

EXHIBIT A

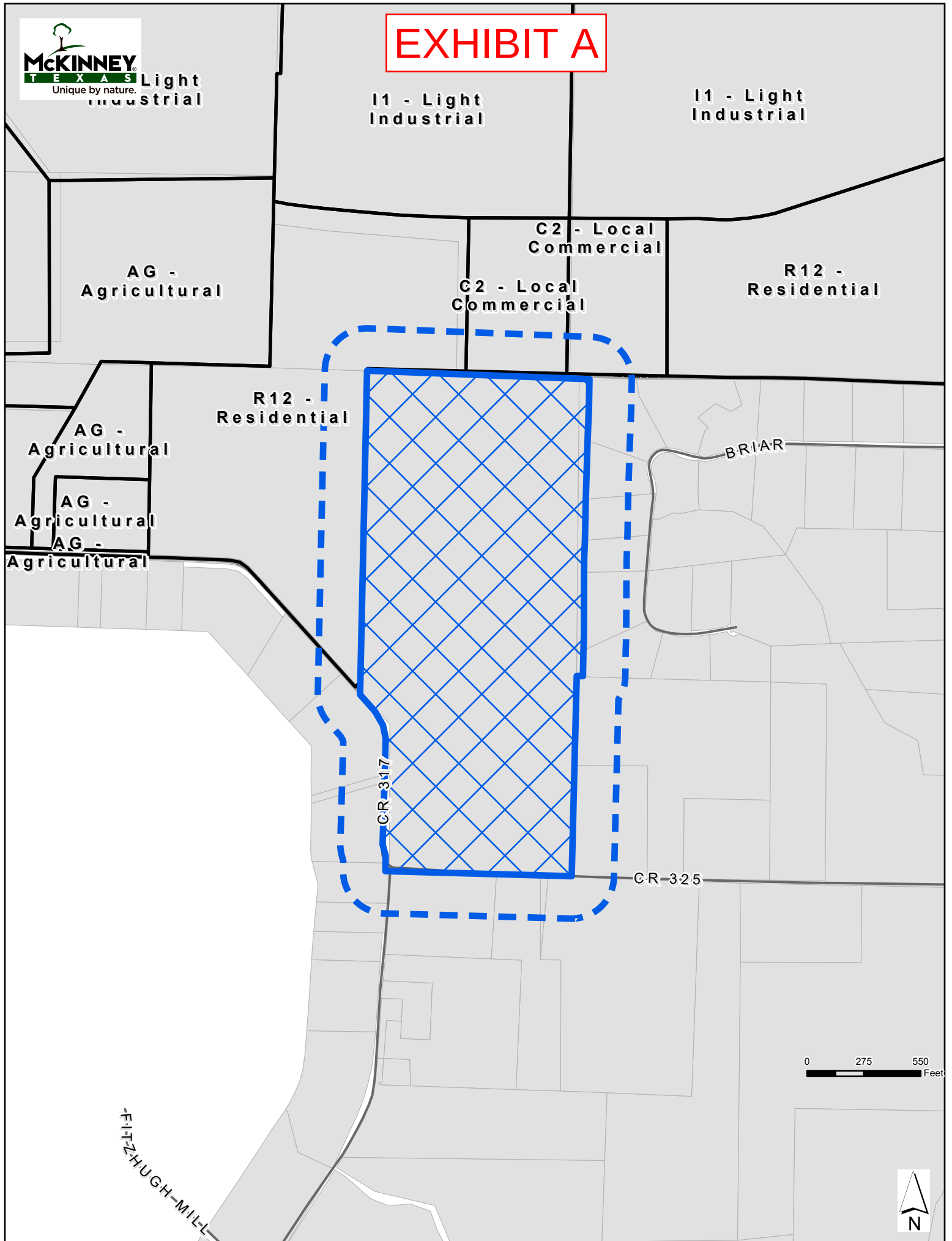


EXHIBIT B

LEGAL DESCRIPTION

BEING a tract of land situated in the Calvin Boles Survey, Abstract No. 28, City of McKinney Extraterritorial Jurisdiction, Collin County, Texas, being all of Tract 1 and Tract 2 of land to FAIRVW56 GROUP LLC, XFOLD Investments LLC, and Texas Investments LLC as described in Warranty Deed with Vendor's Lien recorded in County Clerk's File No. 20211008002070120 of the Official Public Records, Collin County, Texas; said 56.600 acre tract having a bearing basis of Grid North, Texas State Plane Coordinates, North Central Zone 4202, North American Datum of 1983 (NAD83(2011), EPOCH Date 2010.00), with the subject tract being more particularly described as follows:

BEGINNING at a MAG NAIL with shiner stamped "SPIARS ENG" set for the southwest corner of said Tract 1, said corner being on the common north line of a called 2.325 acre tract of land to Adam Traczek and Katy Traczek as described in Warranty Deed with Vendor's Lien recorded in County Clerk's File No. 20150519000581960 of said Official Public Records, said corner being over and across a called 5.50 acre tract of land to James Houston Akin and Miho Sata Akin as described in Warranty Deed recorded in 2023000078039 of said Official Public Records, and said corner being at the approximate intersection of C.R. 325 (a generally recognized right-of-way) and C.R. 317 (a generally recognized right-of-way), from which a spike found bears N 01°11'57" E, a distance of 715.28 feet ;

THENCE, generally along and with the approximate center of said C.R. 317 the following courses and distances:

N 01°13'59" E, departing said north line, passing the north line of said 5.50 acre Akin tract, same being the common south line of a called 5.50 acre tract of land to Brandon Scott Bush and Alicia Renee Bush as described in Warranty Deed with Vendor's Lien recorded in County Clerk's File No. 2024000082658 of said Official Public Records, and over and across said 5.50 acre Bush tract, continuing in all a total distance of 73.66 feet to a MAG NAIL with shiner stamped "SPIARS ENG" set for corner on the northeast line of said 5.50 acre Bush tract;

N 15°07'21" W, along and with said northeast line, a distance of 57.55 feet to a MAG NAIL with shiner stamped "SPIARS ENG" set for a reentrant corner of said 5.50 acre tract;

N 01°44'05" E, along and with the east line of said 5.50 acre tract, a distance of 296.35 feet to a MAG NAIL found for the north corner of said 5.50 acre tract, said corner being the southeast corner of a called 6.018 acre tract of land to Brandon Bush and Alicia Bush as described in Warranty Deed recorded in County Clerk's File No. 2023000067257 of said Official Public Records;

N 01°27'08" E, along and with the east line of said 6.018 acre tract, a distance of 36.26 feet to a MAG NAIL found for the northwest corner of said 6.018 acre tract, said corner being the southeast corner of a called 5.00 acre tract of land to Michael Harmond and wife, Dee Harmond as described in General Warranty Deed with Vendor's Lien recorded in 2022000081253 of said official Public Records;

N 01°36'23" E, along and with the east line of said 5.00 acre tract, a distance of 181.11 feet to a MAG NAIL with shiner stamped "SPIARS ENG" set for the most easterly northeast corner of said 5.00 acre tract;

N 11°53'19" W, along and with a northeast line of said 5.00 acre tract, a distance of 65.74 feet to a MAG NAIL with shiner stamped "SPIARS ENG" set for corner;

N 29°51'51" W, along and with a northeast line of said 5.00 acre tract, a distance of 75.50 feet to a MAG NAIL with shiner stamped "SPIARS ENG" set for corner;

N 41°32'30" W, along and with the most northerly northeast line of said 5.00 acre tract, a distance of 109.83 feet to a MAG NAIL with shiner stamped "SPIARS ENG" set for corner, from which a 1/2-inch iron rod found for the north corner of said 5.00 acre tract bears N 41°32'30" W, a distance of 131.27 feet;

THENCE, N 01°14'49" E, departing said northeast line, and over and across said C.R. 317, to the west line of said 55.397 acre tract, along and with said west line, same being the common southerly east line of a called 40.782 acre tract of land to Locke Ranch Lot Dev LLC as described in Special Warranty Deed recorded in County Clerk's File No. 2025000026570 of said Official Public Records, passing at a distance of 49.14 feet a 5/8-inch iron rod with orange plastic cap stamped "5256" found, and generally along a barbed-wire fence, continuing in all a total distance of 1,568.89 feet to a point for the northwest corner of said 55.397 acre tract, said corner being a reentrant corner of said 40.782 acre tract, from which a 3/8-inch iron rod found bears N 18°38'39" W, a distance of 0.56 feet;

