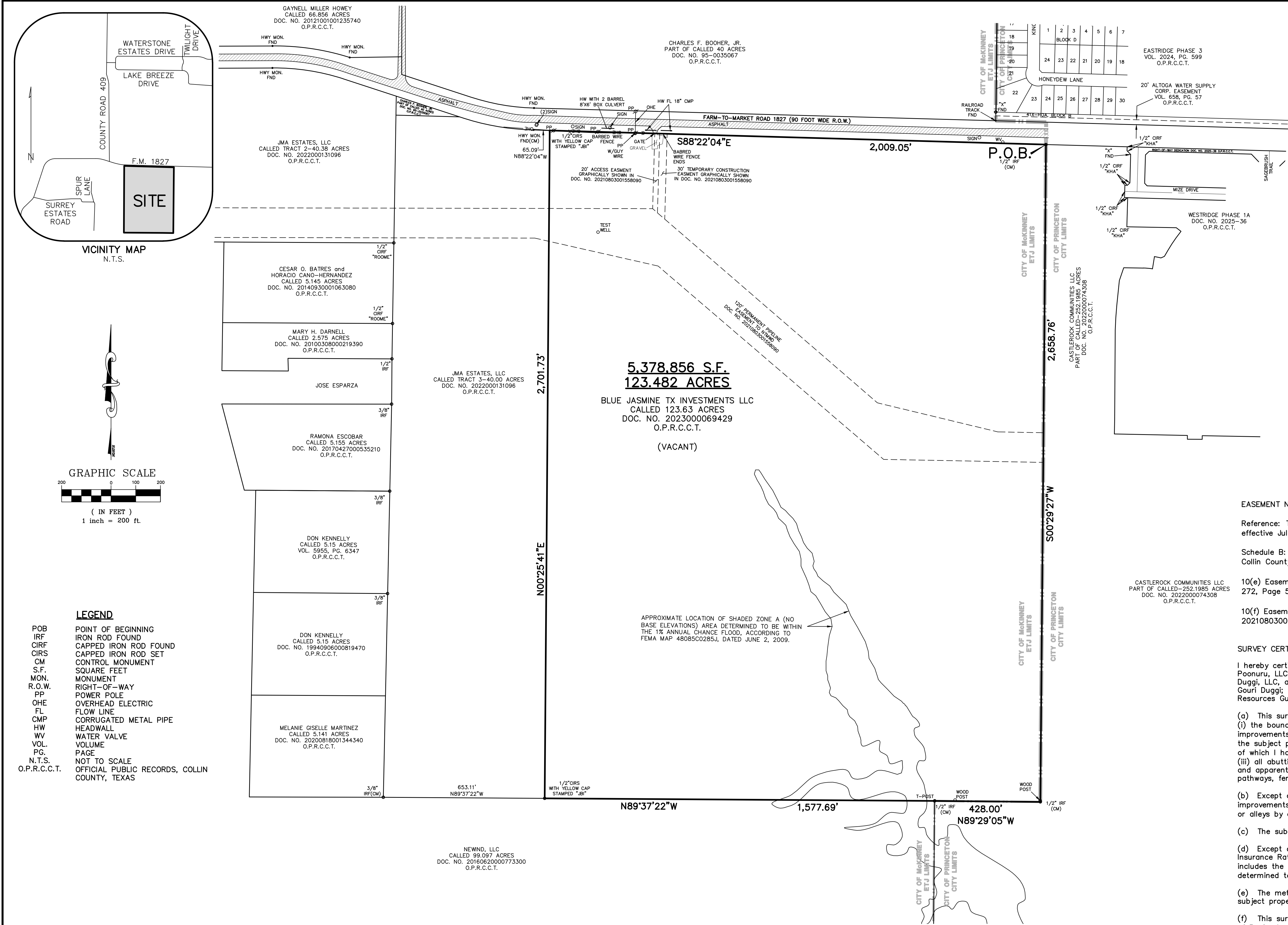


EXHIBIT A



LEGAL DESCRIPTION
(123.482 ACRES)

