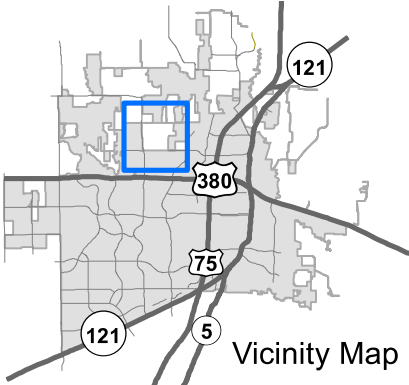
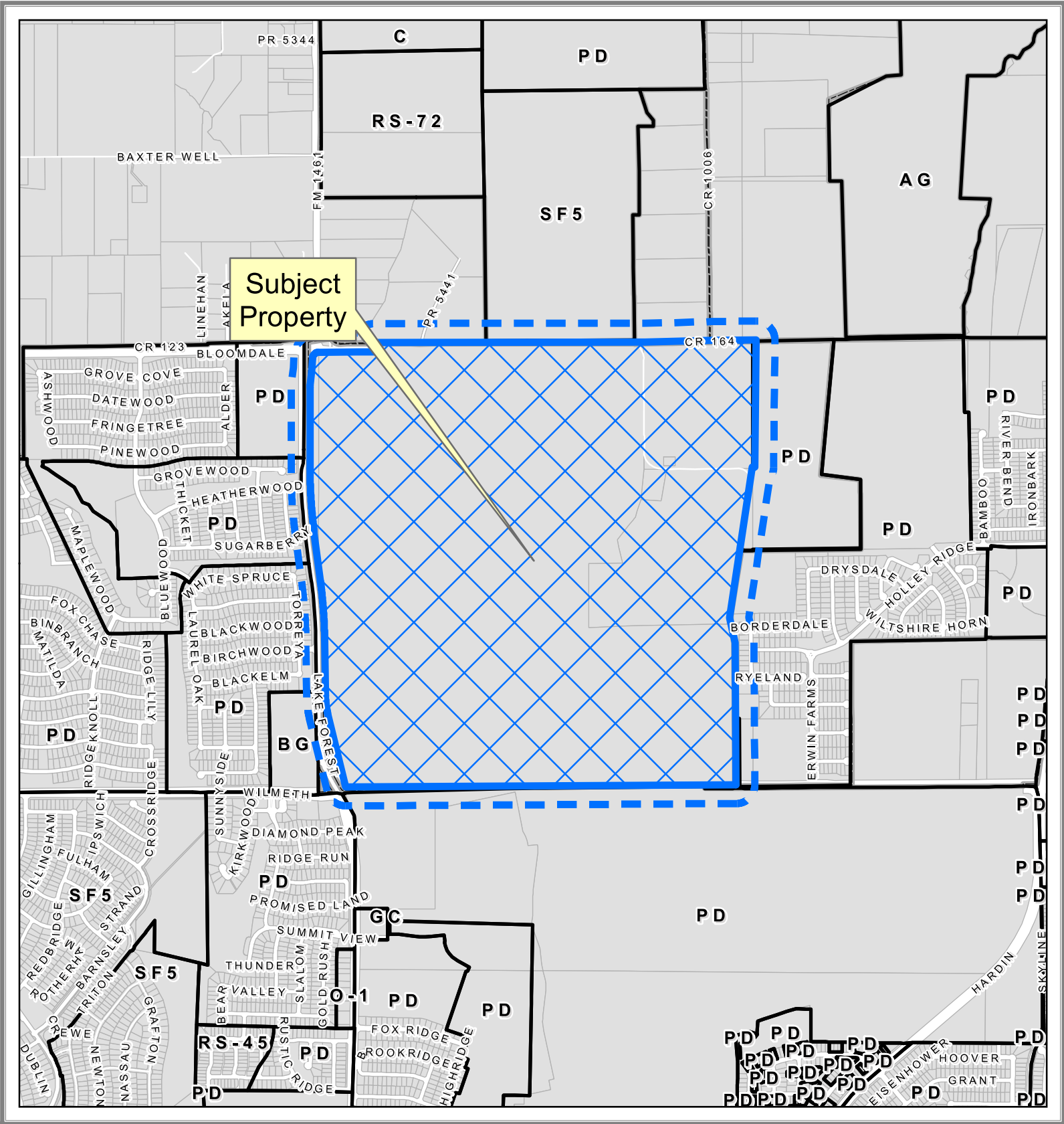
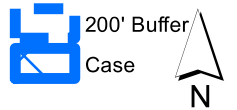
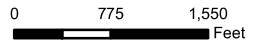


