

EXHIBIT "A"

Subject
Property

BAXTER WELL

FM 1461

LINEHAN

AKELA

BUSI
NESS PARK

RYAN

CR 123

CR 164

Location Map

ZONE2025-0125

0 230 460
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.

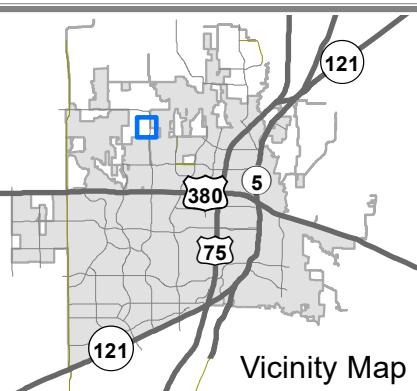


EXHIBIT "B"

LEGAL DESCRIPTION

SITUATED in the Joel F. Stewart Survey, Abstract No. 838 of Collin County, Texas and being all of that certain called 7.72 acre tract of land described in a Warranty Deed with Vendor's Lien to ADVENT GARDEN, LLC, recorded in Document No. 20210728001523420, Deed Records, Collin County, Texas (D.R.C.C.T.) and part of that certain called 25.30 acre tract of land described in a Warranty Deed with Vendor's Lien to KV Land Development LLC, recorded in Document No. 20211222002573150, D.R.C.C.T. and part of the 90' wide public right-of-way of F.M. Highway 1461 that adjoins the above described 7.72 acre tract and being more particularly described by metes & bounds as follows:

BEGINNING at a 3/8 inch iron rod found at the intersection of the center of Baxter Well Road (prescriptive public right-of-way) and the west right-of-way line of F.M. Highway 1461 (a variable width public right-of-way) for the northeast corner of the above described Advent Garden tract and said point also being the southeast corner of that certain called 6.11 acre tract of land described in a deed to St. Pauls Orthodox Church, Dallas, recorded in Document No. 2023000015974, D.R.C.C.T.;

THENCE: North 89 deg. 42 min. 20 sec. East, departing from said Advent Garden tract, over & across the right-of-way of said F.M. Highway 1461, a distance of 90.00 feet to a point for corner on the east right-of-way line of said F.M. Highway 1461 and same being the west line of that certain called 33.6 acre tract of land described in a deed to McKinney Independent School District (McKinney I.S.D.), recorded in Document No. 20120402000380350, D.R.C.C.T.;

THENCE: South 00 deg. 18 min. 45 sec. East, along the common line of said McKinney I.S.D. tract and said F.M. Highway 1461, a distance of 428.90 feet to a point for corner;

THENCE: South 88 deg. 37 min. 41 sec. West, departing from said McKinney I.S.D. tract, over & across the right-of-way of said F.M. Highway 1461, a distance of 90.02 feet to a 1/2 inch iron rod with a green plastic cap, stamped "Eagle Surveying", found on the west right-of-way line of said F.M. Highway 1461 for the easterly southeast corner of said Advent Garden tract and same being the northeast corner of that certain called 5.06 acre tract of land described in a deed to Baby Bear Holdings LLC, recorded in Document No. 20210408000710170, D.R.C.C.T.;

THENCE: South 88 deg. 37 min. 41 sec. West, departing from said F.M. Highway 1461, along the common line of said Advent Garden and Baby Bear Holdings tracts, a distance of 665.71 feet to a 1/2 inch iron rod with a green plastic cap, stamped "Eagle Surveying", found for an inside ell corner of said Advent Garden tract and the northwest corner of said Baby Bear Holdings tract;

THENCE: South 00 deg. 19 min. 58 sec. East, continuing along said common line, a distance of 325.17 feet to a 1/2 inch iron rod with a green plastic cap, stamped "Eagle Surveying", found for the southerly southeast corner of said Advent Garden tract and the southwest corner of said Baby Bear Holdings tract and same being on the north line of that certain tract of land described in a deed to Lake Forest Business Park LLC, recorded in Document No. 20210414000749840, D.R.C.C.T.;