BEING a parcel of land located in the City of McKinney ETJ, Collin County, Texas, a part of the Thomas A. Rhodes Survey, Abstract Number 741, and being all of that called 123.63 acre tract of land described in deed to Blue Jasmine TX Investments, LLC as recorded in Document Number 2023000069429, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod found at the northeast corner of said 123.63 acre tract, said point being the northwest corner of that called 252.1985 acre tract described in deed to Castlerock Communities LLC as recorded in Document Number 2022000074308, Official Public Records of Collin County, said point also being in the south right-of-way line of Farm-To-Market Road (FM) 1827;

THENCE along the common line of said 123.63 acre tract and said 252.1985 acre tract as follows: South 00 degrees 29 minutes 27 seconds West, 2,658.76 feet to a one-half inch iron rod found at the southeast corner of said 123.63 acre tract;
North 89 degrees 29 minutes 05 seconds West, 428.00 feet to a one-half inch iron rod found for corner, said point being the northeast corner of that called 99.097 acre tract of land described in deed to Newind, LLC as recorded in Document Number 20160620000773300, Official Public Records of Collin County, Texas;

THENCE North 89 degrees 37 minutes 22 seconds West, 1,577.69 feet along the common line of said 123.63 acre tract and said 99.097 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the southwest corner of said 123.63 acre tract, said point being the southeast corner of that called Tract 3-40.00 acre tract of land described in deed to JMA Estates, LLC as recorded in Document Number 2022000131096, Official Public Records of Collin County, Texas, from which said set point bears North 89 degrees 37 minutes 22 seconds West, 653.11 feet to a three-eighths inch iron rod found at the southwest corner of said Tract 3-40.00 acre tract, said point also being the southeast corner of that called 5.141 acre tract of land described in deed to Melanie Giselle Martinez as recorded in Document Number 20200818001344340, Official Public Records of Collin County, Texas;

THENCE North 00 degrees 25 minutes 41 seconds East, 2,701.73 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the northwest corner of said 123.63 acre tract, said point being the northeast corner of said Tract 3-40.00 acre tract, said point also being in the south right-of-way line of Farm-To-Market Road (FM) 1827, from which said set point bears North 88 degrees 22 minutes 04 seconds West, 65.09 feet to a Highway Monument found for corner in the north line of said Tract 3-40.00 acre tract;

THENCE South 88 degrees 22 minutes 04 seconds East, 2,009.05 feet along the north line of said 123.63 acre tract and the south right-of-way line of Farm-To-Market Road (FM) 1827 to the POINT OF BEGINNING and containing 5,378,856 square feet or 123.482 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

EASEMENT NOTES:

Reference: Title Resources Guaranty Company Commitment for Title Insurance, dated effective July 20, 2025 and issued July 24, 2025 under GF No. 580-257500579

Schedule B: Note all documents listed are recorded in the Official Public Records of Collin County, Texas unless otherwise noted.

10(e) Easement to American Telephone and Telegraph Company recorded in Volume 272, Page 532 is too vague to locate.

10(f) Easement to North Texas Municipal Water District recorded in Document Number 20210803001558090 does affect the Subject Tract as shown on the survey.

SURVEY CERTIFICATION

I hereby certify to: D.R. Horton - Texas, Ltd.; Patel And Patel, LLC, a Texas limited liability company; Poonuru, LLC, a Texas limited liability company; Bade, LLC, a Texas limited liability company; Duggi, LLC, a Texas limited liability company; Kuthuru, LLC, a Texas limited liability company; Gauri Duggi; Blue Jasmine TX Investments LLC, a Texas limited liability company; DHI Title Agency and Title Resources Guaranty Company as follows:

(a) This survey was made on the ground as per the field notes shown on this survey and correctly shows (i) the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon (if any) and the distance therefrom to the nearest facing exterior property lines of the subject property, (ii) the location of all rights-of-way, easements and any other matters of record (or of which I have knowledge or have been advised, whether or not of record) affecting the subject property, (iii) all abutting dedicated public streets providing access to the subject property, and (iv) all other visible and apparent items on the subject property including, but not limited to, all creeks, waterways, roads, pathways, fences, power poles, overhanging wires and railroad tracks;