EXHIBIT A



Property Owner Notification Map

ANNEX2021-0006



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

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the W. Butler Survey, Abstract No. 87, and the A. Stapp Survey, Abstract No. 833, in Collin County, Texas, being part of a tract conveyed to Jen Texas 22 LLC by deed recorded in Document No. 20200904001497270 of the Deed Records, Collin County, Texas (DRCCT), and being all of 4 tracts conveyed to Jen Texas 22 LLC by deeds recorded in Document No. 20210319000554570, 20210322000565200, 20210318000545970, 20210401000660270 DRCCT, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for a right-angle bend in County Road 943, a public road, for an inset corner of said Jen Texas tract;

THENCE S 89°38'31" W, 4665.44 feet through said Jen Texas tract to a point on the east line of Lake Forest Drive, a variable width public right-of-way (also known as Farm to Market Road 1461);

THENCE along the east line of Lake Forest Drive, the following:

N 13°33'46" W, 900.17 feet to a 1/2" iron rod with plastic cap found;

A tangent curve to the right having a central angle of 12°50'14", a radius of 990.00 feet, a chord of N 07°08'39" W - 221.35 feet, an arc length of 221.81 feet to a 1/2" iron rod with plastic cap found;

N 00°43'32" W, 673.52 feet to a 1/2" iron rod with plastic cap found;

A tangent curve to the left having a central angle of 06°53'00", a radius of 5789.58 feet, a chord of N 04°10'02" W - 695.12 feet, an arc length of 695.54 feet;

N 07°36'32" W, 579.45 feet to a 1/2" iron rod with plastic cap found;

A tangent curve to the right having a central angle of 07°49'00", a radius of 5669.58 feet, a chord of N 03°42'02" W - 772.88 feet, an arc length of 773.48 feet to a 1/2" iron rod with plastic cap found;

N 00°12'28" E, 966.30 feet to a 1/2" iron rod with plastic cap found;

EXHIBIT B

A tangent curve to the right having a central angle of $01^{\circ}25'00''$, a radius of 990.00 feet, a chord of $N 00^{\circ}54'58'' E - 24.48$ feet, an arc length of 24.48 feet to a $1/2''$ iron rod with plastic cap found;

$N 06^{\circ}13'15'' E$, 192.95 feet to a $1/2''$ iron rod with plastic cap found;

And $N 02^{\circ}42'28'' E$, 140.66 feet to a $1/2''$ iron rod with plastic cap found for the south end of a corner clip being the intersection of Lake Forest Drive and Bloom Dale Road, a public right-of-way;

THENCE along said corner clip, around a tangent curve to the right having a central angle of $86^{\circ}26'05''$, a radius of 66.00 feet, a chord of $N 45^{\circ}55'31'' E - 90.39$ feet, an arc length of 99.57 feet to an "X" found in concrete;

THENCE along Bloomdale Road, the following:

$N 89^{\circ}08'34'' E$, 469.15 feet to a Mag nail found;

$N 89^{\circ}58'06'' E$, 200.00 feet to a $1/2''$ iron rod with plastic cap found;

$N 00^{\circ}01'54'' W$, 112.43 feet to a PK nail found;

$N 89^{\circ}58'01'' E$, 3237.07 feet to a $1/2''$ iron rod found;

$N 88^{\circ}36'35'' E$, 794.43 feet;

And $N 88^{\circ}56'40'' E$, 536.48 feet;

THENCE $S 00^{\circ}42'57'' W$, 1522.58 feet departing said road;

THENCE $S 89^{\circ}32'11'' W$, 28.41 feet to a $1/2''$ iron rod found in an outside bend in County Road 943;

THENCE along County Road 943, the following:

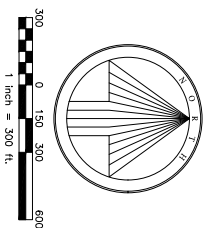
$S 08^{\circ}33'13'' W$, 1820.44 feet;

EXHIBIT B

S 12°31'28" E, 302.77 feet to an "X" found in concrete;

And S 00°18'24" E, 1696.03 feet to the POINT OF BEGINNING with the subject tract containing 26,717,913 square feet or 613.359 acres of land.