THENCE, S 87°47'55" E, along and with the north line of said 55.397 acre tract, and generally along a barbed-wire fence line, same being the most easterly common south line of said 40.782 acre tract, departing said fence line, along the common south line of a remainder of a called 100.704 acre tract of land to Sweetbrush 10 LLC as described in General Warranty Deed recorded in County Clerk's File No. 2025000026251 of said Official Public Records, passing at a distance of 994.14 feet a 5/8-inch iron rod with yellow cap stamped "5674" found for the southeast corner of said remainder tract, same being the most southerly southwest corner of a called 161.81 acre tract of land to Lowrey Crossing Limited Partnership as described in Warranty Deed recorded in Volume 5390, Page 69 of said Official Public Records, along the common south line of said 161.81 acre tract, passing at a distance of 1,045.77 feet a 5/8-inch iron rod with orange plastic cap stamped "5256" found for the northeast corner of said 55.397 acre tract, same being the northwest corner of said 0.927 acre tract, continuing along the north line of said 0.927 acre tract, same being the common south line of said 161.81 acre tract, and continuing in all a total distance of 1,077.17 feet to a 1/2-inch iron rod with yellow cap stamped "SPIARS ENG" set for the northeast corner of said 0.927 acre tract, said corner being the northwest corner of a called 2.591 acre tract of land to Richard Dale Hawkins and Kimberly Allison Hawkins as described in Warranty Deed with Vendor's Lien recorded in 20160929001312370 of said Official Public Records;

THENCE, departing said south line and along and with the east line of said 0.927 acre tract the following courses and distances:

S 00°54'34" W, along and with the common west line of said 2.591 acre tract, a distance of 135.91 feet to a 1/2-inch iron rod found for corner;

S 02°24'31" W, continuing along and with said common west line, a distance of 175.56 feet to a 1-inch pipe (crimped) found for the southwest corner of said 2.591 acre tract, said corner being the northwest corner of a called 1.501 acre tract of land to the Thompson Family Legacy Wealth Trust as described in General Warranty Deed recorded in 20150908001136060 of said Official Public Records;

S 01°43'04" W, along and with the common west line of said 1.501 acre tract, a distance of 229.28 feet to a 1/2-inch iron rod with yellow cap stamped "SPIARS ENG" set for corner;

S 01°24'56" W, continuing along and with said common west line, passing at a distance of 43.20 feet a 1-inch iron pipe found (crimped), continuing in all a total distance of 91.00 feet to a 1/2-inch iron rod with yellow cap stamped "SPIARS ENG" set for the southwest corner of said 1.501 acre tract, said corner being the northwest corner of a called 1.495 acre tract of land to Johns Revocable Trust as described in Special Warranty Deed recorded in 20210907001817800 of said Official Public Records;

S 01°07'39" W, along and with the common west line of said 1.495 acre tract of land, a distance of 151.09 feet to a 1-inch iron pipe found (crimped) for the southwest corner of said 1.495 acre tract, said corner being the northwest corner of a called 1.2212 acre tract of land to John C. Loewen and wife, Patricia Loewen as described in Warranty Deed recorded in Volume 2301, Page 756 of said Official Public Records;

S 02°20'22" W, along and with the common west line of said 1.2212 acre tract of land, a distance of 78.33 feet to a 1/2-inch iron rod with yellow cap stamped "SPIARS ENG" set for corner;

S 00°33'02" W, continuing along and with said common west line, distance of 75.64 feet to a 1-inch iron pipe found (crimped) for the southwest corner of said 1.2212 acre tract, said corner being the northwest corner of a called 2.154 acre tract of land to Daryl Ray Heussner and Sandi Nicole Heussner as described in Correction Instrument recorded in County Clerk's File No. 20210602001117570 of said Official Public Records;

S 00°12'32" W, along and with the common west line of said 2.154 acre tract, a distance of 302.62 feet to a 1/2-inch iron rod with yellow cap stamped "SPIARS ENG" set for corner;

S 02°04'28" W, continuing along and with said common west line, a distance of 73.83 feet to a 1-inch iron pipe found (crimped) for the southwest corner of said 2.154 acre tract, said corner being the northeast corner of a called 1.706 acre tract of land to Ferrell Lee Hunter Jr. and Angela Hunter as described in Warranty Deed with Vendor's Lien recorded in County Clerk's File No. 20171110001501230 of said Official Public Records;