(b) Except as shown on this survey, there are no (i) encroachments upon the subject property by improvements on easements or adjacent property; (ii) protrusions onto adjacent property, easements, streets or alleys by any improvements on the subject property; (iii) party walls; or (iv) boundary line conflicts;

(c) The subject property has frontage to Farm-To-Market Road 1827 as shown on this survey;

(d) Except as shown on this survey, according to the Federal Emergency Management Agency Flood Insurance Rate Map, Denton County, Texas, Community Panel No. 48085C0285J, dated June 2, 2009, which includes the subject property, all of the subject property shown hereon lies within "Zone X" (areas determined to be outside the 500-year flood plain);

(e) The metes and bounds description contained on this survey is correct and the record description of the subject property forms a mathematically closed figure; and

(f) This survey was made in accordance with and satisfies the requirements of the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey (1999 Revised Ninth Edition), and conforms to the current standards promulgated by the Texas Board of Professional Land Surveying.

Mark W. Harp, Registered Professional Land Surveyor,
Texas Registration No. 6425
Date of Map: July 28, 2025.



6.			
5.			
4.			
3.	revised survey certification and easement notes date	mwh	07/28/2025
2.	revised survey added improvements	mwh	06/03/2025
1.	revised survey certification and added two easements graphically shown in Doc. No. 20210803001558090	mwh	05/27/2025
NO.	REVISION	BY	DATE

JBIPARTNERS

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

123.482 ACRE LAND TITLE SURVEY		PROJECT NO.
THOMAS A. RHODES SURVEY - ABSTRACT 741		H0E350
		SHEET NO.
		1 OF 1
		DATE
		MAY 21, 2025
City of McKinney ETJ, Collin County, Texas		

EXHIBIT B

LEGAL DESCRIPTION
(123.482 ACRES)

BEING a parcel of land located in the City of McKinney ETJ, Collin County, Texas, a part of the Thomas A. Rhodes Survey, Abstract Number 741, and being all of that called 123.63 acre tract of land described in deed to Blue Jasmine TX Investments, LLC as recorded in Document Number 2023000069429, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod found at the northeast corner of said 123.63 acre tract, said point being the northwest corner of that called 252.1985 acre tract described in deed to Castlerock Communities LLC as recorded in Document Number 2022000074308, Official Public Records of Collin County, said point also being in the south right-of-way line of Farm-To-Market Road (FM) 1827;

THENCE along the common line of said 123.63 acre tract and said 252.1985 acre tract as follows:

South 00 degrees 29 minutes 27 seconds West, 2,658.76 feet to a one-half inch iron rod found at the southeast corner of said 123.63 acre tract;

North 89 degrees 29 minutes 05 seconds West, 428.00 feet to a one-half inch iron rod found for corner, said point being the northeast corner of that called 99.097 acre tract of land described in deed to Newind, LLC as recorded in Document Number 20160620000773300, Official Public Records of Collin County, Texas;