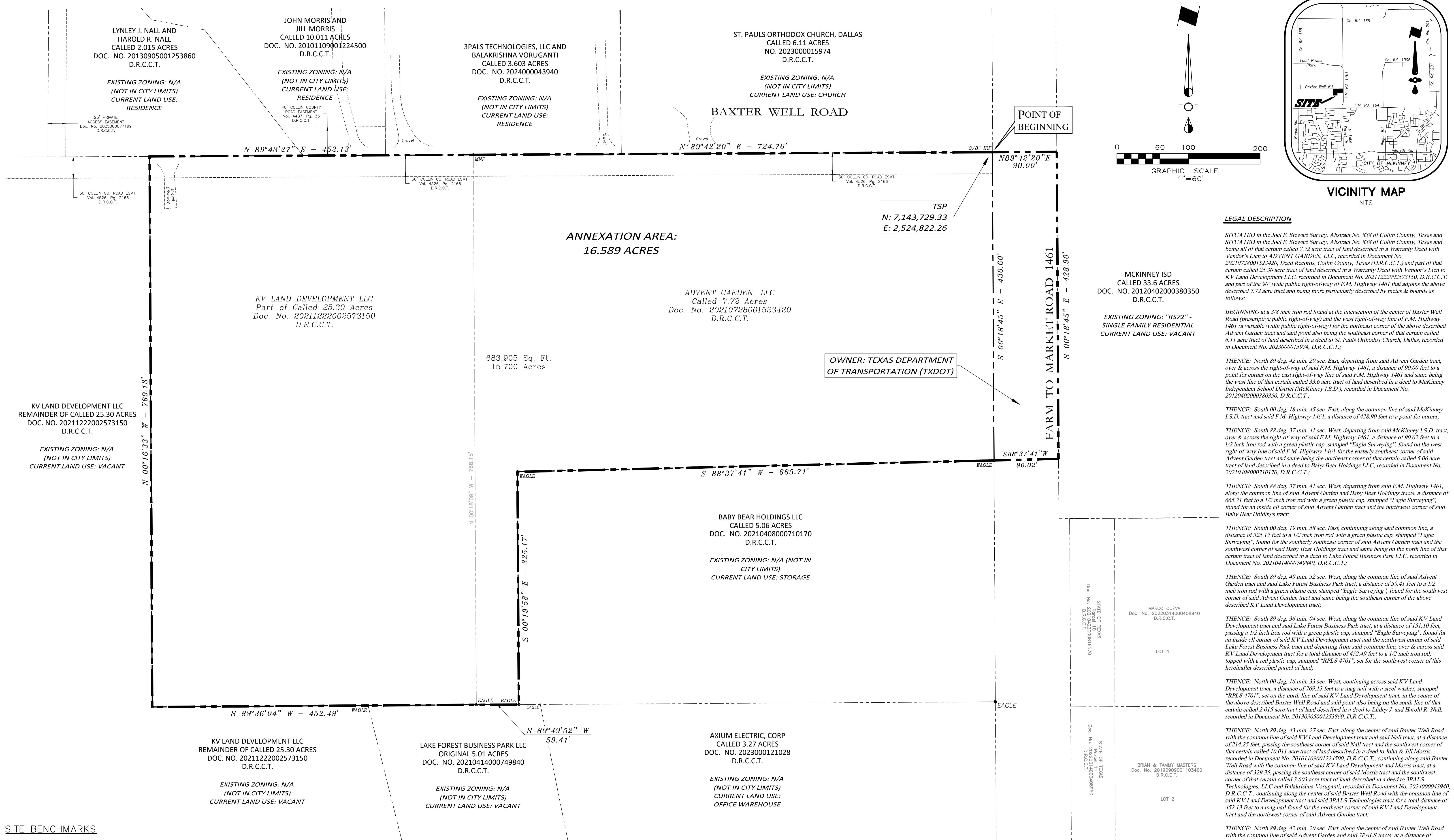
THENCE: South 89 deg. 49 min. 52 sec. West, along the common line of said Advent Garden tract and said Lake Forest Business Park tract, a distance of 59.41 feet to a 1/2 inch iron rod with a green plastic cap, stamped "Eagle Surveying", found for the southwest corner of said Advent Garden tract and same being the southeast corner of the above described KV Land Development tract;

