

By: Laubenberg

H.B. No. 3979

Substitute the following for H.B. No. 3979:

By: Puente

C.S.H.B. No. 3979

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the McKinney Municipal Utility Districts Nos. 1 and 2 of Collin County; providing authority to impose a tax and issue bonds; granting the power of eminent domain.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subtitle F, Title 6, Special District Local Laws Code, is amended by adding Chapters 8223 and 8252 to read as follows:

CHAPTER 8223. MCKINNEY MUNICIPAL UTILITY DISTRICT

NO. 1 OF COLLIN COUNTY

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 8223.001. DEFINITIONS. In this chapter:

(1) "Board" means the board of directors of the district.

(2) "Director" means a member of the board.

(3) "District" means the McKinney Municipal Utility District No. 1 of Collin County.

Sec. 8223.002. NATURE OF DISTRICT. The district is a municipal utility district in Collin County created under and essential to accomplish the purposes of Section 59, Article XVI, Texas Constitution.

Sec. 8223.003. CONFIRMATION ELECTION REQUIRED. If the creation of the district is not confirmed at a confirmation election held under Section 8223.024 before September 1, 2011:

1           (1) the district is dissolved September 1, 2011,  
2 except that:

3                   (A) any debts incurred shall be paid;

4                   (B) any assets that remain after the payment of  
5 debts shall be transferred to Collin County; and

6                   (C) the organization of the district shall be  
7 maintained until all debts are paid and remaining assets are  
8 transferred; and

9           (2) this chapter expires September 1, 2014.

10           Sec. 8223.004. INITIAL DISTRICT TERRITORY. (a) The  
11 district is initially composed of the territory described by  
12 Section 2 of the Act creating this chapter.

13           (b) The boundaries and field notes of the district, as  
14 described by Section 2 of the Act creating this chapter, form a  
15 closure. A mistake made in the field notes or in copying the field  
16 notes in the legislative process does not affect:

17                   (1) the organization, existence, or validity of the  
18 district;

19                   (2) the right of the district to impose taxes;

20                   (3) the validity of the district's bonds, notes, or  
21 indebtedness; or

22                   (4) the legality or operation of the district or the  
23 board.

24           [Sections 8223.005-8223.020 reserved for expansion]

25                   SUBCHAPTER A-1. TEMPORARY PROVISIONS

26           Sec. 8223.021. TEMPORARY DIRECTORS. (a) On or after  
27 September 1, 2007, a person who owns land in the district may

1 petition the Texas Commission on Environmental Quality to appoint  
2 as temporary directors of the district the five persons listed in  
3 the petition.

4 (b) The commission shall appoint as temporary directors the  
5 persons listed in a petition received by the commission under  
6 Subsection (a). If the commission receives more than one petition  
7 for the district, the commission shall appoint the directors listed  
8 in the first petition the commission receives.

9 (c) If a temporary director fails to qualify for office, the  
10 commission shall appoint a person to fill the vacancy.

11 (d) Temporary directors serve until the earlier of:

12 (1) the date directors are elected under Section  
13 8223.024; or

14 (2) the date this chapter expires under Section  
15 8223.003.

16 Sec. 8223.022. ORGANIZATIONAL MEETING OF TEMPORARY  
17 DIRECTORS. As soon as practicable after all the temporary  
18 directors of the district have qualified under Section 49.055,  
19 Water Code, the temporary directors of the district shall meet at a  
20 location in the district agreeable to a majority of the directors of  
21 the district. At the meeting, the temporary directors shall elect  
22 officers from among the temporary directors and conduct any other  
23 district business.

24 Sec. 8223.023. CONSENT OF MUNICIPALITY REQUIRED. The  
25 temporary directors of the district may not hold an election under  
26 Section 8223.024 until each municipality in whose corporate limits  
27 or extraterritorial jurisdiction the district is located, if any,

1 has adopted a resolution consenting to the creation of the  
2 district.

3 Sec. 8223.024. CONFIRMATION AND INITIAL DIRECTORS'  
4 ELECTION. The temporary directors of the district shall hold an  
5 election to confirm the creation of the district and to elect five  
6 directors as provided by Section 49.102, Water Code.

7 Sec. 8223.025. INITIAL ELECTED DIRECTORS; TERMS. The  
8 directors of the district elected under Section 8223.024 shall draw  
9 lots to determine which two shall serve until the first regularly  
10 scheduled election of directors under Section 8223.052 and which  
11 three shall serve until the second regularly scheduled election of  
12 directors.

13 Sec. 8223.026. EXPIRATION OF SUBCHAPTER. This subchapter  
14 expires September 1, 2014.

15 [Sections 8223.027-8223.050 reserved for expansion]

16 SUBCHAPTER B. BOARD OF DIRECTORS

17 Sec. 8223.051. DIRECTORS; TERMS. (a) The district is  
18 governed by a board of five directors.

19 (b) Directors serve staggered four-year terms.

20 Sec. 8223.052. ELECTION OF DIRECTORS. On the uniform  
21 election date in May of each even-numbered year, the appropriate  
22 number of directors shall be elected.

23 [Sections 8223.053-8223.100 reserved for expansion]

24 SUBCHAPTER C. POWERS AND DUTIES

25 Sec. 8223.101. GENERAL POWERS. The district has the powers  
26 and duties provided by the general law of this state, including  
27 Chapters 49 and 54, Water Code, applicable to municipal utility

1 districts created under Section 59, Article XVI, Texas  
2 Constitution.

3 Sec. 8223.102. ROAD PROJECTS. (a) To the extent authorized  
4 by Section 52, Article III, Texas Constitution, the district may  
5 construct, acquire, improve, maintain, or operate macadamized,  
6 graveled, or paved roads, or improvements in aid of those roads,  
7 inside the district.

8 (b) A road project must meet or exceed all applicable  
9 construction standards, zoning and subdivision requirements, and  
10 regulatory ordinances or orders of each municipality in whose  
11 corporate limits or extraterritorial jurisdiction the district is  
12 located.

13 (c) If the district is located outside the territorial  
14 jurisdiction of a municipality, a road project must meet all  
15 applicable construction standards, zoning and subdivision  
16 requirements, and regulatory ordinances of each county in which the  
17 district is located.

18 (d) The district may not undertake a road project unless  
19 each municipality in whose corporate limits or extraterritorial  
20 jurisdiction the district is located consents by ordinance or  
21 resolution.

22 Sec. 8223.103. COMPLIANCE WITH MUNICIPAL CONSENT  
23 ORDINANCES OR RESOLUTIONS. The district shall comply with all  
24 applicable requirements of any ordinance or resolution adopted by  
25 the city council of the City of McKinney.

26 Sec. 8223.104. DIVISION OF DISTRICT. (a) The district may  
27 be divided into two new districts only if the district:

1           (1) has no outstanding bonded debt; and

2           (2) is not imposing ad valorem taxes.

3           (b) The division procedure is prescribed by Sections 53.030  
4 through 53.041, Water Code.

5           (c) Any new district created by the division of the district  
6 has all the powers and duties of the district.

7           (d) A new district, at the time it is created by the division  
8 of the district, may not contain land outside the area described by  
9 Section 2 of the Act creating this chapter.

10           [Sections 8223.105-8223.150 reserved for expansion]

11           SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

12           Sec. 8223.151. TAX TO REPAY BONDS. The district may impose  
13 a tax to pay the principal of or interest on bonds issued under  
14 Section 8223.201.

15           Sec. 8223.152. UTILITY PROPERTY EXEMPT FROM IMPACT FEES AND  
16 ASSESSMENTS. The district may not impose an impact fee or  
17 assessment on the property, including the equipment,  
18 rights-of-way, facilities, or improvements, of:

19           (1) an electric utility or a power generation company  
20 as defined by Section 31.002, Utilities Code;

21           (2) a gas utility as defined by Section 101.003 or  
22 121.001, Utilities Code;

23           (3) a telecommunications provider as defined by  
24 Section 51.002, Utilities Code; or

25           (4) a person who provides to the public cable  
26 television or advanced telecommunications services.

27           [Sections 8223.153-8223.200 reserved for expansion]

SUBCHAPTER E. BONDS

Sec. 8223.201. AUTHORITY TO ISSUE BONDS AND OTHER OBLIGATIONS. (a) The district may issue bonds or other obligations as provided by Chapters 49 and 54, Water Code, to finance the construction, maintenance, or operation of projects under Sections 8223.101 and 8223.102.

(b) The district may not issue bonds to finance projects authorized by Section 8223.102 unless the issuance is approved by a vote of a two-thirds majority of the voters of the district voting at an election called for that purpose.

(c) Bonds or other obligations issued or incurred to finance projects authorized by Section 8223.102 may not exceed one-fourth of the assessed value of the real property in the district.

CHAPTER 8252. MCKINNEY MUNICIPAL UTILITY DISTRICT

NO. 2 OF COLLIN COUNTY

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 8252.001. DEFINITIONS. In this chapter:

(1) "Board" means the board of directors of the district.

(2) "Director" means a member of the board.

(3) "District" means the McKinney Municipal Utility District No. 2 of Collin County.

Sec. 8252.002. NATURE OF DISTRICT. The district is a municipal utility district in Collin County created under and essential to accomplish the purposes of Section 59, Article XVI, Texas Constitution.

Sec. 8252.003. CONFIRMATION ELECTION REQUIRED. If the

1 creation of the district is not confirmed at a confirmation  
2 election held under Section 8252.024 before September 1, 2011:

3 (1) the district is dissolved September 1, 2011,  
4 except that:

5 (A) any debts incurred shall be paid;

6 (B) any assets that remain after the payment of  
7 debts shall be transferred to Collin County; and

8 (C) the organization of the district shall be  
9 maintained until all debts are paid and remaining assets are  
10 transferred; and

11 (2) this chapter expires September 1, 2014.

12 Sec. 8252.004. INITIAL DISTRICT TERRITORY. (a) The  
13 district is initially composed of the territory described by  
14 Section 3 of the Act creating this chapter.

15 (b) The boundaries and field notes of the district, as  
16 described by Section 3 of the Act creating this chapter, form a  
17 closure. A mistake made in the field notes or in copying the field  
18 notes in the legislative process does not affect:

19 (1) the organization, existence, or validity of the  
20 district;

21 (2) the right of the district to impose taxes;

22 (3) the validity of the district's bonds, notes, or  
23 indebtedness; or

24 (4) the legality or operation of the district or the  
25 board.

26 [Sections 8252.005-8252.020 reserved for expansion]



1                   SUBCHAPTER A-1. TEMPORARY PROVISIONS

2                   Sec. 8252.021. TEMPORARY DIRECTORS. (a) On or after  
3 September 1, 2007, a person who owns land in the district may  
4 petition the Texas Commission on Environmental Quality to appoint  
5 as temporary directors of the district the five persons listed in  
6 the petition.