EXHIBIT C



METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the W. Butler Survey, Abstract No. 87, and the A. Staff Survey, Abstract No. 855, both in Collin County, Texas, being portions of tracts conveyed to Jen Teas 22, L.L.C., Collin County, Texas, by deeds recorded in Document No. 2020094001492770 of the Deed Records, Collin County, Texas (DRCCT), and being all or a portion of the tracts conveyed to Jen Teas 22, L.L.C. by deeds recorded in Document No. 2020094001492770 of the Deed Records, Collin County, Texas (DRCCT), and being all or a portion of the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for a right-angle band in County Road 945, a public road, for an in-set corner of said Jen Teas tract;

THENCE S 89°38'31" W, 465.44 feet through said Jen Teas tract to a point on the east line of Lake Forest Drive, a variable width public right-of-way (also known as Farm to Market Road 1461);

THENCE along the east line of Lake Forest Drive, the following:

- N 13°33'46" W, 900.17 feet to a 1/2" iron rod with plastic cap found;
- A tangent curve to the right, having a central angle of 12°50'14", a radius of 990.00 feet, a chord of N 07°08'39" W - 221.35 feet, an arc length of 221.81 feet to a 1/2" iron rod with plastic cap found;
- N 00°43'32" W, 673.52 feet to a 1/2" iron rod with plastic cap found;
- A tangent curve to the left, having a central angle of 06°53'00", a radius of 5789.58 feet, a chord of N 04°10'02" W - 695.12 feet, an arc length of 695.54 feet;
- N 07°36'32" W, 579.45 feet to a 1/2" iron rod with plastic cap found;
- A tangent curve to the right, having a central angle of 07°49'00", a radius of 5689.98 feet, a chord of N 03°42'02" W - 772.88 feet, an arc length of 773.48 feet to a 1/2" iron rod with plastic cap found;
- N 00°12'28" E, 966.30 feet to a 1/2" iron rod with plastic cap found;
- A tangent curve to the right, having a central angle of 01°25'07", a radius of 990.00 feet, a chord of N 05°18'56" W - 249.90 feet, an arc length of 249.90 feet to a 1/2" iron rod with plastic cap found;
- N 06°13'15" E, 192.95 feet to a 1/2" iron rod with plastic cap found;
- And N 02°42'28" E, 140.86 feet to a 1/2" iron rod with plastic cap found for the south end of the easement for the intersection of Lake Forest Drive and Bloodmade Road, a public right-of-way;

THENCE along said corner clip, around a tangent curve to the right, having a central angle of 99°52'57", a radius of 66.66 feet, a chord of N 43°53'31" E - 30.39 feet, an arc length of 99.57 feet to an "x" found in concrete;

THENCE along Bloodmade Road, the following:

- N 89°08'34" E, 469.15 feet to a Mag nail found;
- N 89°58'06" E, 200.00 feet to a 1/2" iron rod with plastic cap found;
- N 00°01'54" W, 1124.3 feet to a PK nail found;
- N 89°58'01" E, 3337.07 feet to a 1/2" iron rod found;
- N 89°36'35" E, 794.43 feet;
- And N 88°56'40" E, 536.48 feet;
- THENCE** S 00°42'57" W, 1522.88 feet departing said road;
- THENCE** S 89°32'11" W, 28.41 feet to a 1/2" iron rod found in an outside band in County Road 943;
- THENCE** along County Road 943, the following:
- S 08°53'13" W, 1820.44 feet;
- S 12°51'28" E, 3022.77 feet to an "x" found in concrete;
- And S 00°18'24" E, 1896.03 feet to the **POINT OF BEGINNING** with the subject tract containing 263,173.10 square feet or 6.03339 acres of land.

ANNEXATION EXHIBIT
PAINTED TREE

BEING 613.389 ACRES IN THE
W. BUTLER SURVEY, ABSTRACT NO. 87
A. STAFF SURVEY, ABSTRACT NO. 853
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



705 Commerce Street, Suite 2100 • Frisco, TX 75035 • 972.464.8177
THEODORE F. SPIARS • THEODORE F. SPIARS, INC.

EXHIBIT D



CITY OF MCKINNEY, TEXAS SERVICE PLAN FOR ANNEXED AREA

ANNEXATION ORDINANCE NO. _____

DATE OF ANNEXATION ORDINANCE: _____

ACREAGE ANNEXED: 613.359

This Service Plan is hereby entered into and agreed pursuant to Texas Local Government Code § 43.0672 effective the ___ day of _____, 2021, by and between the **CITY OF MCKINNEY**, a Texas municipal corporation and home-rule city ("City"), and JEN Texas 22 LLC whose address is 680 5th Avenue, 25th Floor, New York, NY 10019 ("Developer") for the approximately 613.359 acres of land in the W. Butler Survey, Abstract Number 87, and the A. Stapp Survey, Abstract Number 933, 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 the pending Developer Agreement.
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.

F. SANITARY SEWER SERVICE:

EXHIBIT D

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.
3. Additional park and recreation facilities shall be constructed based on Park policies defined in the 2012 Comprehensive Plan as amended, and the Parks Master Plan. The general planned locations and classifications

EXHIBIT D

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. The Future Land Use Plan of the 2004 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

JEN TEXAS 22 LLC,
a Texas limited liability company

By: Michael W. Brady
Michael W. Brady
Vice President

Date Signed: 6-25-2021