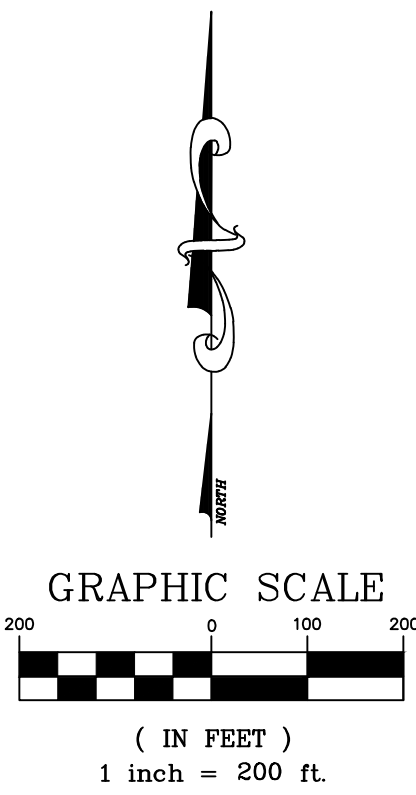
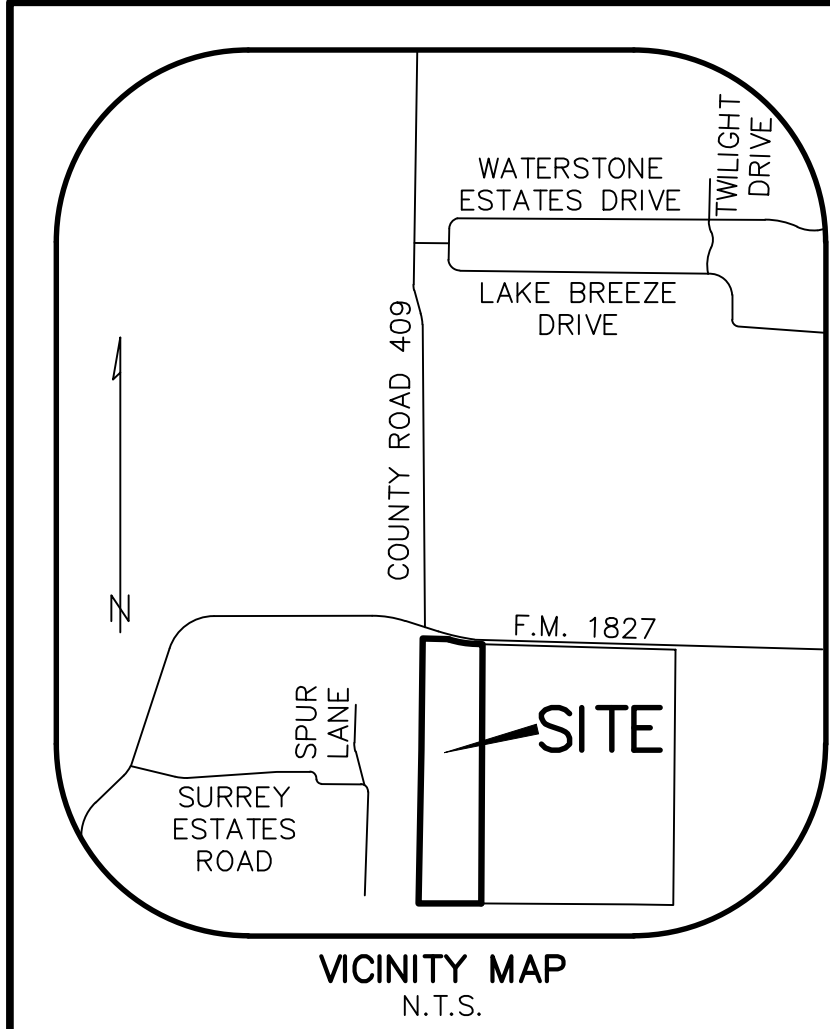
THENCE North 89 degrees 37 minutes 22 seconds West, 1,577.69 feet along the common line of said 123.63 acre tract and said 99.097 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the southwest corner of said 123.63 acre tract, said point being the southeast corner of that called Tract 3-40.00 acre tract of land described in deed to JMA Estates, LLC as recorded in Document Number 2022000131096, Official Public Records of Collin County, Texas, from which said set point bears North 89 degrees 37 minutes 22 seconds West, 653.11 feet to a three-eighths inch iron rod found at the southwest corner of said Tract 3-40.00 acre tract, said point also being the southeast corner of that called 5.141 acre tract of land described in deed to Melanie Giselle Martinez as recorded in Document Number 20200818001344340, Official Public Records of Collin County, Texas;

