a central angle of 28 degrees 17 minutes 15 seconds, a radius of 424.93 feet, passing at an arc length of 62.15 feet the south line of said Ordinance No. 78-11-6, same being the north line of a called 45.38 acre City Limit Parcel in City of Plano Ordinance No. 80-4-18, as recorded in Volume 1734, Page 597, D.R.C.C.T., approved April 14, 1980, continuing for a total arc length of 209.79 feet, and a chord bearing and distance of South 13 degrees 33 minutes 31 seconds West, 207.67 feet to the end of said curve;
- 3) South 27 degrees 42 minutes 00 seconds West, a distance of 97.39 feet to the southwest corner of said Lot 4R, Block A, being in the north line of Lot 2, Block A of said Plano/544 Business Park Addition;

THENCE North 62 degrees 17 minutes 51 seconds West, along the south R.O.W. line of said Charles Street, and the north line of said Lot 2, Block A, a distance of 5.00 feet to the northwest corner of said Lot 2, Block A;

THENCE along the east R.O.W. line of said Charles Street, and the west line of said Lot 2, Block A, the following three (3) courses and distances:

- 1) South 27 degrees 42 minutes 09 seconds West, along the east R.O.W. line of said Charles Street, and the west line of said Lot 2, Block A, a distance of 173.60 feet to the beginning of a tangent curve to the left;
- 2) Along said curve to the left, having a central angle of 28 degrees 36 minutes 27 seconds, a radius of 273.31 feet, an arc length of 136.46 feet, and a chord bearing and distance of South 13 degrees 23 minutes 54 seconds West, 135.05 feet to the end of said curve;

**EXHIBIT A-3  
CARROLLTON BOUNDARY LINE  
DENTON COUNTY, TEXAS**

- 3) South 00 degrees 54 minutes 21 seconds East, a distance of 194.76 feet to the southwest corner of said Lot 2, Block A, same being in the north line of The Shops at Prestonwood, Phase 1, an addition to the City of Carrollton, according to the plat thereof, recorded in Cabinet Y, Page 58, P.R.D.C.T., being in the south line of said Ordinance No. 80-4-18, an inner Ell corner in said Charles Street R.O.W., and the north line of a called 37.493 acre City Limit Parcel described in City of Carrollton Ordinance No. 3094, as approved October 3, 2006;

THENCE South 88 degrees 00 minutes 36 seconds West, along the south R.O.W. line of said Charles Street, the north line of The Shops at Prestonwood, Phase 1, and said Ordinance No. 3094, a distance of 10.00 feet to an Ell corner in said Charles Street R.O.W., the northwest corner of The Shops at Prestonwood, Phase 1, and said Ordinance No. 3094;

THENCE South 01 degrees 07 minutes 35 seconds East, along the east R.O.W. line of said Charles Street and the west line of The Shops at Prestonwood, Phase 1, and said Ordinance No. 3094, a distance of 427.94 feet to an angle point;

THENCE South 00 degrees 38 minutes 47 seconds East, continuing along said common line, a distance of 45.73 feet to an angle point;

THENCE South 01 degrees 02 minutes 28 seconds East, continuing along said common line, a distance of 328.18 feet to the intersection of the east R.O.W. line of said Charles Street and the south R.O.W. line of Creekway Drive (variable width R.O.W.) and the **END OF THE DESCRIPTION.**





**EXHIBIT 2****CITY OF CARROLLTON  
SERVICE PLAN**POLICE

The City of Carrollton Police Department will provide protection and service to the area. It is anticipated that the implementation of police protection and service can be effectively accommodated within the current budget and staff appropriation. No significant impacts on Police Department resources are anticipated.

FIRE

The City of Carrollton Fire Department will provide protection and service to the area. It is anticipated that the implementation of fire protection and service can be effectively accommodated within the current budget and staff appropriation. No significant impacts on Fire Department resources are anticipated.

SOLID WASTE COLLECTION, WATER AND WASTEWATER SERVICE

N/A

STREET MAINTENANCE

The operation and maintenance of the street, street lighting, street marking, and other traffic control devices will be in accordance with other practices in all other areas of the city.

MISCELLANEOUS

The operation and maintenance of roads, streets, road and street lighting will be in accordance with practices in all other areas of the city.