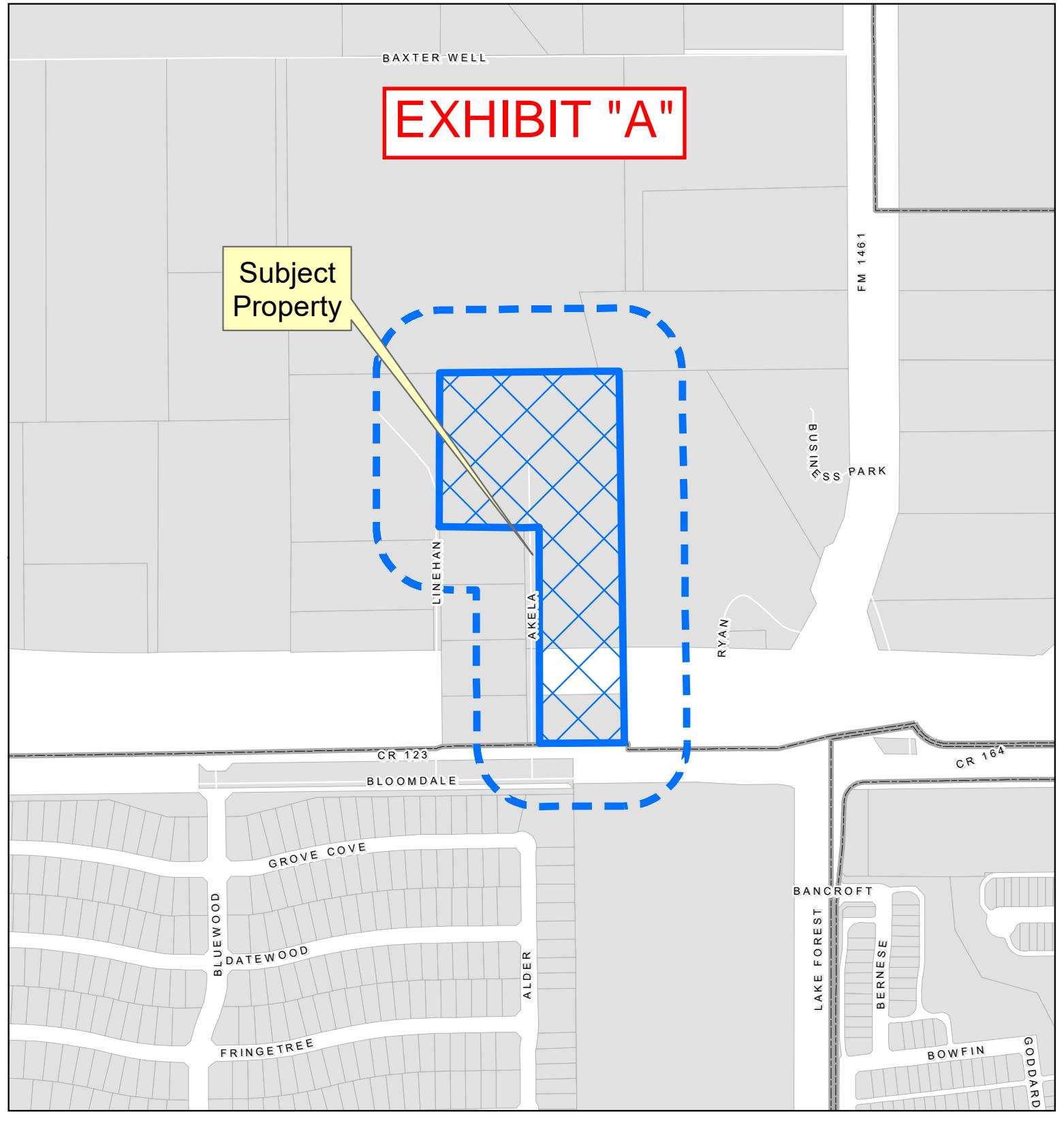


BAXTER WELL

EXHIBIT "A"

Subject
Property



Location Map

ZONE2025-0099

0 210 420 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.

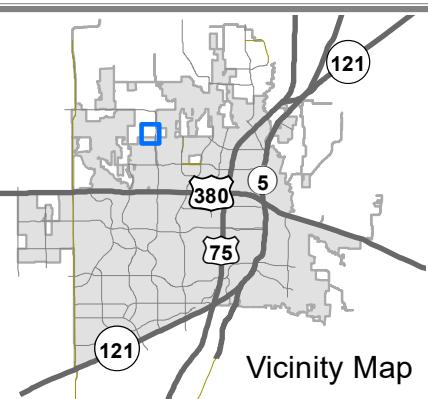


EXHIBIT "B"