7                   (b) The commission shall appoint as temporary directors the  
8 persons listed in a petition received by the commission under  
9 Subsection (a). If the commission receives more than one petition  
10 for the district, the commission shall appoint the directors listed  
11 in the first petition the commission receives.

12                   (c) If a temporary director fails to qualify for office, the  
13 commission shall appoint a person to fill the vacancy.

14                   (d) Temporary directors serve until the earlier of:

15                   (1) the date directors are elected under Section  
16 8252.024; or

17                   (2) the date this chapter expires under Section  
18 8252.003.

19                   Sec. 8252.022. ORGANIZATIONAL MEETING OF TEMPORARY  
20 DIRECTORS. As soon as practicable after all the temporary  
21 directors of the district have qualified under Section 49.055,  
22 Water Code, the temporary directors of the district shall meet at a  
23 location in the district agreeable to a majority of the directors of  
24 the district. At the meeting, the temporary directors shall elect  
25 officers from among the temporary directors and conduct any other  
26 district business.

27                   Sec. 8252.023. CONSENT OF MUNICIPALITY REQUIRED. The

1 temporary directors of the district may not hold an election under  
2 Section 8252.024 until each municipality in whose corporate limits  
3 or extraterritorial jurisdiction the district is located, if any,  
4 has adopted a resolution consenting to the creation of the  
5 district.

6 Sec. 8252.024. CONFIRMATION AND INITIAL DIRECTORS'  
7 ELECTION. The temporary directors of the district shall hold an  
8 election to confirm the creation of the district and to elect five  
9 directors as provided by Section 49.102, Water Code.

10 Sec. 8252.025. INITIAL ELECTED DIRECTORS; TERMS. The  
11 directors of the district elected under Section 8252.024 shall draw  
12 lots to determine which two shall serve until the first regularly  
13 scheduled election of directors under Section 8252.052 and which  
14 three shall serve until the second regularly scheduled election of  
15 directors.

16 Sec. 8252.026. EXPIRATION OF SUBCHAPTER. This subchapter  
17 expires September 1, 2014.

18 [Sections 8252.027-8252.050 reserved for expansion]

19 SUBCHAPTER B. BOARD OF DIRECTORS

20 Sec. 8252.051. DIRECTORS; TERMS. (a) The district is  
21 governed by a board of five directors.

22 (b) Directors serve staggered four-year terms.

23 Sec. 8252.052. ELECTION OF DIRECTORS. On the uniform  
24 election date in May of each even-numbered year, the appropriate  
25 number of directors shall be elected.

26 [Sections 8252.053-8252.100 reserved for expansion]

1                   SUBCHAPTER C. POWERS AND DUTIES

2           Sec. 8252.101. GENERAL POWERS. The district has the powers  
3 and duties provided by the general law of this state, including  
4 Chapters 49 and 54, Water Code, applicable to municipal utility  
5 districts created under Section 59, Article XVI, Texas  
6 Constitution.

7           Sec. 8252.102. ROAD PROJECTS. (a) To the extent authorized  
8 by Section 52, Article III, Texas Constitution, the district may  
9 construct, acquire, improve, maintain, or operate macadamized,  
10 graveled, or paved roads, or improvements in aid of those roads,  
11 inside the district.

12           (b) A road project must meet or exceed all applicable  
13 construction standards, zoning and subdivision requirements, and  
14 regulatory ordinances or orders of each municipality in whose  
15 corporate limits or extraterritorial jurisdiction the district is  
16 located.

17           (c) If the district is located outside the territorial  
18 jurisdiction of a municipality, a road project must meet all  
19 applicable construction standards, zoning and subdivision  
20 requirements, and regulatory ordinances of each county in which the  
21 district is located.

22           (d) The district may not undertake a road project unless  
23 each municipality in whose corporate limits or extraterritorial  
24 jurisdiction the district is located consents by ordinance or  
25 resolution.

26           Sec. 8252.103. COMPLIANCE WITH MUNICIPAL CONSENT  
27 ORDINANCES OR RESOLUTIONS. The district shall comply with all

1 applicable requirements of any ordinance or resolution adopted by  
2 the city council of the City of McKinney.

3 Sec. 8252.104. DIVISION OF DISTRICT. (a) The district may  
4 be divided into two new districts only if the district:

5 (1) has no outstanding bonded debt; and

6 (2) is not imposing ad valorem taxes.

7 (b) The division procedure is prescribed by Sections 53.030  
8 through 53.041, Water Code.

9 (c) Any new district created by the division of the district  
10 has all the powers and duties of the district.

11 (d) A new district, at the time it is created by the division  
12 of the district, may not contain land outside the area described by  
13 Section 3 of the Act creating this chapter.

14 [Sections 8252.105-8252.150 reserved for expansion]

15 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

16 Sec. 8252.151. TAX TO REPAY BONDS. The district may impose  
17 a tax to pay the principal of or interest on bonds issued under  
18 Section 8252.201.

19 Sec. 8252.152. UTILITY PROPERTY EXEMPT FROM IMPACT FEES AND  
20 ASSESSMENTS. The district may not impose an impact fee or  
21 assessment on the property, including the equipment,  
22 rights-of-way, facilities, or improvements, of:

23 (1) an electric utility or a power generation company  
24 as defined by Section 31.002, Utilities Code;

25 (2) a gas utility as defined by Section 101.003 or  
26 121.001, Utilities Code;

27 (3) a telecommunications provider as defined by

1 Section 51.002, Utilities Code; or

2 (4) a person who provides to the public cable  
3 television or advanced telecommunications services.

4 [Sections 8252.153-8252.200 reserved for expansion]

5 SUBCHAPTER E. BONDS

6 Sec. 8252.201. AUTHORITY TO ISSUE BONDS AND OTHER  
7 OBLIGATIONS. (a) The district may issue bonds or other obligations  
8 as provided by Chapters 49 and 54, Water Code, to finance the  
9 construction, maintenance, or operation of projects under Sections  
10 8252.101 and 8252.102.

11 (b) The district may not issue bonds to finance projects  
12 authorized by Section 8252.102 unless the issuance is approved by a  
13 vote of a two-thirds majority of the voters of the district voting  
14 at an election called for that purpose.

15 (c) Bonds or other obligations issued or incurred to finance  
16 projects authorized by Section 8252.102 may not exceed one-fourth  
17 of the assessed value of the real property in the district.

18 SECTION 2. The McKinney Municipal Utility District No. 1 of  
19 Collin County initially includes the territory contained in the  
20 following areas:

21 TRACT A 673.759 ACRES  
22 BEING A 673.759 ACRE TRACT OF LAND SITUATED IN THE THOMAS BRUCE  
23 SURVEY, ABSTRACT NO. 103, THE JOHN EMBERSON SURVEY, ABSTRACT NO.  
24 294 AND THE THOMAS LINDSAY SURVEY, ABSTRACT NO. 521, COLLIN COUNTY,  
25 TEXAS, AND BEING PART OF A CALLED 1113.084 ACRE TRACT OF LAND  
26 CONVEYED TO MA BB OWEN, LP, BY DEED RECORDED IN COUNTY CLERK'S FILE  
27 NO. 20060616000829800, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY,

1 TEXAS, AND BEING PART OF A CALLED 182.711 ACRE TRACT OF LAND  
2 CONVEYED AS "TRACT 1", AND BEING ALL OF A CALLED 0.469 ACRE TRACT OF  
3 LAND CONVEYED AS "TRACT 2" TO MA-BBO FIVE, LP, BY DEED RECORDED IN  
4 COUNTY CLERK'S FILE NO. 20060918001344730, OFFICIAL PUBLIC  
5 RECORDS, COLLIN COUNTY, TEXAS, AND BEING PART OF A CALLED 26.423  
6 ACRE TRACT OF LAND CONVEYED AS "TRACT 1", AND BEING PART OF A CALLED  
7 0.653 ACRE TRACT OF LAND CONVEYED AS "TRACT 2" TO MA-BBO FIVE, LP,  
8 BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20060918001344720,  
9 OFFICIAL PUBLIC RECORD, COLLIN COUNTY, TEXAS, SAID 673.759 ACRE  
10 TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE  
11 COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS), DETERMINED BY GPS  
12 OBSERVATIONS ON JULIAN DAY 320, 2005, CALCULATED FROM DENTON CORS  
13 ARP (PID-DF8986), ARLINGTON RRP2 CORS ARP (PID-DF 5387) AND COLLIN  
14 CORS ARP (PID-8982), AND BEING MORE PARTICULARLY DESCRIBED BY METES  
15 AND BOUNDS AS FOLLOWS:

16 BEGINNING AT A 3/8 INCH IRON ROD FOUND FOR AN OUTSIDE ELL CORNER OF  
17 SAID 1113.084 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF A CALLED  
18 1 ACRE TRACT OF LAND CONVEYED AS "TRACT 2" TO PROVINCE RES ESTATE  
19 HOLDING BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2002-0005148,  
20 LAND RECORDS, COLLIN COUNTY, TEXAS, SAME BEING ON THE NORTH LINE OF  
21 A CALLED 57 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO PROVINCE RES  
22 ESTATE HOLDING BY DEED RECORDED IN COUNTY CLERK'S FILE NO.  
23 2002-0005148, LAND RECORDS, COLLIN COUNTY, TEXAS;

24 THENCE, NORTH 06 DEGREES 29 MINUTES 28 SECONDS WEST, ALONG A WEST  
25 LINE OF SAID 1113.084 ACRE TRACT AND THE COMMON EAST LINE OF  
26 AFORESAID 1 ACRE TRACT A DISTANCE OF 105.30 FEET TO A 3/8 INCH IRON  
27 ROD FOUND FOR AN INSIDE ELL CORNER OF SAID 1113.084 ACRE TRACT AND

1 BEING THE NORTHEAST CORNER OF SAID 1 ACRE TRACT;  
2 THENCE, NORTH 89 DEGREES 19 MINUTES 40 SECONDS WEST, ALONG A SOUTH  
3 LINE OF SAID 1113.084 ACRE TRACT AND THE COMMON NORTH LINE OF  
4 AFORESAID 1 ACRE TRACT, PASSING AT A DISTANCE OF 381.99 FEET A 3/8  
5 INCH IRON ROD FOUND FOR WITNESS, CONTINUING A TOTAL DISTANCE OF  
6 408.28 FEET TO A POINT FOR A SOUTHWEST CORNER OF SAID 1113.084 ACRE  
7 TRACT AND THE NORTHWEST CORNER OF SAID 1 ACRE TRACT, SAID POINT ALSO  
8 BEING ON THE EAST LINE OF SAID 26.423 ACRE TRACT AND THE COMMON  
9 APPROXIMATE CENTERLINE OF COLLIN COUNTY ROAD NO. 206 (A VARIABLE  
10 WIDTH PRESCRIPTIVE RIGHT-OF-WAY);  
11 THENCE, NORTH 00 DEGREES 34 MINUTES 35 SECONDS WEST, ALONG THE WEST  
12 LINE OF SAID 1113.084 ACRE TRACT, THE EAST LINE OF SAID 26.423 ACRE  
13 TRACT AND THE COMMON APPROXIMATE CENTERLINE OF AFORESAID COLLIN  
14 COUNTY ROAD NO. 206, A DISTANCE OF 41.52 FEET TO A POINT FOR CORNER;  
15 THENCE, OVER AND ACROSS SAID 26.423 ACRE TRACT, SAID 0.653 ACRE  
16 TRACT AND SAID 182.711 ACRE TRACT, THE FOLLOWING COURSES AND  
17 DISTANCES:

18 NORTH 02 DEGREES 57 MINUTES 15 SECONDS WEST, A DISTANCE OF  
19 237.94 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT  
20 CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22 DEGREES 02 MINUTES 58  
21 SECONDS, A RADIUS OF 1450.00 FEET, A LONG CHORD THAT BEARS, NORTH 13  
22 DEGREES 58 MINUTES 44 SECONDS WEST, A DISTANCE OF 554.58 FEET;

23 ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF  
24 558.01 FEET TO A POINT FOR CORNER;

25 NORTH 25 DEGREES 00 MINUTES 13 SECONDS WEST, A DISTANCE OF  
26 241.04 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT  
27 CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26 DEGREES 38 MINUTES

1 26 SECONDS, A RADIUS OF 1450.00 FEET, A LONG CHORD THAT BEARS, NORTH  
2 11 DEGREES 41 MINUTES 00 SECONDS WEST, A DISTANCE OF 668.15 FEET;

3 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
4 674.20 FEET TO A POINT FOR CORNER;

5 NORTH 01 DEGREES 38 MINUTES 13 SECONDS EAST, A DISTANCE OF  
6 160.00 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF SAID 182.711  
7 ACRE TRACT AND BEING ON THE SOUTH LINE OF A CALLED 361.66 ACRE TRACT  
8 OF LAND CONVEYED TO HERITAGE FARM TRUST BY DEED RECORDED IN COUNTY  
9 CLERK'S FILE NO. 98-0084317, LAND RECORDS, COLLIN COUNTY, TEXAS;

10 THENCE, SOUTH 88 DEGREES 16 MINUTES 45 SECONDS EAST, ALONG THE NORTH  
11 LINE OF AFORESAID 182.711 ACRE TRACT AND ALONG THE COMMON SOUTH LINE  
12 OF SAID 361.66 ACRE TRACT, A DISTANCE OF 172.26 FEET TO A PK NAIL SET  
13 ON THE WEST LINE OF AFORESAID 1113.084 ACRE TRACT AND THE  
14 APPROXIMATE CENTERLINE OF AFORESAID COLLIN COUNTY ROAD NO. 206;

15 THENCE, ALONG THE WEST LINE OF SAID 1113.084 ACRE TRACT AND THE  
16 APPROXIMATE CENTERLINE OF SAID COLLIN COUNTY ROAD NO. 206, THE  
17 FOLLOWING COURSES AND DISTANCES:

18 NORTH 47 DEGREES 40 MINUTES 01 SECONDS WEST, A DISTANCE OF  
19 140.42 FEET TO A PK NAIL SET FOR CORNER;

20 NORTH 22 DEGREES 24 MINUTES 21 SECONDS WEST, A DISTANCE OF  
21 161.50 FEET TO A PK NAIL SET FOR CORNER;

22 NORTH 01 DEGREES 38 MINUTES 13 SECONDS EAST, A DISTANCE OF  
23 1615.59 FEET TO A 3/4 INCH IRON ROD FOUND FOR CORNER;

24 NORTH 30 DEGREES 25 MINUTES 03 SECONDS WEST, A DISTANCE OF  
25 1907.40 FEET TO A PK NAIL SET FOR CORNER IN COLLIN COUNTY ROAD NO.  
26 281 (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);

27 NORTH 88 DEGREES 57 MINUTES 17 SECONDS WEST, A DISTANCE OF



1 8.67 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPROXIMATE  
2 CENTERLINE OF SAID COLLIN COUNTY ROAD NO. 281;

3 NORTH 00 DEGREES 31 MINUTES 40 SECONDS EAST, A DISTANCE OF  
4 53.37 FEET TO A POINT FOR CORNER;

5 THENCE, OVER AND ACROSS SAID 1113.084 ACRE TRACT, THE FOLLOWING  
6 COURSES AND DISTANCES:

7 NORTH 75 DEGREES 20 MINUTES 45 SECONDS EAST, A DISTANCE OF  
8 877.21 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT  
9 CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17 DEGREES 46 MINUTES 00  
10 SECONDS, A RADIUS OF 570.00 FEET, A LONG CHORD THAT BEARS, NORTH 66  
11 DEGREES 27 MINUTES 46 SECONDS EAST, A DISTANCE OF 176.04 FEET,

12 ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF  
13 176.75 FEET TO A POINT FOR CORNER;

14 NORTH 57 DEGREES 34 MINUTES 46 SECONDS EAST, A DISTANCE OF  
15 177.27 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT  
16 CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 202 DEGREES 43 MINUTES  
17 24 SECONDS, A RADIUS OF 430.00 FEET, A LONG CHORD THAT BEARS, NORTH  
18 72 DEGREES 56 MINUTES 30 SECONDS EAST, A DISTANCE OF 843.15 FEET;

19 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
20 1521.42 FEET TO A POINT FOR CORNER;

21 NORTH 88 DEGREES 18 MINUTES 14 SECONDS EAST, A DISTANCE OF  
22 536.71 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT  
23 CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41 DEGREES 03 MINUTES 11  
24 SECONDS, A RADIUS OF 570.00 FEET, A LONG CHORD THAT BEARS, NORTH 67  
25 DEGREES 46 MINUTES 38 SECONDS EAST, A DISTANCE OF 399.73 FEET;

26 ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF  
27 408.41 FEET TO A POINT FOR CORNER;

1 NORTH 47 DEGREES 15 MINUTES 03 SECONDS EAST, A DISTANCE OF  
2 379.74 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT  
3 CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 39 DEGREES 50 MINUTES  
4 38 SECONDS, A RADIUS OF 630.00 FEET, A LONG CHORD THAT BEARS, NORTH  
5 67 DEGREES 10 MINUTES 22 SECONDS EAST, A DISTANCE OF 429.33 FEET;

6 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
7 438.11 FEET TO A POINT FOR CORNER;

8 NORTH 87 DEGREES 05 MINUTES 41 SECONDS EAST, A DISTANCE OF  
9 1162.77 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF THE EAST  
10 FORK OF THE TRINITY RIVER;

11 THENCE ALONG THE CENTERLINE OF AFORESAID EAST FORK OF THE TRINITY  
12 RIVER THE FOLLOWING COURSES AND DISTANCES:

13 SOUTH 38 DEGREES 12 MINUTES 58 SECONDS EAST, A DISTANCE OF  
14 14.58 FEET TO A POINT FOR CORNER;

15 SOUTH 23 DEGREES 36 MINUTES 46 SECONDS EAST, A DISTANCE OF  
16 152.22 FEET TO A POINT FOR CORNER;

17 SOUTH 73 DEGREES 18 MINUTES 32 SECONDS EAST, A DISTANCE OF  
18 197.85 FEET TO A POINT FOR CORNER;

19 SOUTH 61 DEGREES 18 MINUTES 14 SECONDS EAST, A DISTANCE OF  
20 140.67 FEET TO A POINT FOR CORNER;

21 SOUTH 06 DEGREES 50 MINUTES 35 SECONDS EAST, A DISTANCE OF  
22 70.23 FEET TO A POINT FOR CORNER;

23 SOUTH 54 DEGREES 16 MINUTES 01 SECONDS WEST, A DISTANCE OF  
24 128.08 FEET TO A POINT FOR CORNER;

25 SOUTH 88 DEGREES 46 MINUTES 36 SECONDS WEST, A DISTANCE OF  
26 114.66 FEET TO A POINT FOR CORNER;

27 SOUTH 70 DEGREES 15 MINUTES 18 SECONDS WEST, A DISTANCE OF

1 121.85 FEET TO A POINT FOR CORNER;  
2 SOUTH 40 DEGREES 45 MINUTES 34 SECONDS WEST, A DISTANCE OF  
3 145.62 FEET TO A POINT FOR CORNER;  
4 SOUTH 18 DEGREES 00 MINUTES 30 SECONDS EAST, A DISTANCE OF  
5 129.56 FEET TO A POINT FOR CORNER;  
6 SOUTH 65 DEGREES 18 MINUTES 02 SECONDS EAST, A DISTANCE OF  
7 118.06 FEET TO A POINT FOR CORNER;  
8 SOUTH 71 DEGREES 54 MINUTES 16 SECONDS EAST, A DISTANCE OF  
9 144.48 FEET TO A POINT FOR CORNER;  
10 SOUTH 83 DEGREES 52 MINUTES 48 SECONDS EAST, A DISTANCE OF  
11 100.92 FEET TO A POINT FOR CORNER;  
12 SOUTH 47 DEGREES 56 MINUTES 19 SECONDS EAST, A DISTANCE OF  
13 156.94 FEET TO A POINT FOR CORNER;  
14 SOUTH 67 DEGREES 38 MINUTES 56 SECONDS EAST, A DISTANCE OF  
15 153.79 FEET TO A POINT FOR CORNER;  
16 NORTH 61 DEGREES 13 MINUTES 24 SECONDS EAST, A DISTANCE OF  
17 64.37 FEET TO A POINT FOR CORNER;  
18 SOUTH 85 DEGREES 51 MINUTES 50 SECONDS EAST, A DISTANCE OF  
19 65.53 FEET TO A POINT FOR CORNER;  
20 SOUTH 41 DEGREES 34 MINUTES 58 SECONDS EAST, A DISTANCE OF  
21 40.91 FEET TO A POINT FOR CORNER;  
22 SOUTH 19 DEGREES 54 MINUTES 49 SECONDS EAST, A DISTANCE OF  
23 29.69 FEET TO A POINT FOR CORNER;  
24 SOUTH 06 DEGREES 11 MINUTES 20 SECONDS EAST, A DISTANCE OF  
25 37.94 FEET TO A POINT FOR CORNER;  
26 SOUTH 14 DEGREES 05 MINUTES 13 SECONDS WEST, A DISTANCE OF  
27 62.62 FEET TO A POINT FOR CORNER;