THENCE North 00 degrees 25 minutes 41 seconds East, 2,701.73 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the northwest corner of said 123.63 acre tract, said point being the northeast corner of said Tract 3-40.00 acre tract, said point also being in the south right-of-way line of Farm-To-Market Road (FM) 1827, from which said set point bears North 88 degrees 22 minutes 04 seconds West, 65.09 feet to a Highway Monument found for corner in the north line of said Tract 3-40.00 acre tract;

THENCE South 88 degrees 22 minutes 04 seconds East, 2,009.05 feet along the north line of said 123.63 acre tract and the south right-of-way line of Farm-To-Market Road (FM) 1827 to the POINT OF BEGINNING and containing 5,378,856 square feet or 123.482 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

EXHIBIT C

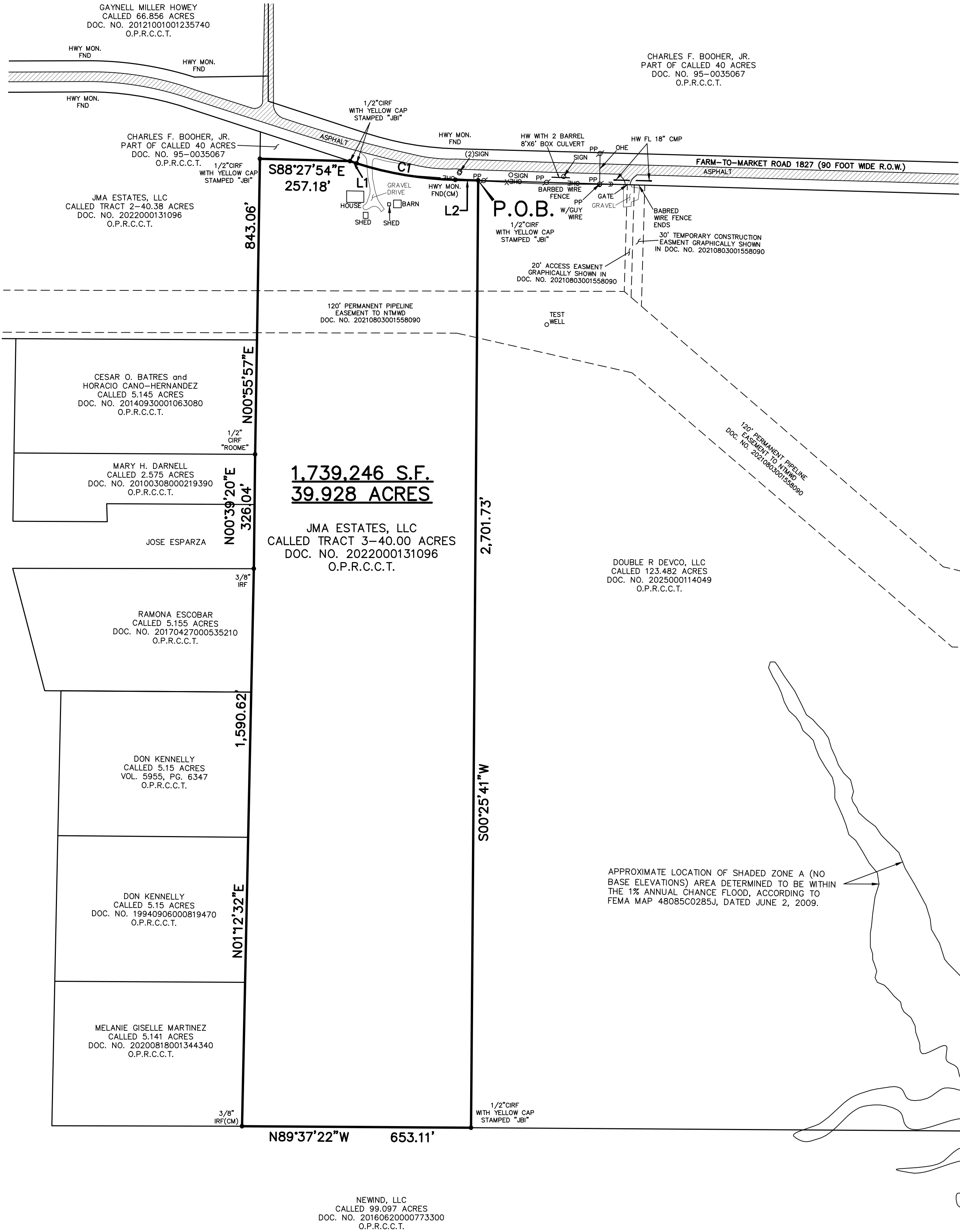


LEGEND

POB POINT OF BEGINNING
IRF IRON ROD FOUND
CIRF CAPPED IRON ROD FOUND
CIRS CAPPED IRON ROD SET
CM CONTROL MONUMENT
S.F. SQUARE FEET
MON. MONUMENT
R.O.W. RIGHT-OF-WAY
PP POWER POLE
OHE OVERHEAD ELECTRIC
FL FLOW LINE
CMP CORRUGATED METAL PIPE
HW HEADWALL
WV WATER VALVE
VOL. VOLUME
PG. PAGE
N.T.S. NOT TO SCALE
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

LINE TABLE		
NO.	BEARING	LENGTH
L1	S71°53'47"E	19.77'
L2	S88°22'04"E	65.09'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	286.20'	016°23'53"	1000.00'	144.08'	S80°31'07"E	285.22'



LEGAL DESCRIPTION
(39.928 ACRES)

BEING a parcel of land located in the City of McKinney ETJ, Collin County, Texas, a part of the Thomas A. Rhodes Survey, Abstract Number 741, and being all of that called Tract 3-40.00 acre tract of land described in a deed to JMA ESTATES, LLC, as recorded in Document Number 2022000131096, Official Public Records of Collin County, Texas (O.P.R.C.C.T.) and being further described as follows:

BEGINNING at a one-half inch iron rod found at the northeast corner of said Tract 3-40.00 acre tract, said point being the northwest corner of that called 123.482 acre tract of land described in a deed to DOUBLE R DEVCO, LLC as recorded in Document Number 2025000114049, O.P.R.C.C.T., said point also being in the south right-of-way line of Farm-To-Market Road (FM) 1827;