THENCE: South 89 deg. 36 min. 04 sec. West, along the common line of said KV Land Development tract and said Lake Forest Business Park tract, at a distance of 151.10 feet, passing a 1/2 inch iron rod with a green plastic cap, stamped "Eagle Surveying", found for an inside ell corner of said KV Land Development tract and the northwest corner of said Lake Forest Business Park tract and departing from said common line, over & across said KV Land Development tract for a total distance of 452.49 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corner of this hereinafter described parcel of land;

THENCE: North 00 deg. 16 min. 33 sec. West, continuing across said KV Land Development tract, a distance of 769.13 feet to a mag nail with a steel washer, stamped "RPLS 4701", set on the north line of said KV Land Development tract, in the center of the above described Baxter Well Road and said point also being on the south line of that certain called 2.015 acre tract of land described in a deed to Linley J. and Harold R. Nall, recorded in Document No. 20130905001253860, D.R.C.C.T.;

THENCE: North 89 deg. 43 min. 27 sec. East, along the center of said Baxter Well Road with the common line of said KV Land Development tract and said Nall tract, at a distance of 214.25 feet, passing the southeast corner of said Nall tract and the southwest corner of that certain called 10.011 acre tract of land described in a deed to John & Jill Morris, recorded in Document No. 20101109001224500, D.R.C.C.T., continuing along said Baxter Well Road with the common line of said KV Land Development and Morris tract, at a distance of 329.35, passing the southeast corner of said Morris tract and the southwest corner of that certain called 3.603 acre tract of land described in a deed to 3PALS Technologies, LLC and Balakrishna Voruganti, recorded in Document No. 2024000043940, D.R.C.C.T., continuing along the center of said Baxter Well Road with the common line of said KV Land Development tract and said 3PALS Technologies tract for a total distance of 452.13 feet to a mag nail found for the northeast corner of said KV Land Development tract and the northwest corner of said Advent Garden tract;

THENCE: North 89 deg. 42 min. 20 sec. East, along the center of said Baxter Well Road with the common line of said Advent Garden and said 3PALS tracts, at a distance of 206.60 feet, passing the southeast corner of said 3PALS tract and the southwest corner of the above described St. Pauls Orthodox Church tract and continuing along said Baxter Well Road with the common line of said Advent Garden and said St. Pauls Orthodox Church tracts for a total distance of 724.76 feet to the POINT OF BEGINNING and containing 722,635 square feet or 16.589 acres of land.



SITE BENCHMARKS

BM-1 = "MAG" nail found near the centerline of Baxter Well Road (Asphalt) and being the northwest corner of the 7.72 acre tract line corner on the north line of the subject property and 724'± west of the northeast corner of the subject property. Elev. = 690.86

BM-2 = "TxDOT" Brass Right-of-Way monument "F0430606" in concrete on the west side of Farm To Market Road 1461, 18'± north of the north edge of asphalt at the southern driveway entrance and 126'± north of the southeast corner of the subject property. Elev. = 699.67

BM-3 = "TxDOT" Brass Right-of-Way monument "F0430440" in concrete on the west side of Farm To Market Road 1461 and 87± south of the southeast corner of the subject property. Elev. = 696.43

CITY BENCHMARK USED FOR CONTROL

COM-25 = Aluminum disc in concrete at the intersection of F.M. Road 543 and County Road 168 on the south side of County Road 168, 2' from the stop sign ad 20' north of the fence and 18' west of a sign. Elev.=598.277

EXHIBIT "C"

Issue Date	Description	
9/29/2025		
10/17/2025		
12/16/2025		
12/29/2025		

S DOCUMENT IS
EASED FOR THE
POSE OF INTERIM
VIEW UNDER THE
AUTHORITY OF
HAN D. HAKE, P.E.
NO. 94738
1 12/29/2025.
NOT TO BE USED
CONSTRUCTION
PURPOSES.