1 SOUTH 24 DEGREES 25 MINUTES 18 SECONDS WEST, A DISTANCE OF  
2 81.96 FEET TO A POINT FOR CORNER;  
3 SOUTH 37 DEGREES 40 MINUTES 18 SECONDS WEST, A DISTANCE OF  
4 234.69 FEET TO A POINT FOR CORNER;  
5 SOUTH 18 DEGREES 54 MINUTES 14 SECONDS WEST, A DISTANCE OF  
6 81.98 FEET TO A POINT FOR CORNER;  
7 SOUTH 31 DEGREES 46 MINUTES 10 SECONDS EAST, A DISTANCE OF  
8 104.64 FEET TO A POINT FOR CORNER;  
9 SOUTH 56 DEGREES 34 MINUTES 36 SECONDS EAST, A DISTANCE OF  
10 34.72 FEET TO A POINT FOR CORNER;  
11 SOUTH 81 DEGREES 42 MINUTES 01 SECONDS EAST, A DISTANCE OF  
12 110.27 FEET TO A POINT FOR CORNER;  
13 SOUTH 67 DEGREES 09 MINUTES 59 SECONDS EAST, A DISTANCE OF  
14 138.27 FEET TO A POINT FOR CORNER;  
15 SOUTH 37 DEGREES 29 MINUTES 50 SECONDS EAST, A DISTANCE OF  
16 105.30 FEET TO A POINT FOR CORNER;  
17 SOUTH 13 DEGREES 20 MINUTES 33 SECONDS EAST, A DISTANCE OF  
18 131.83 FEET TO A POINT FOR CORNER;  
19 SOUTH 05 DEGREES 36 MINUTES 33 SECONDS WEST, A DISTANCE OF  
20 102.37 FEET TO A POINT FOR CORNER;  
21 SOUTH 33 DEGREES 06 MINUTES 41 SECONDS WEST, A DISTANCE OF  
22 97.83 FEET TO A POINT FOR CORNER;  
23 SOUTH 13 DEGREES 16 MINUTES 04 SECONDS WEST, A DISTANCE OF  
24 92.57 FEET TO A POINT FOR CORNER;  
25 SOUTH 30 DEGREES 25 MINUTES 24 SECONDS EAST, A DISTANCE OF  
26 39.87 FEET TO A POINT FOR CORNER;  
27 SOUTH 61 DEGREES 06 MINUTES 56 SECONDS EAST, A DISTANCE OF

1 33.44 FEET TO A POINT FOR CORNER;  
2 SOUTH 73 DEGREES 18 MINUTES 22 SECONDS EAST, A DISTANCE OF  
3 35.43 FEET TO A POINT FOR CORNER;  
4 NORTH 76 DEGREES 47 MINUTES 02 SECONDS EAST, A DISTANCE OF  
5 171.81 FEET TO A POINT FOR CORNER;  
6 SOUTH 62 DEGREES 02 MINUTES 58 SECONDS EAST, A DISTANCE OF  
7 64.49 FEET TO A POINT FOR CORNER;  
8 SOUTH 22 DEGREES 03 MINUTES 32 SECONDS EAST, A DISTANCE OF  
9 76.90 FEET TO A POINT FOR CORNER;  
10 SOUTH 34 DEGREES 33 MINUTES 13 SECONDS WEST, A DISTANCE OF  
11 85.11 FEET TO A POINT FOR CORNER;  
12 SOUTH 48 DEGREES 39 MINUTES 03 SECONDS WEST, A DISTANCE OF  
13 86.15 FEET TO A POINT FOR CORNER;  
14 SOUTH 64 DEGREES 28 MINUTES 51 SECONDS WEST, A DISTANCE OF  
15 59.05 FEET TO A POINT FOR CORNER;  
16 SOUTH 64 DEGREES 31 MINUTES 40 SECONDS WEST, A DISTANCE OF  
17 142.65 FEET TO A POINT FOR CORNER;  
18 SOUTH 44 DEGREES 15 MINUTES 01 SECONDS WEST, A DISTANCE OF  
19 173.52 FEET TO A POINT FOR CORNER;  
20 SOUTH 34 DEGREES 24 MINUTES 08 SECONDS WEST, A DISTANCE OF  
21 183.38 FEET TO A POINT FOR CORNER;  
22 SOUTH 03 DEGREES 40 MINUTES 02 SECONDS EAST, A DISTANCE OF  
23 250.70 FEET TO A POINT FOR CORNER;  
24 SOUTH 09 DEGREES 55 MINUTES 21 SECONDS EAST, A DISTANCE OF  
25 203.25 FEET TO A POINT FOR CORNER;  
26 SOUTH 12 DEGREES 33 MINUTES 26 SECONDS EAST, A DISTANCE OF  
27 84.94 FEET TO A POINT FOR CORNER;

1 SOUTH 23 DEGREES 50 MINUTES 50 SECONDS EAST, A DISTANCE OF  
2 173.87 FEET TO A POINT FOR CORNER;  
3 SOUTH 16 DEGREES 37 MINUTES 27 SECONDS EAST, A DISTANCE OF  
4 153.46 FEET TO A POINT FOR CORNER;  
5 SOUTH 02 DEGREES 31 MINUTES 58 SECONDS WEST, A DISTANCE OF  
6 62.97 FEET TO A POINT FOR CORNER;  
7 SOUTH 00 DEGREES 10 MINUTES 42 SECONDS EAST, A DISTANCE OF  
8 67.93 FEET TO A POINT FOR CORNER;  
9 SOUTH 08 DEGREES 58 MINUTES 15 SECONDS WEST, A DISTANCE OF  
10 31.06 FEET TO A POINT FOR CORNER;  
11 SOUTH 34 DEGREES 59 MINUTES 35 SECONDS WEST, A DISTANCE OF  
12 95.76 FEET TO A POINT FOR CORNER;  
13 SOUTH 73 DEGREES 34 MINUTES 06 SECONDS WEST, A DISTANCE OF  
14 219.32 FEET TO A POINT FOR CORNER;  
15 SOUTH 72 DEGREES 18 MINUTES 27 SECONDS WEST, A DISTANCE OF  
16 181.66 FEET TO A POINT FOR CORNER;  
17 SOUTH 62 DEGREES 14 MINUTES 18 SECONDS WEST, A DISTANCE OF  
18 39.13 FEET TO A POINT FOR CORNER;  
19 SOUTH 26 DEGREES 02 MINUTES 25 SECONDS WEST, A DISTANCE OF  
20 76.21 FEET TO A POINT FOR CORNER;  
21 SOUTH 06 DEGREES 15 MINUTES 13 SECONDS EAST, A DISTANCE OF  
22 15.43 FEET TO A POINT FOR CORNER;  
23 SOUTH 27 DEGREES 46 MINUTES 10 SECONDS EAST, A DISTANCE OF  
24 146.70 FEET TO A POINT FOR CORNER;  
25 SOUTH 38 DEGREES 38 MINUTES 48 SECONDS EAST, A DISTANCE OF  
26 98.77 FEET TO A POINT FOR CORNER;  
27 SOUTH 65 DEGREES 28 MINUTES 12 SECONDS EAST, A DISTANCE OF

1 90.87 FEET TO A POINT FOR CORNER;  
2 SOUTH 58 DEGREES 46 MINUTES 14 SECONDS EAST, A DISTANCE OF  
3 89.05 FEET TO A POINT FOR CORNER;  
4 SOUTH 55 DEGREES 38 MINUTES 18 SECONDS EAST, A DISTANCE OF  
5 81.34 FEET TO A POINT FOR CORNER;  
6 SOUTH 61 DEGREES 13 MINUTES 57 SECONDS EAST, A DISTANCE OF  
7 131.93 FEET TO A POINT FOR CORNER;  
8 SOUTH 50 DEGREES 02 MINUTES 00 SECONDS EAST, A DISTANCE OF  
9 83.53 FEET TO A POINT FOR CORNER;  
10 SOUTH 15 DEGREES 41 MINUTES 08 SECONDS EAST, A DISTANCE OF  
11 65.63 FEET TO A POINT FOR CORNER;  
12 SOUTH 00 DEGREES 25 MINUTES 17 SECONDS WEST, A DISTANCE OF  
13 38.95 FEET TO A POINT FOR CORNER;  
14 SOUTH 13 DEGREES 46 MINUTES 24 SECONDS WEST, A DISTANCE OF  
15 78.87 FEET TO A POINT FOR CORNER;  
16 SOUTH 26 DEGREES 57 MINUTES 48 SECONDS WEST, A DISTANCE OF  
17 85.04 FEET TO A POINT FOR CORNER;  
18 SOUTH 53 DEGREES 42 MINUTES 03 SECONDS WEST, A DISTANCE OF  
19 103.78 FEET TO A POINT FOR CORNER;  
20 SOUTH 54 DEGREES 31 MINUTES 27 SECONDS WEST, A DISTANCE OF  
21 81.58 FEET TO A POINT FOR CORNER;  
22 SOUTH 61 DEGREES 55 MINUTES 50 SECONDS WEST, A DISTANCE OF  
23 124.05 FEET TO A POINT FOR CORNER;  
24 SOUTH 61 DEGREES 26 MINUTES 59 SECONDS WEST, A DISTANCE OF  
25 70.28 FEET TO A POINT FOR CORNER;  
26 SOUTH 32 DEGREES 20 MINUTES 11 SECONDS WEST, A DISTANCE OF  
27 99.01 FEET TO A POINT FOR CORNER;

1 SOUTH 10 DEGREES 50 MINUTES 27 SECONDS WEST, A DISTANCE OF  
2 37.28 FEET TO A POINT FOR CORNER;  
3 SOUTH 01 DEGREES 02 MINUTES 10 SECONDS EAST, A DISTANCE OF  
4 113.13 FEET TO A POINT FOR CORNER;  
5 SOUTH 29 DEGREES 02 MINUTES 49 SECONDS EAST, A DISTANCE OF  
6 36.57 FEET TO A POINT FOR CORNER;  
7 SOUTH 71 DEGREES 45 MINUTES 23 SECONDS EAST, A DISTANCE OF  
8 91.85 FEET TO A POINT FOR CORNER;  
9 NORTH 89 DEGREES 05 MINUTES 15 SECONDS EAST, A DISTANCE OF  
10 84.92 FEET TO A POINT FOR CORNER;  
11 NORTH 75 DEGREES 55 MINUTES 22 SECONDS EAST, A DISTANCE OF  
12 78.29 FEET TO A POINT FOR CORNER;  
13 SOUTH 87 DEGREES 29 MINUTES 47 SECONDS EAST, A DISTANCE OF  
14 86.59 FEET TO A POINT FOR CORNER;  
15 SOUTH 64 DEGREES 37 MINUTES 20 SECONDS EAST, A DISTANCE OF  
16 61.40 FEET TO A POINT FOR CORNER;  
17 SOUTH 24 DEGREES 13 MINUTES 36 SECONDS EAST, A DISTANCE OF  
18 83.75 FEET TO A POINT FOR CORNER;  
19 SOUTH 00 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF  
20 22.63 FEET TO A POINT FOR CORNER;  
21 SOUTH 43 DEGREES 56 MINUTES 54 SECONDS WEST, A DISTANCE OF  
22 138.97 FEET TO A POINT FOR CORNER;  
23 SOUTH 70 DEGREES 14 MINUTES 33 SECONDS WEST, A DISTANCE OF  
24 148.31 FEET TO A POINT FOR CORNER;  
25 SOUTH 61 DEGREES 57 MINUTES 04 SECONDS WEST, A DISTANCE OF  
26 54.03 FEET TO A POINT FOR CORNER;  
27 SOUTH 34 DEGREES 32 MINUTES 38 SECONDS WEST, A DISTANCE OF