THENCE South 00 degrees 25 minutes 41 seconds West, 2,701.73 feet along the common line of said Tract 3-40.00 acre tract and said 123.482 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" found at the southeast corner of said 40.00 acre tract, said point being the southwest corner of said 123.482 acre tract, said point also being in the north line of that called 99.097 acre tract of land described in a deed to Nwind, LLC as recorded in Document Number 20160620000773300, O.P.R.C.C.T.;

THENCE North 89 degrees 37 minutes 22 seconds West, 653.11 feet along the common line of said Tract 3-40.00 acre tract and said 99.097 acre tract to a three-eighths inch iron rod found at the southwest corner of said Tract 3-40.00 acre tract, said point being the southeast corner of that called 5.141 acre tract of land described in a deed to Melani Giselle Martinez, as recorded in Document Number 20200818001344340, O.P.R.C.C.T.;

THENCE along the west line of said Tract 3-40.00 acre tract as follows:

North 01 degrees 12 minutes 32 seconds East, 1,590.62 feet to a three-eighths inch iron rod found at the Northeast corner of that called 5.155 acre tract of land described in a deed to Ramona Escobar, as recorded in Document Number 20170427000535210, O.P.R.C.C.T.;

North 00 degrees 39 minutes 20 seconds East, 326.04 feet to a one-half inch iron rod with cap stamped "ROOME" found at the northeast corner of that called 2.575 acre tract of land described in a deed to Mary H. Darnell, as recorded in Document Number 20100308000219390, O.P.R.C.C.T., said point being the southeast corner of that called 5.145 acre tract of land described in a deed to Cesar O. Bartes and Horacio Cano-Hernandez, as recorded in Document Number 20140930001063080, O.P.R.C.C.T.;

North 00 degrees 55 minutes 57 seconds East, 843.06 feet to a one-half inch iron rod with yellow cap stamped "JBI" set at the northwest corner of said Tract 3-40.00 acre tract of land;