LAND DESCRIPTION

BEING a 11.232 acre tract of land situated in the J. Stewart Survey, Abstract Number 838, City of McKinney Extraterritorial Jurisdiction (ETJ), Collin County, Texas, and being all of Lots 5 through 13, of First Section, Barr W. Estates, an Addition to the City of McKinney ETJ, Collin County, Texas, according to the Plat thereof recorded in Volume 8, Page 25 (Cabinet A, Slide 47), Plat Records of Collin County, Texas (P.R.C.C.T.), and being all of a tract of land described to OFS Ventures, LLC, by the Deed recorded in Document Number 2025000046562, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being all of a tract of land described to the State of Texas, by the Deed recorded in Document Number 2024000077918, Official Public Records of Collin County, Texas(O.P.R.C.C.T.), and being all of a tract of land described to Joseph A. Lande et ux, Nelwyn E. Lande, by the Deed recorded in Volume 1011, Page 510, Deed Records Collin County, Texas(D.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the most westerly southwest corner of the herein described tract, and same being the southwesterly corner of said Lot 5, also being the northwesterly corner of Lot 4, of First Section, Barr W. Estates, an Addition to the City of McKinney ETJ, Collin County, Texas, according to the Plat thereof recorded in Document Number 2006-733, P.R.C.C.T., also being a point on the easterly boundary line of a tract of land described to Charles Lewis and Amelia Lewis, by the Deed recorded in Volume 5880, Page 1511, Deed Records of Collin County, Texas (D.R.C.C.T.);

THENCE North 00 degrees 02 minutes 43 seconds East along the easterly boundary line of said Lewis tract, for a distance of 501.09 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the most northwesterly corner of the herein described tract, and same being the northerly corner of said Lot 6, also being the most northwesterly corner of said Lot 7, also being a point on the southerly boundary line of a tract of land described to KV Land Developments, LLC, by the Deed recorded in Document Number 20211222002573150, O.P.R.C.C.T.;

THENCE North 89 degrees 21 minutes 56 seconds East along the southerly boundary line of said KV Land Developments tract, for a distance of 521.79 feet to a 1/2 inch rebar found with a cap stamped "EAGLE SURVEYING" for a southeast corner of said KV Land Developments tract, and same being the southwest corner of a tract of land described to Axium Electric Corp., by the Deed recorded in 2023000121028. O.P.R.C.C.T.;

THENCE North 89 degrees 43 minutes 07 seconds East along the southerly boundary line of said Axium Electric Corp. tract, for a distance of 63.84 feet to the most northeasterly corner of the herein described tract, and same being the most northeasterly corner of said Lot 8, also being the most northerly corner of said Lot 9, also being the most northwesterly corner of a tract of land described to Ronald Gene Ryan and Yolanda Marie Ryan, Trustees of the Ryan Family Living Trust, by the Deed recorded in Document Number 20151130001492530, O.P.R.C.C.T., from which a 1/2 inch rebar found bears South 89 degrees 43 minutes 07 seconds West for a distance of 0.62 feet;

THENCE South 00 degrees 45 minutes 19 seconds East along the westerly boundary line of said Ryan tract, passing the northwesterly corner of a tract of land described to State of Texas, by the Judgement recorded in Document Number 2025000058072, O.P.R.C.C.T., continuing along the westerly boundary line of said State of Texas tract, and along the northerly right-of-way line of Proposed U.S. Highway 380 (variable width public right-of-way), of 900.99 feet to a 1/2 inch rebar

found with a cap stamped "HALFF & ASSOC." for the most easterly southeast corner of the herein described tract, and same being the northeasterly corner of a tract of land described to State of Texas, by the Deed recorded in Document Number 2024000077918, O.P.R.C.C.T., also being a point on the northerly right-of-way line of said Proposed U.S. Highway 380, continuing a total distance of 1211.79 feet to a point for corner in the northerly Right-of-Way line of County Road No. 123 (variable width Right-of-Way), same being the most southeasterly corner of Joseph A. Lande Et Ux, Nelwyn E. Lande, recorded in Volume 1011, Page 510, Deed Records Collin County, Texas, also being a point in the most westerly line of the State of Texas recorded in Document Number 2025000058072, Official Public Records Collin County, Texas;

THENCE South 89 degrees 38 minutes 23 seconds West, along the most southerly line of said Lande tract, a distance of 275.29 feet to a point for corner in the most southwesterly corner of said Lande tract, also being a point at the intersection Akela Way (50' Right-of-Way) and said County Road No. 123;

THENCE North 00 degrees 10 minutes 37 seconds West along the easterly right-of-way line of said Akela Way, for a distance of 704.01 feet to a point for corner from which a 5/8 inch rebar found bears South 88 degrees 54 minutes 19 seconds West for a distance of 6.53 feet;

THENCE South 89 degrees 43 minutes 57 seconds West along the northerly right-of-way line of said Akela Way, for a distance of 50.48 feet to a 5/8 inch rebar found for the northeasterly corner of said Lot 4, and same being a point on the westerly right-of-way line of said Akela Way;

THENCE North 89 degrees 29 minutes 05 seconds West departing the westerly right-of-way line of said Akela Way, along the northerly boundary line of said Lot 4, for a distance of 274.05 feet to the **POINT OF BEGINNING** containing 11.232 acres (489,256 square feet) of land, more or less.

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: 9.280Acres

This Service Plan is hereby entered into and agreed pursuant to Texas Local Government Code § 43.0672 effective the _____, by and between the **CITY OF McKinney**, a Texas municipal corporation and home-rule city ("City"), and OFS Ventures, LLC, whose address is 900 S. Preston Road, Suite 50, Prosper, TX 75078 ("Developer") for the approximately 9.280 acres of land in the J. Stewart Survey, Abstract Number 838, 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

OFS Ventures, LLC,
a Texas limited partnership

By: Olalekan Seriki
Title: Manager,

Date Signed: _____