S 00°51'56" W, along and with the common west line of said 1.706 acre tract, a distance of 125.11 feet to a 3/8-inch iron rod found for the southeast corner of said 0.927 acre tract of land, said corner being the southwest corner of said 1.706 acre tract, and said corner being on the north line of Tract III, a called 3.400 acre tract of land to Louis Alfred Gross as described in Correction Special Warranty Deed recorded in County Clerk's No. 2025000026686 of said Official Public Records;

THENCE, N 88°56'30" W, along the south line of said 0.927 acre tract, same being the north line of said 3.400 acre tract, passing at a distance of 22.38 feet a 1/2-inch iron rod with yellow cap stamped "PRECISE" which bears N 01°03'30" E, a distance of 0.47 feet, continuing in all a total distance of 30.43 feet to a 1/2-inch iron rod found for the southwest corner of said 0.927 acre tract of land, said corner being on the west line of said 55.397 acre tract of land, and said corner being the northwest corner of said 3.400 acre tract;

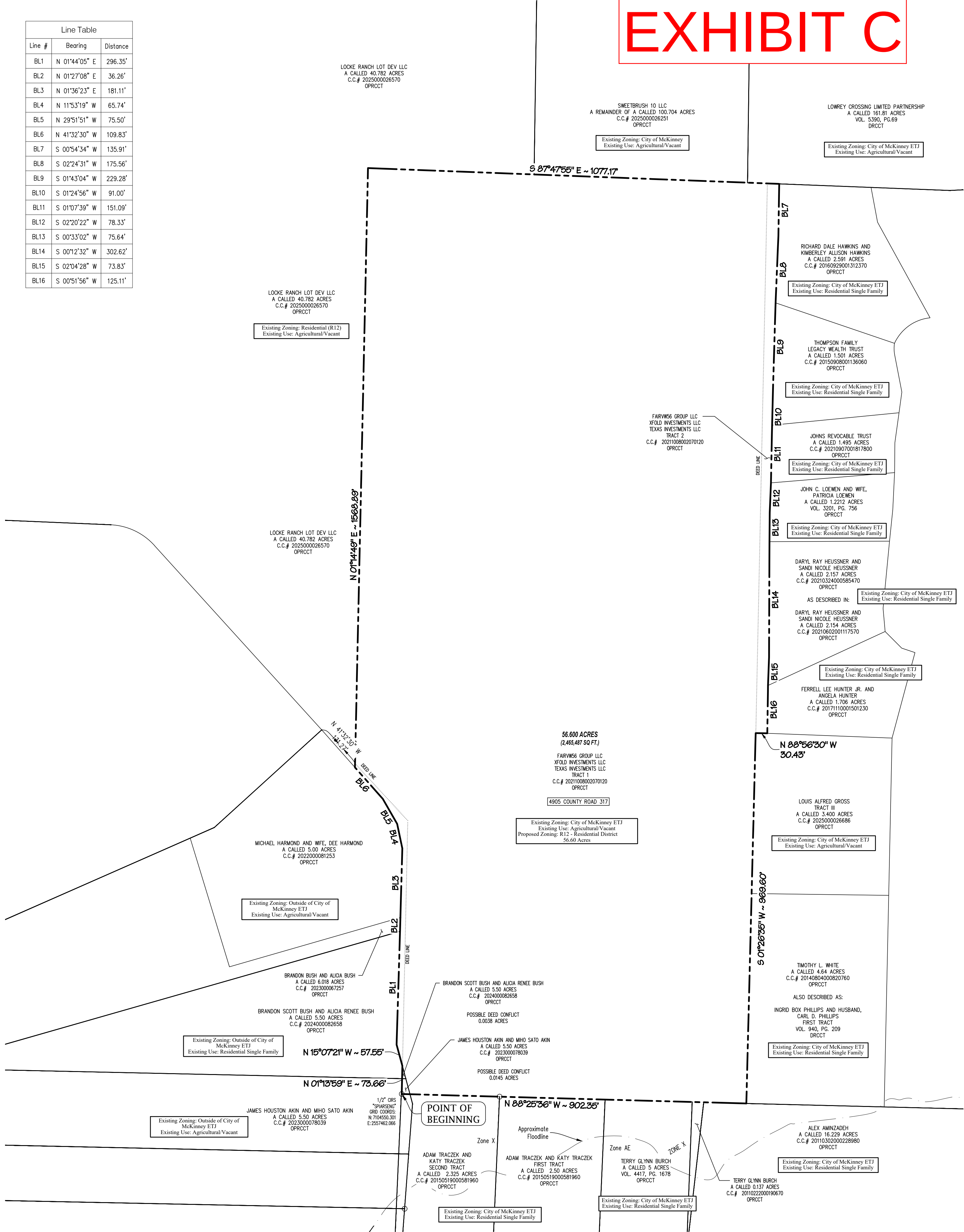
THENCE, S 01°26'35" W, along the east line of said 55.397 acre tract of land, same being the common west line of said 3.400 acre tract, and the west line of a called 4.64 acre tract of land to Timothy L. White as described in General Warranty Deed recorded in County Clerk's File No. 20140804000820760 of said Official Public Records, also described as First Tract to Ingrid Box Phillips and husband, Carl D. Phillips as described in Warranty Deed recorded in Volume 940, Page 209 of the Deed Records, Collin County, Texas, passing at a distance of 950.21 feet a 5/8-inch iron rod found, and continuing in all a total distance of 969.60 feet to a MAG NAIL with shiner stamped "SPIARS ENG" set for corner in aforementioned C.R. 325, said corner being on the north line of a called 16.229 acre tract of land to Alex Aminzadeh as described in Warranty Deed with Vendor's Lien recorded in County Clerk's File No. 20110302000228980 of said Official Public Records;