THENCE South 88 degrees 27 minutes 54 seconds East, 257.18 feet along the north line of said Tract 3-40.00 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" set in the south right-of-way line of said Farm-To-Market Road (FM) 1827;

THENCE along the north line of said Tract 3-40.00 acre tract and along the south right-of-way line of said Farm-To-Market Road (FM) 1827 as follows:

South 71 degrees 53 minutes 47 seconds East, 19.77 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
Southeasterly, 286.20 feet along a curve to the left, having a central angle of 16 degrees 23 minutes 53 seconds, a radius of 1,000.00 feet, a tangent of 144.08 feet and whose chord bears South 80 degrees 31 minutes 07 seconds East, 285.22 feet to a Highway Monument Found for corner;
South 88 degrees 22 minutes 04 seconds East, 65.09 feet to the POINT OF BEGINNING and containing 1,739,246 square feet or 39.928 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

EASEMENT NOTES:

Reference: Old Republic National Title Insurance Company Commitment for Title Insurance dated effective December 07, 2025, and issued December 11, 2025, under GF No. 580-257502263.

Schedule B: Note all documents listed are recorded in the Official Public Records of Collin County, Texas unless otherwise noted.

10(c) Easement to American Telephone & Telegraph Company recorded in Volume 272, Page 532 is blanket. (Subject to blanket)

10(d) Easement to American Telephone & Telegraph Company recorded in Volume 272, Page 537 is blanket. (Subject to blanket)

10(e) Easement to North Texas Municipal Water District recorded in Document Number 20210803001558090 does affect Subject Tract as shown on the survey.

10(f) Subject Tract is not a part of that tract of land described in Ordinance No. 2023-09-11-04 and recorded in Document Number 202300105481.

10(g) Lease for coal, ignite, oil, gas or other minerals recorded in Volume 432, Page 128. (This is not a survey matter)

10(h) Lease for coal, ignite, oil, gas or other minerals recorded in Volume 1422, Page 168. (This is not a survey matter)

SURVEY CERTIFICATION

I hereby certify to: D.R. Horton-Texas, Ltd. a Texas Limited Partnership; JMA Estates, LLC, a Texas limited liability company; Old Republic National Title Insurance Company; DHI Title Agency and Title Resources Guaranty Company as follows:

(a) This survey was made on the ground as per the field notes shown on this survey and correctly shows (i) the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon (if any) and the distance therefrom to the nearest facing exterior property lines of the subject property; (ii) the location of all rights-of-way, easements and any other matters of record (or of which I have knowledge or have been advised, whether or not of record) affecting the subject property; (iii) all abutting dedicated public streets providing access to the subject property; and (iv) all other visible and apparent items on the subject property including, but not limited to, all creeks, waterways, roads, pathways, fences, power poles, overhanging wires and railroad tracks;

(b) Except as shown on this survey, there are no (i) encroachments upon the subject property by improvements on easements or adjacent property; (ii) protrusions onto adjacent property, easements, streets or alleys by any improvements on the subject property; (iii) party walls; or (iv) boundary line conflicts;

(c) The subject property has frontage to Farm-To-Market Road 1827 as shown on this survey;

(d) According to the Federal Emergency Management Agency Flood Insurance Rate Map, Denton County, Texas, Community Panel No. 48085C0285J, dated June 2, 2009, which includes the subject property, all of the subject property shown hereon lies within "Zone X" (areas determined to be outside the 500-year flood plain);

(e) The metes and bounds description contained on this survey is correct and the record description of the subject property forms a mathematically closed figure; and

(f) This survey was made in accordance with and satisfies the requirements of the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey (1999 Revised Ninth Edition), and conforms to the current standards promulgated by the Texas Board of Professional Land Surveying.

Mark W. Harp, Registered Professional Land Surveyor,
Texas Registration No. 6425
Date of Map: December 15, 2025.