1 119.53 FEET TO A POINT FOR CORNER;  
2 SOUTH 56 DEGREES 50 MINUTES 51 SECONDS WEST, A DISTANCE OF  
3 164.17 FEET TO A POINT FOR CORNER;  
4 SOUTH 20 DEGREES 09 MINUTES 48 SECONDS WEST, A DISTANCE OF  
5 75.03 FEET TO A POINT FOR CORNER;  
6 SOUTH 24 DEGREES 31 MINUTES 58 SECONDS EAST, A DISTANCE OF  
7 91.04 FEET TO A POINT FOR CORNER;  
8 SOUTH 43 DEGREES 08 MINUTES 09 SECONDS EAST, A DISTANCE OF  
9 65.53 FEET TO A POINT FOR CORNER;  
10 SOUTH 48 DEGREES 45 MINUTES 48 SECONDS EAST, A DISTANCE OF  
11 86.33 FEET TO A POINT FOR CORNER;  
12 SOUTH 36 DEGREES 37 MINUTES 04 SECONDS EAST, A DISTANCE OF  
13 80.56 FEET TO A POINT FOR CORNER;  
14 SOUTH 14 DEGREES 39 MINUTES 59 SECONDS EAST, A DISTANCE OF  
15 83.23 FEET TO A POINT FOR CORNER;  
16 SOUTH 09 DEGREES 30 MINUTES 21 SECONDS WEST, A DISTANCE OF  
17 47.73 FEET TO A POINT FOR CORNER;  
18 SOUTH 29 DEGREES 12 MINUTES 38 SECONDS WEST, A DISTANCE OF  
19 148.32 FEET TO A POINT FOR CORNER;  
20 SOUTH 10 DEGREES 23 MINUTES 51 SECONDS WEST, A DISTANCE OF  
21 54.05 FEET TO A POINT FOR CORNER;  
22 SOUTH 54 DEGREES 54 MINUTES 18 SECONDS EAST, A DISTANCE OF  
23 74.80 FEET TO A POINT FOR CORNER;  
24 SOUTH 68 DEGREES 03 MINUTES 59 SECONDS EAST, A DISTANCE OF  
25 45.10 FEET TO A POINT FOR CORNER;  
26 SOUTH 74 DEGREES 45 MINUTES 02 SECONDS EAST, A DISTANCE OF  
27 120.98 FEET TO A POINT FOR CORNER;

1 SOUTH 37 DEGREES 58 MINUTES 42 SECONDS EAST, A DISTANCE OF  
2 30.84 FEET TO A POINT FOR CORNER;  
3 SOUTH 09 DEGREES 47 MINUTES 01 SECONDS EAST, A DISTANCE OF  
4 26.13 FEET TO A POINT FOR CORNER;  
5 SOUTH 13 DEGREES 19 MINUTES 51 SECONDS WEST, A DISTANCE OF  
6 84.18 FEET TO A POINT FOR CORNER;  
7 SOUTH 43 DEGREES 24 MINUTES 44 SECONDS WEST, A DISTANCE OF  
8 68.56 FEET TO A POINT FOR CORNER;  
9 SOUTH 58 DEGREES 05 MINUTES 12 SECONDS WEST, A DISTANCE OF  
10 63.97 FEET TO A POINT FOR CORNER;  
11 SOUTH 71 DEGREES 39 MINUTES 45 SECONDS WEST, A DISTANCE OF  
12 48.06 FEET TO A POINT FOR CORNER;  
13 NORTH 84 DEGREES 13 MINUTES 05 SECONDS WEST, A DISTANCE OF  
14 97.44 FEET TO A POINT FOR CORNER;  
15 SOUTH 78 DEGREES 06 MINUTES 14 SECONDS WEST, A DISTANCE OF  
16 96.50 FEET TO A POINT FOR CORNER;  
17 SOUTH 52 DEGREES 36 MINUTES 49 SECONDS WEST, A DISTANCE OF  
18 47.07 FEET TO A POINT FOR CORNER;  
19 SOUTH 26 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANCE OF  
20 68.00 FEET TO A POINT FOR CORNER;  
21 SOUTH 07 DEGREES 14 MINUTES 06 SECONDS WEST, A DISTANCE OF  
22 107.55 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 1113.084  
23 ACRE TRACT AND BEING THE NORTHEAST CORNER OF AFORESAID 57 ACRE  
24 TRACT;  
25 THENCE, ALONG THE SOUTH LINE OF SAID 1113.084 ACRE TRACT AND THE  
26 COMMON NORTH LINE OF SAID 57 ACRE TRACT, THE FOLLOWING COURSES AND  
27 DISTANCES:

1 NORTH 88 DEGREES 57 MINUTES 19 SECONDS WEST, PASSING AT A  
2 DISTANCE OF 100.00 FEET A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC  
3 CAP STAMPED "CARTER BURGESS" SET FOR WITNESS, CONTINUING A TOTAL  
4 DISTANCE OF 2153.25 FEET TO A 60D NAIL FOUND FOR CORNER;

5 NORTH 89 DEGREES 29 MINUTES 57 SECONDS WEST, A DISTANCE OF  
6 1179.76 FEET TO THE POINT OF BEGINNING, AND CONTAINING 673.759  
7 ACRES OF LAND, MORE OR LESS.

8 TRACT B 202.330 ACRES

9 BEING A 202.362 ACRE TRACT OF LAND SITUATED IN THE JOHN EMBERSON  
10 SURVEY, ABSTRACT NO. 294, AND THE MEREDITH HART SURVEY, ABSTRACT  
11 NO. 371, COLLIN COUNTY, TEXAS, AND BEING PART OF A 0.469 ACRE TRACT  
12 CONVEYED AS "TRACT 2" AND A 182.711 ACRE TRACT OF LAND CONVEYED AS  
13 "TRACT 1" TO MA-BBO FIVE, LP, BY DEED RECORDED IN COUNTY CLERK'S  
14 FILE NO. 20060718001344730, OFFICIAL PUBLIC RECORDS, COLLIN  
15 COUNTY, TEXAS, AND PART OF A 26.423 ACRE TRACT OF LAND CONVEYED AS  
16 "TRACT 1" AND A 0.653 ACRE TRACT OF LAND CONVEYED AS "TRACT 2" TO  
17 MA-BBO FIVE, LP, BY DEED RECORDED IN COUNTY CLERK'S FILE NO.  
18 20060918001344720, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS.  
19 SAID 202.362 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS  
20 STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS),  
21 DETERMINED BY GPS OBSERVATIONS ON JULIAN DAY 320, 2005, CALCULATED  
22 FROM DENTON CORS ARP (PID-DF8986), ARLINGTON RRP2 CORS ARP (PID-DF  
23 5387) AND COLLIN CORS ARP (PID-DF8982), BEING MORE PARTICULARLY  
24 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

25 BEGINNING AT A 3/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF  
26 AFORESAID 182.711 ACRE TRACT AND BEING THE NORTHEAST CORNER OF A  
27 CALLED 20.300 ACRE TRACT OF LAND CONVEYED TO TOM B. WILSON BY DEED

1 RECORDED IN VOLUME 935, PAGE 598, DEED RECORDS, COLLIN COUNTY,  
2 TEXAS AND BEING ON THE SOUTH LINE OF A CALLED 361.66 ACRE TRACT OF  
3 LAND CONVEYED TO HERITAGE FARM TRUST BY DEED RECORDED IN COUNTY  
4 CLERK'S FILE NO. 98-0084317, LAND RECORDS, COLLIN COUNTY, TEXAS;  
5 THENCE, SOUTH 88 DEGREES 16 MINUTES 45 SECONDS EAST, ALONG THE NORTH  
6 LINE OF AFORESAID 182.711 ACRE TRACT AND ALONG THE COMMON SOUTH LINE  
7 OF AFORESAID 361.66 ACRE TRACT, A DISTANCE OF 2721.12 FEET TO A  
8 POINT FOR CORNER;

9 THENCE, OVER AND ACROSS SAID 182.711 ACRE TRACT, SAID 0.469 ACRE  
10 TRACT AND SAID 26.423 ACRE TRACT, THE FOLLOWING COURSES AND  
11 DISTANCES:

12 SOUTH 01 DEGREES 38 MINUTES 13 SECONDS WEST, A DISTANCE OF  
13 160.00 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT  
14 CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26 DEGREES 38 MINUTES 26  
15 SECONDS, A RADIUS OF 1450.00 FEET, AND A LONG CHORD THAT BEARS SOUTH  
16 11 DEGREES 41 MINUTES 00 SECONDS EAST, A DISTANCE OF 668.15 FEET;

17 ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 674.20  
18 FEET TO A POINT FOR CORNER;

19 SOUTH 25 DEGREES 00 MINUTES 13 SECONDS EAST, A DISTANCE OF  
20 241.04 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT  
21 CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22 DEGREES 02 MINUTES  
22 58 SECONDS, A RADIUS OF 1450.00 FEET, AND A LONG CHORD THAT BEARS  
23 SOUTH 13 DEGREES 58 MINUTES 44 SECONDS EAST, A DISTANCE OF 554.58  
24 FEET;

25 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 558.01  
26 FEET TO A POINT FOR CORNER;

27 SOUTH 02 DEGREES 57 MINUTES 15 SECONDS EAST, A DISTANCE OF

1 237.94 FEET TO A POINT FOR CORNER ON THE EAST LINE OF SAID 26.423  
2 ACRE TRACT AND BEING IN COLLIN COUNTY ROAD NO. 206 (A VARIABLE WIDTH  
3 PRESCRIPTIVE RIGHT-OF-WAY);  
4 THENCE, SOUTH 00 DEGREES 34 MINUTES 35 SECONDS EAST, ALONG THE EAST  
5 LINE OF SAID 26.423 ACRE TRACT AND THE APPROXIMATE CENTERLINE OF  
6 AFORESAID COLLIN COUNTY ROAD NO. 206 A DISTANCE OF 169.57 FEET TO A  
7 PK NAIL SET FOR THE SOUTHEAST CORNER OF SAID 26.423 ACRE TRACT AND A  
8 COMMON EAST CORNER OF SAID 182.711 ACRE TRACT;  
9 THENCE, ALONG THE EAST LINE OF SAID 182.711 ACRE TRACT, AND THE  
10 APPROXIMATE CENTERLINE OF AFORESAID COLLIN COUNTY ROAD NO. 206 THE  
11 FOLLOWING COURSES AND DISTANCES:  
12 SOUTH 13 DEGREES 23 MINUTES 32 SECONDS EAST, A DISTANCE OF  
13 619.60 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
14 "CARTER BURGESS" SET FOR CORNER;  
15 SOUTH 26 DEGREES 26 MINUTES 21 SECONDS EAST, A DISTANCE OF  
16 308.47 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
17 "CARTER BURGESS" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT  
18 CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 30 MINUTES  
19 28 SECONDS, A RADIUS OF 570.00 FEET, AND A LONG CHORD THAT BEARS  
20 SOUTH 23 DEGREES 04 MINUTES 21 SECONDS EAST, A DISTANCE OF 124.18  
21 FEET;  
22 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF  
23 124.43 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
24 "CARTER BURGESS" SET FOR THE SOUTHEAST CORNER OF SAID 182.711 ACRE  
25 TRACT;  
26 THENCE, ALONG THE SOUTH LINE OF AFORESAID 182.711 ACRE TRACT AND THE  
27 COMMON NORTH RIGHT-OF-WAY OF F.M. 543 (A VARIABLE WIDTH