EXPLANATION EXHIBIT
FRANKLIN BRANCH APARTMENTS
NRP HOLDINGS, LLC
COLLIN COUNTY, TEXAS

Sheet No. **AE**
Project No. **5044**

EXHIBIT D



CITY OF MCKINNEY, TEXAS SERVICE PLAN FOR ANNEXED AREA

ANNEXATION ORDINANCE NO. 2026-02-XXX

DATE OF ANNEXATION ORDINANCE: February 3, 2026

ACREAGE ANNEXED: 15.7 acres

This Service Plan is hereby entered into and agreed pursuant to Texas Local Government Code § 43.0672 effective the 3rd day of February, 2026, by and between the **CITY OF MCKINNEY**, a Texas municipal corporation and home-rule city ("City"), and KV Land Developments LLC and Advent Garden LLC whose addresses 3235 Baxter Well Rd and 3565 FM 1461 ("Developer") for the approximately 15.7 acres of land in the Joel F Stewart Survey, Abstract Number AO838, Collin County, Texas,, that is located in the extraterritorial jurisdiction of the City of McKinney, Collin County, Texas ("ETJ") in an area generally located in the ETJ of the City of McKinney, Collin County, Texas (the "Annexed Area").

Municipal services shall be provided to the Annexed Area upon its annexation into the corporate limits of the City of McKinney, Texas, in accordance with the following provisions and Texas Local Government Code § 43.065.

A. POLICE PROTECTION:

1. Police personnel and equipment from the McKinney Police Department shall be provided to the Annexed Area on the effective date of this ordinance.
2. Police protection services shall be provided at a level of services equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the Annexed Area, whichever is applicable.

B. FIRE PROTECTION:

1. Fire protection and Emergency Medical Services (EMS) from the McKinney Fire Department shall be provided to the Annexed Area on the effective date of this ordinance.
2. Fire protection services shall be provided at a level of services equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the Annexed Area, whichever is applicable.

EXHIBIT D

C. FIRE PREVENTION:

The services of the City of McKinney Fire Marshal shall be provided to the Annexed Area upon the effective date of this ordinance.

D. SOLID WASTE COLLECTION:

1. Solid waste collection shall be provided to the Annexed Area upon the effective date of this ordinance.
2. Solid waste collection services shall be provided at a level of service at least equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the Annexed Area, whichever may be applicable.
3. The collection of refuse from individual properties shall be made in accordance with the usual Sanitation Department scheduling. Residential customers may utilize the North Texas Municipal Water District - McKinney Landfill in accordance with City ordinances.

E. WATER SERVICE:

1. For portions of the Annexed Area within the City of McKinney legally certificated area (CCN) the City of McKinney shall provide water services to this Annexed Area by any of the methods by which it extends the services to any other area of the municipality. For new development, the City of McKinney requires Developer to construct the necessary infrastructure to meet the needs of the development. This requirement may also include off-site improvements.
2. The responsibility for construction of the infrastructure by the Developer is noted, in part at least, in the pending Annexation Facilities Agreement between the City of McKinney and Developer.
3. For portions of the Annexed Area within the City of McKinney legally certificated area (CCN), the City of McKinney shall allow the provision of extensions of water facilities to the Annexed Area on the effective date of this ordinance. Such extensions shall be in accordance with Section 110-1 through 110-165 of the Code of Ordinances, City of McKinney, and as amended.
4. Connection to existing city water mains for water service will be provided in accordance with existing City Policies. Upon connection to existing mains, water will be provided at rates established by City Ordinance.
5. For portions of the Annexed Area within the City of McKinney legally certificated area (CCN), water services shall be provided at a level of services at least equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the Annexed Area, whichever may be applicable.
6. Water mains installed or improved to City standards within the Annexed Area which are part of the City of McKinney water system and are located within dedicated easements, rights-of-way, or any other acceptable location approved by the City Engineer, shall be maintained by the City of McKinney upon the effective date of this ordinance.
7. Maintenance of private lines will be the responsibility of the owner or occupant.

EXHIBIT D

8. Where other water districts provide water service, the development shall still meet the City of McKinney standards for the sizing and construction of utilities.