THENCE, N 88°25'36" W, along the south line of said 55.397 acre tract, same being the common north line of said 16.229 acre tract, along the common north line of a called 0.137 acre tract of land to Terry Glynn Burch as described in Deed (Without Warranty) recorded in County Clerk's File No. 20110222000190670 of said Official Public Records, along the common north line of a called 5 acres to Terry Glynn Burch as described in General Warranty Deed recorded in Volume 4417, Page 1678 of said Official Public Records, along the common north line of First Tract, a called 2.50 acre tract of land to Adam Traczek and Katy Traczek as described in said Warranty Deed with Vendor's Lien, and continuing along the common north line of said Second Tract, continuing in all a total distance of 902.35 feet to the POINT OF BEGINNING with the subject tract containing 2,465,486 square feet or 56.600 acres of land more or less.

Drawing: C:\2025\085\25-189-05-317 McKinney 56 Acres CAD\Exhibit\Zoning & Annexation\Annexation Exhibit\Map Saved By: Khaser Date: 6/10/2026 11:43 AM
Printed by: Khaser Plot Date: 6/10/2026 11:43 AM
Scale: 1" = 150'

Line Table		
Line #	Bearing	Distance
BL1	N 01°44'05" E	296.35'
BL2	N 01°27'08" E	36.26'
BL3	N 01°36'23" E	181.11'
BL4	N 11°53'19" W	65.74'
BL5	N 29°51'51" W	75.50'
BL6	N 41°32'30" W	109.83'
BL7	S 00°54'34" W	135.91'
BL8	S 02°24'31" W	175.56'
BL9	S 01°43'04" W	229.28'
BL10	S 01°24'56" W	91.00'
BL11	S 01°07'39" W	151.09'
BL12	S 02°20'22" W	78.33'
BL13	S 00°33'02" W	75.64'
BL14	S 00°12'32" W	302.62'
BL15	S 02°04'28" W	73.83'
BL16	S 00°51'56" W	125.11'

EXHIBIT C



LEGAL DESCRIPTION

BEING a tract of land situated in the Calvin Boles Survey, Abstract No. 28, City of McKinney Extraterritorial Jurisdiction, Collin County, Texas, being all of Tract 1 and Tract 2 of land to FAIRVW56 GROUP LLC, XFOLD Investments LLC, and Texas Investments LLC as described in Warranty Deed with Vendor's Lien recorded in County Clerk's File No. 20211008002070120 of the Official Public Records, Collin County, Texas; said 56.600 acre tract having a bearing basis of Grid North, Texas State Plane Coordinate, North Central Zone 4202, North American Datum of 1983 (NAD83(2011), EPOCH Date 2010.00), with the subject tract being more particularly described as follows:

BEGINNING at a MAG NAIL with shiner stamped "SPIARS ENG" set for the southwest corner of said Tract 1, said corner being on the common north line of a called 2.325 acre tract of land to Adam Traczek and Katy Traczek as described in Warranty Deed with Vendor's Lien recorded in County Clerk's File No. 20150519000581960 of said Official Public Records, said corner being over and across a called 5.50 acre tract of land to James Houston Akin and Miho Sata Akin as described in Warranty Deed recorded in 2023000078039 of said Official Public Records, and said corner being at the approximate intersection of C.R. 325 (a generally recognized right-of-way) and C.R. 317 (a generally recognized right-of-way), from which a spike found bears N 01°11'57" E, a distance of 715.28 feet ;

THENCE, generally along and with the approximate center of said C.R. 317 the following courses and distances:

N 01°13'59" E, departing said north line, passing the north line of said 5.50 acre Akin tract, same being the common south line of a called 5.50 acre tract of land to Brandon Scott Bush and Alicia Renee Bush as described in Warranty Deed with Vendor's Lien recorded in County Clerk's File No. 2024000082658 of said Official Public Records, and over and across said 5.50 acre Bush tract, continuing in all a total distance of 73.66 feet to a MAG NAIL with shiner stamped "SPIARS ENG" set for corner on the northeast line of said 5.50 acre Bush tract;

N 15°07'21" W, along and with said northeast line, a distance of 57.55 feet to a MAG NAIL with shiner stamped "SPIARS ENG" set for a reentrant corner of said 5.50 acre tract;

N 01°44'05" E, along and with the east line of said 5.50 acre tract, a distance of 296.35 feet to a MAG NAIL found for the north corner of said 5.50 acre tract, said corner being the southeast corner of a called 6.018 acre tract of land to Brandon Bush and Alicia Bush as described in Warranty Deed recorded in County Clerk's File No. 2023000067257 of said Official Public Records;

N 01°27'08" E, along and with the east line of said 6.018 acre tract, a distance of 36.26 feet to a MAG NAIL found for the northwest corner of said 6.018 acre tract, said corner being the southeast corner of a called 5.00 acre tract of land to Michael Harmond and wife, Dee Harmond as described in General Warranty Deed with Vendor's Lien recorded in 2022000081253 of said official Public Records;

N 01°36'23" E, along and with the east line of said 5.00 acre tract, a distance of 181.11 feet to a MAG NAIL with shiner stamped "SPIARS ENG" set for the most easterly northeast corner of said 5.00 acre tract;

N 11°53'19" W, along and with a northeast line of said 5.00 acre tract, a distance of 65.74 feet to a MAG NAIL with shiner stamped "SPIARS ENG" set for corner;

N 29°51'51" W, along and with a northeast line of said 5.00 acre tract, a distance of 75.50 feet to a MAG NAIL with shiner stamped "SPIARS ENG" set for corner;

N 41°32'30" W, along and with the most northerly northeast line of said 5.00 acre tract, a distance of 109.83 feet to a MAG NAIL with shiner stamped "SPIARS ENG" set for corner, from which a 1/2-inch iron rod found for the north corner of said 5.00 acre tract bears N 41°32'30" W, a distance of 131.27 feet;

THENCE, N 01°14'49" E, departing said northeast line, and over and across said C.R. 317, to the west line of said 55.397 acre tract, along and with said west line, same being the common southerly east line of a called 40.782 acre tract of land to Locke Ranch Lot Dev LLC as described in Special Warranty Deed recorded in County Clerk's File No. 2025000026570 of said Official Public Records, passing at a distance of 49.14 feet a 5/8-inch iron rod with orange plastic cap stamped "5256" found, and generally along a barbed-wire fence, continuing in all a total distance of 1,568.89 feet to a point for the northwest corner of said 55.397 acre tract, said corner being a reentrant corner of said 40.782 acre tract, from which a 3/8-inch iron rod found bears N 18°38'39" W, a distance of 0.56 feet;