1 RIGHT-OF-WAY), THE FOLLOWING COURSES AND DISTANCES:

2 SOUTH 88 DEGREES 19 MINUTES 01 SECONDS WEST, PASSING AT A  
3 DISTANCE OF 21.52 FEET, A PK NAIL FOUND FOR WITNESS, CONTINUING A  
4 TOTAL DISTANCE OF 887.99 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW  
5 PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER AND THE  
6 BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF  
7 05 DEGREES 16 MINUTES 00 SECONDS, A RADIUS OF 1870.34 FEET, A CHORD  
8 BEARING OF NORTH 89 DEGREES 02 MINUTES 59 SECONDS WEST, AND A CHORD  
9 LENGTH OF 171.86 FEET;

10 ALONG SAID TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF  
11 171.92 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
12 "CARTER BURGESS" SET FOR CORNER;

13 NORTH 86 DEGREES 24 MINUTES 59 SECONDS WEST, A DISTANCE OF  
14 819.32 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
15 "CARTER BURGESS" SET FOR CORNER;

16 NORTH 87 DEGREES 54 MINUTES 59 SECONDS WEST, A DISTANCE OF  
17 1322.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
18 STAMPED "CARTER BURGESS" SET FOR THE SOUTHWEST CORNER OF AFORESAID  
19 182.711 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF A CALLED 6.72  
20 ACRE TRACT OF LAND CONVEYED TO GRAYSON-COLLIN ELECTRIC COOPERATIVE  
21 BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2000-0133812, LAND  
22 RECORDS, COLLIN COUNTY, TEXAS;

23 THENCE, ALONG THE WEST LINE OF AFORESAID 182.711 ACRE TRACT THE  
24 FOLLOWING COURSES AND DISTANCES:

25 NORTH 07 DEGREES 04 MINUTES 31 SECONDS WEST, ALONG THE EAST  
26 LINE OF AFORESAID 6.72 ACRE TRACT, A DISTANCE OF 2005.98 FEET TO A  
27 1/2 INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID 6.72 ACRE TRACT

1 AND BEING ON THE EAST LINE OF AFORESAID 20.300 ACRE TRACT;  
2 NORTH 00 DEGREES 53 MINUTES 45 SECONDS EAST, ALONG THE EAST  
3 LINE OF AFORESAID 20.300 ACRE TRACT, A DISTANCE OF 986.32 FEET TO  
4 THE POINT OF BEGINNING, AND CONTAINING 202.362 ACRES OF LAND, MORE  
5 OR LESS.

6 SAVE AND EXCEPT A 0.032 ACRE TRACT OF LAND, BEING ALL OF A CALLED  
7 0.03 ACRE TRACT OF LAND DESCRIBED AS "FAMILY BURIAL GROUNDS" IN DEED  
8 RECORDED IN VOLUME 294, PAGE 43, DEED RECORDS, COLLIN COUNTY,  
9 TEXAS. SAID 0.032 ACRE TRACT OF LAND BEING MORE PARTICULARLY  
10 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

11 COMMENCING AT 3/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF  
12 AFORESAID 182.82 ACRE TRACT AND BEING THE NORTHEAST CORNER OF  
13 AFORESAID 20.300 ACRE TRACT AND BEING ON THE SOUTH LINE OF AFORESAID  
14 361.66 ACRE TRACT;

15 THENCE, SOUTH 88 DEGREES 16 MINUTES 45 SECONDS EAST, ALONG THE NORTH  
16 LINE OF SAID 182.82 ACRE TRACT AND ALONG THE COMMON SOUTH LINE OF  
17 SAID 361.66 ACRE TRACT, A DISTANCE OF 618.15 FEET TO A POINT;

18 THENCE, SOUTH 01 DEGREES 05 MINUTES 01 SECONDS WEST, OVER AND ACROSS  
19 SAID 182.82 ACRE TRACT, A DISTANCE OF 31.10 FEET TO A FENCE CORNER  
20 POST FOUND FOR THE POINT OF BEGINNING;

21 THENCE, CONTINUING OVER AND ACROSS SAID 182.82 ACRE TRACT, THE  
22 FOLLOWING COURSES AND DISTANCES:

23 NORTH 89 DEGREES 39 MINUTES 44 SECONDS EAST, A DISTANCE OF  
24 39.36 FEET TO A FENCE CORNER POST FOUND FOR CORNER;

25 SOUTH 00 DEGREES 24 MINUTES 46 SECONDS EAST, A DISTANCE OF  
26 35.96 FEET TO A FENCE CORNER POST FOUND FOR CORNER;

27 NORTH 88 DEGREES 50 MINUTES 03 SECONDS WEST, A DISTANCE OF

1 40.28 FEET TO A FENCE CORNER POST FOUND FOR CORNER;

2 NORTH 01 DEGREES 05 MINUTES 01 SECONDS EAST, A DISTANCE OF  
3 34.92 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.032 ACRES OF  
4 LAND, MORE OR LESS, LEAVING A NET ACREAGE OF 202.330 ACRES OF LAND,  
5 MORE OR LESS.

6 SECTION 3. The McKinney Municipal Utility District No. 2 of  
7 Collin County initially includes the territory contained in the  
8 following areas:

9 TRACT A 423.553 ACRES

10 BEING A 423.553 ACRE TRACT OF LAND SITUATED IN THE THOMAS BRUCE  
11 SURVEY, ABSTRACT NO. 103, THE THOMAS LINDSAY SURVEY, ABSTRACT NO.  
12 521, COLLIN COUNTY, TEXAS, AND BEING ALL OF A CALLED 106.762 ACRE  
13 TRACT OF LAND CONVEYED TO MA-BBO FIVE, LP, BY DEED RECORDED IN  
14 COUNTY CLERK'S FILE NO. 20060918001344750, OFFICIAL PUBLIC  
15 RECORDS, COLLIN COUNTY, TEXAS, AND BEING ALL OF A CALLED 118.259  
16 ACRE TRACT OF LAND CONVEYED TO MA-BBO FIVE, LP, BY DEED RECORDED IN  
17 COUNTY CLERK'S FILE NO. 20060918001344760, OFFICIAL PUBLIC  
18 RECORDS, COLLIN COUNTY, TEXAS, AND BEING PART OF A CALLED 1113.084  
19 ACRE TRACT OF LAND CONVEYED TO MA BB OWEN, LP, BY DEED RECORDED IN  
20 COUNTY CLERK'S FILE NO. 20060616000829800, OFFICIAL PUBLIC  
21 RECORDS, COLLIN COUNTY, TEXAS, SAID 423.553 ACRE TRACT, WITH  
22 BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES,  
23 NORTH CENTRAL ZONE, NAD83 (CORS), DETERMINED BY GPS OBSERVATIONS ON  
24 JULIAN DAY 320, 2005, CALCULATED FROM DENTON CORS ARP (PID-DF8986),  
25 ARLINGTON RRP2 CORS ARP (PID-DF 5387) AND COLLIN CORS ARP  
26 (PID-8982), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND  
27 BOUNDS AS FOLLOWS:



1 BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF  
2 SAID 106.762 ACRE TRACT AND THE NORTHEAST CORNER OF A 39.06 ACRE  
3 TRACT OF LAND DESCRIBED IN A DEED TO THOMAS M. FRIS AS RECORDED IN  
4 COLLIN COUNTY CLERK'S FILE NO. 96-0104896, LAND RECORDS, COLLIN  
5 COUNTY, TEXAS, SAID POINT ALSO BEING ON THE SOUTH LINE OF A TRACT OF  
6 LAND DESCRIBED IN A DEED TO JOHN P. WALDEN & WIFE JANE WALDEN AS  
7 RECORDED IN VOLUME 551, PAGE 366 OF THE DEED RECORDS OF COLLIN  
8 COUNTY, TEXAS;

9 THENCE, ALONG COMMON LINES OF SAID 106.762 ACRE TRACT AND SAID  
10 WALDEN TRACT, THE FOLLOWING COURSES AND DISTANCES:

11 SOUTH 89 DEGREES 11 MINUTES 59 SECONDS EAST, A DISTANCE OF  
12 900.54 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

13 SOUTH 89 DEGREES 27 MINUTES 53 SECONDS EAST, A DISTANCE OF  
14 161.43 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED  
15 "CARTER BURGESS" SET FOR CORNER;

16 NORTH 83 DEGREES 20 MINUTES 49 SECONDS EAST, A DISTANCE OF  
17 67.79 FEET TO THE NORTHEAST CORNER OF SAID 106.762 ACRE TRACT AND  
18 THE APPROXIMATE CENTERLINE OF EAST FORK OF THE TRINITY RIVER;

19 THENCE, ALONG THE EAST PROPERTY LINE OF SAID 106.762 ACRE TRACT, AND  
20 WITH THE CENTERLINE OF AFORESAID EAST FORK OF THE TRINITY RIVER, THE  
21 FOLLOWING COURSES AND DISTANCES:

22 SOUTH 20 DEGREES 21 MINUTES 50 SECONDS EAST, A DISTANCE OF  
23 147.67 FEET TO A POINT FOR CORNER;

24 SOUTH 15 DEGREES 11 MINUTES 51 SECONDS EAST, A DISTANCE OF  
25 121.20 FEET TO A POINT FOR CORNER;

26 SOUTH 53 DEGREES 55 MINUTES 47 SECONDS EAST, A DISTANCE OF  
27 57.30 FEET TO A POINT FOR CORNER;

1 NORTH 81 DEGREES 40 MINUTES 31 SECONDS EAST, A DISTANCE OF  
2 68.17 FEET TO A POINT FOR CORNER;  
3 NORTH 55 DEGREES 58 MINUTES 51 SECONDS EAST, A DISTANCE OF  
4 70.86 FEET TO A POINT FOR CORNER;  
5 NORTH 50 DEGREES 52 MINUTES 37 SECONDS EAST, A DISTANCE OF  
6 167.34 FEET TO A POINT FOR CORNER;  
7 SOUTH 63 DEGREES 52 MINUTES 45 SECONDS EAST, A DISTANCE OF  
8 76.94 FEET TO A POINT FOR CORNER;  
9 SOUTH 24 DEGREES 20 MINUTES 33 SECONDS EAST, A DISTANCE OF  
10 73.75 FEET TO A POINT FOR CORNER;  
11 SOUTH 19 DEGREES 16 MINUTES 49 SECONDS WEST, A DISTANCE OF  
12 61.92 FEET TO A POINT FOR CORNER;  
13 SOUTH 29 DEGREES 28 MINUTES 37 SECONDS WEST, A DISTANCE OF  
14 67.28 FEET TO A POINT FOR CORNER;  
15 SOUTH 29 DEGREES 53 MINUTES 46 SECONDS WEST, A DISTANCE OF  
16 70.84 FEET TO A POINT FOR CORNER;  
17 SOUTH 04 DEGREES 46 MINUTES 27 SECONDS EAST, A DISTANCE OF  
18 98.68 FEET TO A POINT FOR CORNER;  
19 SOUTH 27 DEGREES 59 MINUTES 37 SECONDS EAST, A DISTANCE OF  
20 72.48 FEET TO A POINT FOR CORNER;  
21 SOUTH 38 DEGREES 58 MINUTES 18 SECONDS EAST, A DISTANCE OF  
22 131.77 FEET TO A POINT FOR CORNER;  
23 SOUTH 03 DEGREES 11 MINUTES 20 SECONDS EAST, A DISTANCE OF  
24 91.41 FEET TO A POINT FOR CORNER;  
25 SOUTH 06 DEGREES 35 MINUTES 41 SECONDS WEST, A DISTANCE OF  
26 188.59 FEET TO A POINT FOR CORNER;  
27 SOUTH 36 DEGREES 55 MINUTES 44 SECONDS EAST, A DISTANCE OF

1 101.19 FEET TO A POINT FOR CORNER;  
2 SOUTH 77 DEGREES 27 MINUTES 27 SECONDS EAST, A DISTANCE OF  
3 101.27 FEET TO A POINT FOR CORNER;  
4 SOUTH 89 DEGREES 08 MINUTES 21 SECONDS EAST, A DISTANCE OF  
5 137.11 FEET TO A POINT FOR CORNER;  
6 SOUTH 56 DEGREES 41 MINUTES 24 SECONDS EAST, A DISTANCE OF  
7 136.45 FEET TO A POINT FOR CORNER;  
8 SOUTH 41 DEGREES 28 MINUTES 51 SECONDS EAST, A DISTANCE OF  
9 84.90 FEET TO A POINT FOR CORNER;  
10 SOUTH 16 DEGREES 13 MINUTES 08 SECONDS EAST, A DISTANCE OF  
11 239.45 FEET TO A POINT FOR CORNER;  
12 SOUTH 20 DEGREES 49 MINUTES 08 SECONDS WEST, A DISTANCE OF  
13 84.82 FEET TO A POINT FOR CORNER;  
14 SOUTH 38 DEGREES 02 MINUTES 36 SECONDS WEST, A DISTANCE OF  
15 120.85 FEET TO A POINT FOR CORNER;  
16 SOUTH 16 DEGREES 50 MINUTES 36 SECONDS WEST, A DISTANCE OF  
17 106.92 FEET TO A POINT FOR CORNER;  
18 SOUTH 04 DEGREES 08 MINUTES 50 SECONDS WEST, A DISTANCE OF  
19 83.94 FEET TO A POINT FOR CORNER;  
20 SOUTH 45 DEGREES 46 MINUTES 39 SECONDS EAST, A DISTANCE OF  
21 70.50 FEET TO A POINT FOR CORNER;  
22 SOUTH 65 DEGREES 20 MINUTES 11 SECONDS EAST, A DISTANCE OF  
23 154.89 FEET TO A POINT FOR CORNER;  
24 SOUTH 57 DEGREES 43 MINUTES 24 SECONDS EAST, A DISTANCE OF  
25 104.47 FEET TO A POINT FOR CORNER;  
26 SOUTH 08 DEGREES 58 MINUTES 00 SECONDS EAST, A DISTANCE OF  
27 103.87 FEET TO A POINT FOR CORNER;

1 SOUTH 30 DEGREES 16 MINUTES 36 SECONDS WEST, A DISTANCE OF  
2 92.56 FEET TO A POINT FOR CORNER;  
3 SOUTH 48 DEGREES 18 MINUTES 00 SECONDS WEST, A DISTANCE OF  
4 95.11 FEET TO A POINT FOR CORNER;  
5 SOUTH 64 DEGREES 48 MINUTES 37 SECONDS WEST, A DISTANCE OF  
6 115.06 FEET TO A POINT FOR CORNER;  
7 SOUTH 63 DEGREES 46 MINUTES 10 SECONDS WEST, A DISTANCE OF  
8 108.90 FEET TO A POINT FOR CORNER;  
9 SOUTH 74 DEGREES 52 MINUTES 48 SECONDS WEST, A DISTANCE OF  
10 108.83 FEET TO A POINT FOR CORNER;  
11 SOUTH 80 DEGREES 20 MINUTES 18 SECONDS WEST, A DISTANCE OF  
12 130.42 FEET TO A POINT FOR CORNER;  
13 SOUTH 77 DEGREES 33 MINUTES 24 SECONDS WEST, A DISTANCE OF  
14 159.57 FEET TO A POINT FOR CORNER;  
15 SOUTH 49 DEGREES 37 MINUTES 34 SECONDS WEST, A DISTANCE OF  
16 79.64 FEET TO A POINT FOR CORNER;  
17 SOUTH 30 DEGREES 51 MINUTES 57 SECONDS WEST, A DISTANCE OF  
18 127.68 FEET TO A POINT FOR CORNER;  
19 SOUTH 08 DEGREES 15 MINUTES 52 SECONDS EAST, A DISTANCE OF  
20 88.75 FEET TO A POINT FOR CORNER;  
21 SOUTH 20 DEGREES 25 MINUTES 34 SECONDS EAST, A DISTANCE OF  
22 191.80 FEET TO A POINT FOR CORNER;  
23 SOUTH 08 DEGREES 27 MINUTES 55 SECONDS EAST, A DISTANCE OF  
24 92.30 FEET TO A POINT FOR CORNER;  
25 SOUTH 39 DEGREES 42 MINUTES 15 SECONDS WEST, A DISTANCE OF  
26 84.38 FEET TO A POINT FOR CORNER;  
27 SOUTH 80 DEGREES 08 MINUTES 27 SECONDS WEST, A DISTANCE OF

1 92.47 FEET TO A POINT FOR CORNER;  
2 NORTH 75 DEGREES 29 MINUTES 03 SECONDS WEST, A DISTANCE OF  
3 181.83 FEET TO A POINT FOR CORNER;  
4 NORTH 78 DEGREES 44 MINUTES 38 SECONDS WEST, A DISTANCE OF  
5 106.12 FEET TO A POINT FOR CORNER;  
6 SOUTH 69 DEGREES 37 MINUTES 05 SECONDS WEST, A DISTANCE OF  
7 80.67 FEET TO A POINT FOR CORNER;  
8 SOUTH 20 DEGREES 46 MINUTES 24 SECONDS WEST, A DISTANCE OF  
9 87.62 FEET TO A POINT FOR CORNER;  
10 SOUTH 14 DEGREES 45 MINUTES 22 SECONDS EAST, PASSING AT A  
11 DISTANCE OF 71.19 FEET THE SOUTHEAST CORNER OF SAID 106.762 ACRE  
12 TRACT, SAME BEING A NORTHEAST CORNER OF AFORESAID 1113.084 ACRE  
13 TRACT, CONTINUING WITH THE CENTERLINE OF SAID EAST FORK OF THE  
14 TRINITY RIVER AND THE EAST PROPERTY LINE OF SAID 1113.084 ACRE  
15 TRACT, IN ALL A TOTAL DISTANCE OF 120.37 FEET TO A POINT FOR CORNER;  
16 THENCE, CONTINUING WITH THE CENTERLINE OF SAID EAST FORK OF THE  
17 TRINITY RIVER AND ALONG THE EAST PROPERTY LINE OF SAID 1113.084 ACRE  
18 TRACT, THE FOLLOWING COURSES AND DISTANCES:  
19 SOUTH 34 DEGREES 39 MINUTES 08 SECONDS EAST, A DISTANCE OF  
20 74.62 FEET TO A POINT FOR CORNER;  
21 SOUTH 84 DEGREES 34 MINUTES 58 SECONDS EAST, A DISTANCE OF  
22 126.28 FEET TO A POINT FOR CORNER;  
23 SOUTH 65 DEGREES 27 MINUTES 27 SECONDS EAST, A DISTANCE OF  
24 133.32 FEET TO A POINT FOR CORNER;  
25 NORTH 71 DEGREES 35 MINUTES 21 SECONDS EAST, A DISTANCE OF  
26 110.32 FEET TO A POINT FOR CORNER;  
27 SOUTH 75 DEGREES 11 MINUTES 25 SECONDS EAST, A DISTANCE OF

1 99.44 FEET TO A POINT FOR CORNER;  
2 SOUTH 16 DEGREES 58 MINUTES 48 SECONDS EAST, A DISTANCE OF  
3 54.42 FEET TO A POINT FOR CORNER;  
4 SOUTH 06 DEGREES 07 MINUTES 16 SECONDS WEST, A DISTANCE OF  
5 82.33 FEET TO A POINT FOR CORNER;  
6 SOUTH 34 DEGREES 19 MINUTES 44 SECONDS WEST, A DISTANCE OF  
7 114.95 FEET TO A POINT FOR CORNER;  
8 SOUTH 85 DEGREES 30 MINUTES 45 SECONDS WEST, A DISTANCE OF  
9 291.84 FEET TO A POINT FOR CORNER;  
10 SOUTH 08 DEGREES 46 MINUTES 06 SECONDS WEST, A DISTANCE OF  
11 95.18 FEET TO A POINT FOR CORNER;  
12 SOUTH 37 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF  
13 121.86 FEET TO A POINT FOR CORNER;  
14 SOUTH 38 DEGREES 12 MINUTES 58 SECONDS EAST, A DISTANCE OF  
15 130.83 FEET TO A POINT FOR CORNER;  
16 THENCE, OVER AND ACROSS SAID 1113.084 ACRE TRACT, THE FOLLOWING  
17 COURSES AND DISTANCES:  
18 SOUTH 87 DEGREES 05 MINUTES 41 SECONDS WEST, A DISTANCE OF  
19 1162.77 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT  
20 CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 39 DEGREES 50 MINUTES 38  
21 SECONDS, A RADIUS OF 630.00 FEET, A LONG CHORD THAT BEARS, SOUTH 67  
22 DEGREES 10 MINUTES 22 SECONDS WEST, A DISTANCE OF 429.33 FEET;  
23 ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF  
24 438.11 FEET TO A POINT FOR CORNER;  
25 SOUTH 47 DEGREES 15 MINUTES 03 SECONDS WEST, A DISTANCE OF  
26 379.74 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT  
27 CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 41 DEGREES 03 MINUTES