F. SANITARY SEWER SERVICE:

1. The City of McKinney shall provide sewer services to this Annexed Area by any of the methods by which it extends the services to any other area of the municipality. For new development, the City of McKinney requires Developer to construct the necessary infrastructure to meet the needs of the development. This requirement may also include off-site improvements.
2. The City of McKinney shall allow the provision of extensions of sanitary sewer facilities to the Annexed Area upon the effective date of this ordinance. Such extensions shall be in accordance with Section 110-1 through 110-165 of the Code of Ordinances, City of McKinney, and as amended.
3. Connection to existing city sanitary sewer mains for sewage service will be provided in accordance with existing City Policies. Upon connection to existing mains, sanitary sewer collection will be provided at rates established by City Ordinances.
4. Sanitary sewer services shall be provided at a level of services at least equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the Annexed Area, whichever may be applicable.
5. Sanitary sewer mains and lift stations installed or improved to City Standards within the Annexed Area which are located within dedicated easement, rights-of-way, or any other acceptable location approved by the City Engineer, shall be maintained by the City of McKinney upon the effective date of this ordinance.

G. STREETS:

1. Emergency street maintenance shall be provided for publicly dedicated streets or roads within the Annexed Area upon the effective date of this ordinance. Routine maintenance will be scheduled as part of the City's annual street maintenance program in accordance with the then current policies and procedures defined by ordinance.
2. Street services shall be provided at a level of services at least equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the Annexed Area, whichever may be applicable.

H. PARKS AND RECREATION:

1. The City of McKinney shall provide parks and recreation services to this Annexed Area by any of the methods by which it extends the services to any other area of the municipality. For new development, the City of McKinney requires Developer to construct hike/bike trails in keeping with the Parks Master Plan. Additionally, new developments must still satisfy the parkland dedication requirements that call for land or fees in lieu of land for park.
2. Residents within the Annexed Area may utilize all existing park and recreation facilities upon the effective date of this Ordinance. Fees for

EXHIBIT D

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

3. Additional park and recreation facilities shall be constructed based on Park policies defined in the ONE McKinney 2040 Comprehensive Plan as amended, and the Parks Master Plan. The general planned locations and classifications of parks will ultimately serve residents from the current city limits and residents from the Annexed Area.

I. ENVIRONMENTAL HEALTH AND CODE ENFORCEMENT SERVICES:

1. Enforcement of current environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicles ordinances and animal control ordinances, shall begin within the Annexed Area upon the effective date of this annexation ordinance.
2. Inspection services, including but not limited to, the review of building plans, the issuance of permits and the inspection of all buildings, plumbing, mechanical, and electrical work to ensure compliance with City Codes and Ordinances will be provided within the Annexed Area upon the effective date of this ordinance.
3. The City shall provide the level of Environmental Health and Code Enforcement Services equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the Annexed Area, whichever may be applicable.

J. PLANNING AND ZONING:

These areas are zoned in conjunction with the annexation pursuant to the Comprehensive Zoning Ordinance # 1270, as codified and amended in Chapter 146 of the Code of Ordinances, City of McKinney, Texas. The Future Land Use Plan or "Land Use Diagram" adopted with the ONE McKinney 2040 Comprehensive Plan as amended will serve as a guide for consideration of future zoning requests.

K. MISCELLANEOUS:

Any city owned facility, building, or service located within the Annexed Area shall be operated and maintained by the City upon the effective date of the annexation ordinance.

L. CAPITAL IMPROVEMENTS PROGRAM

The Annexed Area is immediately eligible for Capital Improvement Program consideration upon its annexation.

M. Other municipal services for areas not specifically listed in Sections A-K shall be provided to the Annexed Area no later than two and one-half years after the effective date of the annexation, unless certain services cannot reasonably be provided within two and one-half years. In that case, the City shall propose a schedule for providing certain services, and the schedule shall provide for the provision of full municipal services to the Annexed Area no later than four and one-half years after the effective date of the annexation.

[Signatures begin on following page.]

EXHIBIT D

IN WITNESS WHEREOF, the Parties have duly executed this Service Plan on the dates indicated below to be effective as of the Effective Date.

CITY OF McKinney

By: _____

PAUL G. GRIMES
City Manager

Date Signed: _____

ATTEST:

EMPRESS DRANE
City Secretary
JOSHUA STEVENSON
Deputy City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

KV Land Developments LLC,
a Texas limited partnership

By: _____

Balakrishna Voruganti, Manager

Date Signed: _____

Advent Garden LLC,
a Texas limited partnership

By: _____

Leo Yruegas, Manager

Date Signed: _____