THENCE, S 87°47'55" E, along and with the north line of said 55.397 acre tract, and generally along a barbed-wire fence line, same being the most easterly common south line of said 40.782 acre tract, departing said fence line, along the common south line of a remainder of a called 100.704 acre tract of land to Sweetbrush 10 LLC as described in General Warranty Deed recorded in County Clerk's File No. 2025000026251 of said Official Public Records, passing at a distance of 994.14 feet a 5/8-inch iron rod with yellow cap stamped "5674" found for the southeast corner of said remainder tract, same being the most southerly southwest corner of a called 161.81 acre tract of land to Lowrey Crossing Limited Partnership as described in Warranty Deed recorded in Volume 5390, Page 69 of said Official Public Records, along the common south line of said 161.81 acre tract, passing at a distance of 1,045.77 feet a 5/8-inch iron rod with orange plastic cap stamped "5256" found for the northeast corner of said 55.397 acre tract, same being the northwest corner of said 0.927 acre tract, continuing along the north line of said 0.927 acre tract, same being the common south line of said 161.81 acre tract, and continuing in all a total distance of 1,077.17 feet to a 1/2-inch iron rod with yellow cap stamped "SPIARS ENG" set for the northeast corner of said 0.927 acre tract, said corner being the northwest corner of a called 2.591 acre tract of land to Richard Dale Hawkins and Kimberly Allison Hawkins as described in Warranty Deed with Vendor's Lien recorded in 20160929001312370 of said Official Public Records;

THENCE, departing said south line and along and with the east line of

said 0.927 acre tract the following courses and distances:

S 00°54'34" W, along and with the common west line of said 2.591 acre tract, a distance of 135.91 feet to a 1/2-inch iron rod found for corner;

S 02°24'31" W, continuing along and with said common west line, a distance of 175.56 feet to a 1-inch pipe (crimped) found for the southwest corner of said 2.591 acre tract, said corner being the northwest corner of a called 1.501 acre tract of land to the Thompson Family Legacy Wealth Trust as described in General Warranty Deed recorded in 20150908001136060 of said Official Public Records;

S 01°43'04" W, along and with the common west line of said 1.501 acre tract, a distance of 229.28 feet to a 1/2-inch iron rod with yellow cap stamped "SPIARS ENG" set for corner;

S 01°24'56" W, continuing along and with said common west line, passing at a distance of 43.20 feet a 1-inch iron pipe found (crimped), continuing in all a total distance of 91.00 feet to a 1/2-inch iron rod with yellow cap stamped "SPIARS ENG" set for the southwest corner of said 1.501 acre tract, said corner being the northwest corner of a called 1.495 acre tract of land to John Revocable Trust as described in Special Warranty Deed recorded in 20210907001817800 of said Official Public Records;

S 01°07'39" W, along and with the common west line of said 1.495 acre tract of land, a distance of 151.09 feet to a 1-inch iron pipe found (crimped) for the southwest corner of said 1.495 acre tract, said corner being the northwest corner of a called 1.2212 acre tract of land to John C. Loewen and wife, Patricia Loewen as described in Warranty Deed recorded in Volume 2301, Page 756 of said Official Public Records;

S 02°20'22" W, along and with the common west line of said 1.2212 acre tract of land, a distance of 78.33 feet to a 1/2-inch iron rod with yellow cap stamped "SPIARS ENG" set for corner;

S 00°33'02" W, continuing along and with said common west line, distance of 75.64 feet to a 1-inch iron pipe found (crimped) for the southwest corner of said 1.2212 acre tract, said corner being the northwest corner of a called 2.154 acre tract of land to Daryl Ray Heussner and Sandi Nicole Heussner as described in Correction Instrument recorded in County Clerk's File No. 20210602001117570 of said Official Public Records;

S 00°12'32" W, along and with the common west line of said 2.154 acre tract, a distance of 302.62 feet to a 1/2-inch iron rod with yellow cap stamped "SPIARS ENG" set for corner;

S 02°04'28" W, continuing along and with said common west line, a distance of 73.83 feet to a 1-inch iron pipe found (crimped) for the southwest corner of said 2.154 acre tract, said corner being the northeast corner of a called 1.706 acre tract of land to Ferrell Lee Hunter Jr. and Angela Hunter as described in Warranty Deed with Vendor's Lien recorded in County Clerk's File No. 20171110001501230 of said Official Public Records;

S 00°51'56" W, along and with the common west line of said 1.706 acre tract, a distance of 125.11 feet to a 3/8-inch iron rod found for the southeast corner of said 0.927 acre tract of land, said corner being the southwest corner of said 1.706 acre tract, and said corner being on the north line of Tract III, a called 3.400 acre tract of land to Louis Alfred Gross as described in Correction Special Warranty Deed recorded in County Clerk's No. 2025000026686 of said Official Public Records;