6.			
5.			
4.			
3.			
2.			
1.			
NO.	REVISION	BY	DATE

JBIPARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

39.928 ACRE LAND TITLE SURVEY		PROJECT NO.
THOMAS A. RHODES SURVEY - ABSTRACT 741		HOE350
		SHEET NO.
		1 OF 1
		DATE
		December 15, 2025
City of McKinney ETJ, Collin County, Texas		

EXHIBIT D

LEGAL DESCRIPTION
(39.928 ACRES)

BEING a parcel of land located in the City of McKinney ETJ, Collin County, Texas, a part of the Thomas A. Rhodes Survey, Abstract Number 741, and being all of that called Tract 3-40.00 acre tract of land described in a deed to JMA ESTATES, LLC, as recorded in Document Number 2022000131096, Official Public Records of Collin County, Texas (O.P.R.C.C.T.) and being further described as follows:

BEGINNING at a one-half inch iron rod found at the northeast corner of said Tract 3-40.00 acre tract, said point being the northwest corner of that called 123.482 acre tract of land described in a deed to DOUBLE R DEVCO, LLC as recorded in Document Number 2025000114049, O.P.R.C.C.T., said point also being in the south right-of-way line of Farm-To-Market Road (FM) 1827;

THENCE South 00 degrees 25 minutes 41 seconds West, 2,701.73 feet along the common line of said Tract 3-40.00 acre tract and said 123.482 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" found at the southeast corner of said 40.00 acre tract, said point being the southwest corner of said 123.482 acre tract, said point also being in the north line of that called 99.097 acre tract of land described in a deed to Newind, LLC as recorded in Document Number 20160620000773300, O.P.R.C.C.T.;

THENCE North 89 degrees 37 minutes 22 seconds West, 653.11 feet along the common line of said Tract 3-40.00 acre tract and said 99.097 acre tract to a three-eighths inch iron rod found at the southwest corner of said Tract 3-40.00 acre tract, said point being the southeast corner of that called 5.141 acre tract of land described in a deed to Melani Giselle Martinez, as recorded in Document Number 20200818001344340, O.P.R.C.C.T.;

THENCE along the west line of said Tract 3-40.00 acre tract as follows:

North 01 degrees 12 minutes 32 seconds East, 1,590.62 feet to a three-eighths inch iron rod found at the Northeast corner of that called 5.155 acre tract of land described in a deed to Ramona Escobar, as recorded in Document Number 20170427000535210, O.P.R.C.C.T.;

North 00 degrees 39 minutes 20 seconds East, 326.04 feet to a one-half inch iron rod with cap stamped "ROOME" found at the northeast corner of that called 2.575 acre tract of land described in a deed to Mary H. Darnell, as recorded in Document Number 20100308000219390, O.P.R.C.C.T., said point being the southeast corner of that called 5.145 acre tract of land described in a deed to Cesar O. Bartes and Horacio Cano-Hernandez, as recorded in Document Number 20140930001063080, O.P.R.C.C.T.;

North 00 degrees 55 minutes 57 seconds East, 843.06 feet to a one-half inch iron rod with yellow cap stamped "JBI" set at the northwest corner of said Tract 3-40.00 acre tract of land;

THENCE South 88 degrees 27 minutes 54 seconds East, 257.18 feet along the north line of said Tract 3-40.00 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" set in the south right-of-way line of said Farm-To-Market Road (FM) 1827;

THENCE along the north line of said Tract 3-40.00 acre tract and along the south right-of-way line of said Farm-To-Market Road (FM) 1827 as follows:

South 71 degrees 53 minutes 47 seconds East, 19.77 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

Southeasterly, 286.20 feet along a curve to the left, having a central angle of 16 degrees 23 minutes 53 seconds, a radius of 1,000.00 feet, a tangent of 144.08 feet and whose chord bears South 80 degrees 31 minutes 07 seconds East, 285.22 feet to a Highway Monument Found for corner;

South 88 degrees 22 minutes 04 seconds East, 65.09 feet to the POINT OF BEGINNING and containing 1,739,246 square feet or 39.928 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.