THENCE, N 88°56'30" W, along the south line of said 0.927 acre tract, same being the north line of said 3.400 acre tract, passing at a distance of 22.38 feet a 1/2-inch iron rod with yellow cap stamped "PRECISE" which bears N 01°03'30" E, a distance of 0.47 feet, continuing in all a total distance of 30.43 feet to a 1/2-inch iron rod found for the southwest corner of said 0.927 acre tract of land, said corner being on the west line of said 55.397 acre tract of land, and said corner being the northwest corner of said 3.400 acre tract;

THENCE, S 01°26'35" W, along the east line of said 55.397 acre tract of land, same being the common west line of said 3.400 acre tract, and the west line of a called 4.64 acre tract of land to Timothy L. White as described in General Warranty Deed recorded in County Clerk's File No. 20140804000820760 of said Official Public Records, also described as First Tract to Ingrid Box Phillips and husband, Carl D. Phillips as described in Warranty Deed recorded in Volume 940, Page 209 of the Deed Records, Collin County, Texas, passing at a distance of 950.21 feet a 5/8-inch iron rod found, and continuing in all a total distance of 969.60 feet to a MAG NAIL with shiner stamped "SPIARS ENG" set for corner in aforementioned C.R. 325, said corner being on the north line of a called 16.229 acre tract of land to Alex Aminzadeh as described in Warranty Deed with Vendor's Lien recorded in County Clerk's File No. 20110302000228980 of said Official Public Records;

THENCE, N 88°25'36" W, along the south line of said 55.397 acre tract, same being the common north line of said 16.229 acre tract, along the common north line of a called 0.137 acre tract of land to Terry Glynn Burch as described in Deed (Without Warranty) recorded in County Clerk's File No. 20110222000190670 of said Official Public Records, along the common north line of a called 5 acres to Terry Glynn Burch as described in General Warranty Deed recorded in Volume 4417, Page 1678 of said Official Public Records, along the common north line of First Tract, a called 2.50 acre tract of land to Adam Traczek and Katy Traczek as described in said Warranty Deed with Vendor's Lien, and continuing along the common north line of said Second Tract, continuing in all a total distance of 902.35 feet to the POINT OF BEGINNING with the subject tract containing 2,465,486 square feet or 56.600 acres of land more or less.

ANNEXATION EXHIBIT
CASE NUMBER: ANNEX2026-0009

STILLWATER

56.6 ACRES
OUT OF THE CALVIN BOLES SURVEY ~
ABSTRACT NO. 28
CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS

OWNER(S)
FAIRVW56 Group LLC,
XFOLD Investments LLC,
& Texas Investments LLC
2531 Grandview Ln
Northlake, Tx 76226-4561

APPLICANT
Robertson Companies, LLC
765 Custer Road, Suite 100
Plano, TX 75075
2531 Granite Pkwy, Ste 380
Plano, Texas 75024
Contact: Bryan Robertson
Email: bryan@robertson-co.com

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 And No. F-10043100
Contact: Tristan Poore

EXHIBIT D



CITY OF MCKINNEY, TEXAS SERVICE PLAN FOR ANNEXED AREA

ANNEXATION ORDINANCE NO. _____

DATE OF ANNEXATION ORDINANCE: _____

ACREAGE ANNEXED: _____

This Service Plan is hereby entered into and agreed pursuant to Texas Local Government Code § 43.0672 effective the ____ day of _____, 2026, by and between the **CITY OF MCKINNEY**, a Texas municipal corporation and home-rule city ("City"), and _____ whose address is _____ ("Developer") for the approximately ____ acres of land in the _____ Survey, Abstract Number _____, 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. The Annexed Area is located within the Milligan Water Supply Corporation (WSC) legally certificated area (CCN) and may receive water services provided by Milligan WSC. However, upon removal of the Annexed Area from the Milligan WSC CCN, the City of McKinney may 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. The City of McKinney shall allow the provision of extensions of water facilities by the Milligan WSC 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 Milligan WSC CCN, the City shall allow Milligan MSC to provide water services 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. Upon the removal of the Annexed Area from the Milligan WSC CCN, the City may provide water service to the Annexed Area 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.
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.

EXHIBIT D

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:

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.

EXHIBIT D

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 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 Unified Development Code, as codified and amended in Chapter 150 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
TENITRUS PARCHMAN
Deputy City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

OWNER NAME,
a Texas limited partnership

By: _____
NAME OF PERSON SIGNING,
Title

Date Signed: _____