1 11 SECONDS, A RADIUS OF 570.00 FEET, A LONG CHORD THAT BEARS, SOUTH  
2 67 DEGREES 46 MINUTES 38 SECONDS WEST, A DISTANCE OF 399.73 FEET;  
3 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
4 408.41 FEET TO A POINT FOR CORNER;  
5 SOUTH 88 DEGREES 18 MINUTES 14 SECONDS WEST, A DISTANCE OF  
6 536.71 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT  
7 CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 202 DEGREES 43 MINUTES  
8 24 SECONDS, A RADIUS OF 430.00 FEET, A LONG CHORD THAT BEARS, SOUTH  
9 72 DEGREES 56 MINUTES 30 SECONDS WEST, A DISTANCE OF 843.15 FEET;  
10 ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF  
11 1521.42 FEET TO A POINT FOR CORNER;  
12 SOUTH 57 DEGREES 34 MINUTES 46 SECONDS WEST, A DISTANCE OF  
13 177.27 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT  
14 CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17 DEGREES 46 MINUTES  
15 00 SECONDS, A RADIUS OF 570.00 FEET, A LONG CHORD THAT BEARS, SOUTH  
16 66 DEGREES 27 MINUTES 46 SECONDS WEST, A DISTANCE OF 176.04 FEET;  
17 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 176.75  
18 FEET TO A POINT FOR CORNER;  
19 SOUTH 75 DEGREES 20 MINUTES 45 SECONDS WEST, A DISTANCE OF  
20 877.21 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID 1113.084  
21 ACRE TRACT, SAME BEING THE APPROXIMATE CENTERLINE OF COLLIN COUNTY  
22 ROAD NO. 281 (A VARIABLE WIDTH RIGHT-OF-WAY);  
23 THENCE, NORTH 00 DEGREES 31 MINUTES 40 SECONDS EAST, ALONG THE WEST  
24 LINE OF SAID 1113.084 ACRE TRACT AND THE APPROXIMATE CENTERLINE OF  
25 SAID COLLIN COUNTY ROAD NO. 281, A DISTANCE OF 1574.34 FEET TO A 1/2  
26 INCH IRON ROD FOUND FOR AN INSIDE ELL CORNER OF SAID 1113.084 ACRE  
27 TRACT AND THE NORTHEAST CORNER OF A CALLED 3.000 ACRE TRACT OF LAND

1 CONVEYED TO TERRY L. HERTWICK AND ROSE ETTA JONES BY DEED RECORDED  
2 IN COUNTY CLERK'S FILE NO. 2002-0001673, LAND RECORDS, COLLIN  
3 COUNTY, TEXAS;  
4 THENCE, NORTH 00 DEGREES 04 MINUTES 47 SECONDS EAST, OVER AND ACROSS  
5 SAID 1113.084 ACRE TRACT, CONTINUING ALONG THE APPROXIMATE  
6 CENTERLINE OF SAID COLLIN COUNTY ROAD NO. 281, A DISTANCE OF 2505.18  
7 FEET TO A POINT FOR AN INSIDE ELL CORNER OF SAID 1113.084 ACRE  
8 TRACT;  
9 THENCE, SOUTH 89 DEGREES 21 MINUTES 54 SECONDS EAST, ALONG THE NORTH  
10 LINE OF SAID 1113.084 ACRE TRACT, PASSING AT A DISTANCE OF 40.00  
11 FEET A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER  
12 BURGESS" SET FOR WITNESS, CONTINUING A TOTAL DISTANCE OF 1290.73  
13 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE A NORTHEAST CORNER OF SAID  
14 1113.084 ACRE TRACT AND BEING ON THE WEST LINE OF SAID 118.259 ACRE  
15 TRACT;  
16 THENCE, NORTH 00 DEGREES 11 MINUTES 31 SECONDS WEST, ALONG THE WEST  
17 LINE OF SAID 118.259 ACRE TRACT, A DISTANCE OF 15.14 FEET TO A 1/2  
18 INCH IRON ROD FOUND FOR A NORTHWEST CORNER OF SAID 118.259 ACRE  
19 TRACT AND THE SOUTHWEST CORNER OF A CALLED 1.071 ACRE TRACT OF LAND  
20 DESCRIBED IN A DEED TO ANITA L. GRAY AND HUSBAND, JIMMY L. GRAY AS  
21 RECORDED IN COLLIN COUNTY CLERK'S FILE NO. 94-0054427 OF THE LAND  
22 RECORDS OF COLLIN COUNTY, TEXAS;  
23 THENCE SOUTH 89 DEGREES 10 MINUTES 20 SECONDS EAST, ALONG THE SOUTH  
24 LINE OF AFORESAID 1.071 ACRE TRACT, A DISTANCE OF 182.65 FEET TO A  
25 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS"  
26 SET FOR THE SOUTHEAST CORNER OF SAID 1.071 ACRE TRACT;  
27 THENCE NORTH 00 DEGREES 11 MINUTES 36 SECONDS WEST, ALONG THE EAST



1 LINE OF AFORESAID 1.071 ACRE TRACT, A DISTANCE OF 254.52 FEET TO A  
2 POINT FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS NORTH  
3 00 DEGREES 11 MINUTES 36 SECONDS WEST, A DISTANCE OF 0.64 FEET, SAID  
4 POINT BEING IN THE SOUTH LINE OF A CALLED 10.000 ACRE TRACT OF LAND  
5 DESCRIBED IN A DEED TO CABE W. CHADICK AS RECORDED IN COLLIN COUNTY  
6 CLERK'S FILE NO. 2000-0095879 OF THE LAND RECORDS OF COLLIN COUNTY,  
7 TEXAS;  
8 THENCE, SOUTH 89 DEGREES 20 MINUTES 27 SECONDS EAST, ALONG THE NORTH  
9 LINE OF SAID 118.259 ACRE TRACT, THE SOUTH LINE OF SAID 10.000 ACRE  
10 TRACT, THE SOUTH LINE OF AFORESAID 39.06 ACRE TRACT, A DISTANCE OF  
11 1856.29 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER  
12 OF SAID THOMAS M. FRIS TRACT;  
13 THENCE, NORTH 00 DEGREES 05 MINUTES 19 SECONDS EAST, ALONG THE WEST  
14 LINE OF SAID 106.762 ACRE TRACT AND THE EAST LINE OF SAID THOMAS M.  
15 FRIS TRACT, A DISTANCE OF 794.23 FEET TO THE POINT OF BEGINNING, AND  
16 CONTAINING 423.553 ACRES OF LAND, MORE OR LESS.

17 TRACT B 407.211 ACRES

18 BEING A 407.211 ACRE TRACT OF LAND SITUATED IN THE JOHN LARIMON  
19 SURVEY, ABSTRACT NO. 530, AND THE THOMAS BRUCE SURVEY, ABSTRACT NO.  
20 103, COLLIN COUNTY, TEXAS, AND BEING PART OF A 158.524 ACRE TRACT OF  
21 LAND CONVEYED TO MA-BBO FIVE, L.P. BY DEED RECORDED IN COUNTY  
22 CLERK'S FILE NO. 20060718001344740, OFFICIAL PUBLIC RECORDS,  
23 COLLIN COUNTY, TEXAS AND BEING PART OF A 1113.084 ACRE TRACT OF LAND  
24 CONVEYED TO MA BB OWEN, L.P. BY DEED RECORDED IN COUNTY CLERK'S FILE  
25 NO. 20060616000829800, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY,  
26 TEXAS. SAID 407.211 ACRE TRACT, WITH BEARING BASIS BEING GRID  
27 NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83

1 (CORS), DETERMINED BY GPS OBSERVATIONS ON JULIAN DAY 320, 2005,  
2 CALCULATED FROM DENTON CORS ARP (PID-DF8986), ARLINGTON RRP2 CORS  
3 ARP (PID-DF 5387) AND COLLIN CORS ARP (PID-8982), BEING MORE  
4 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

5 BEGINNING AT A POINT AT A NORTHWEST CORNER OF AFORESAID 1113.084  
6 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF A CALLED 0.998 ACRE  
7 TRACT OF LAND CONVEYED TO CHAMBERVILLE CEMETERY ASSOCIATION BY DEED  
8 RECORDED IN VOLUME 2034, PAGE 573, DEED RECORDS, COLLIN COUNTY,  
9 TEXAS AND BEING IN COLLIN COUNTY ROAD NO. 206 (A VARIABLE WIDTH  
10 PRESCRIPTIVE RIGHT-OF-WAY);

11 THENCE NORTH 89 DEGREES 45 MINUTES 16 SECONDS EAST, ALONG THE SOUTH  
12 LINE OF AFORESAID 0.998 ACRE TRACT, PASSING AT A DISTANCE OF 9.74  
13 FEET A 5/8 INCH IRON ROD FOUND FOR WITNESS, CONTINUING A TOTAL  
14 DISTANCE OF 188.45 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC  
15 CAP STAMPED "CARTER BURGESS" SET FOR AN INSIDE ELL CORNER OF  
16 AFORESAID 1113.084 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF  
17 SAID 0.998 ACRE TRACT;

18 THENCE NORTH 00 DEGREES 55 MINUTES 15 SECONDS WEST, ALONG THE EAST  
19 LINE OF AFORESAID 0.998 ACRE TRACT PASSING AT A DISTANCE OF 177.66  
20 FEET A 1/2 INCH IRON ROD FOUND FOR WITNESS, CONTINUING A TOTAL  
21 DISTANCE OF 206.50 FEET TO A POINT FOR A NORTHEAST CORNER OF SAID  
22 0.998 ACRE TRACT AND BEING A NORTHWEST CORNER OF AFORESAID 1113.084  
23 ACRE TRACT AND BEING IN THE APPROXIMATE CENTERLINE OF COLLIN COUNTY  
24 ROAD NO. 281 (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);

25 THENCE ALONG THE NORTH LINE OF AFORESAID 1113.084 ACRE TRACT AND THE  
26 APPROXIMATE CENTERLINE OF AFORESAID COLLIN COUNTY ROAD NO. 281 THE  
27 FOLLOWING COURSES AND DISTANCES:

1 SOUTH 88 DEGREES 11 MINUTES 52 SECONDS EAST, A DISTANCE OF  
2 172.87 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED  
3 "CARTER BURGESS" SET FOR CORNER;

4 SOUTH 84 DEGREES 50 MINUTES 48 SECONDS EAST, A DISTANCE OF  
5 300.57 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED  
6 "CARTER BURGESS" SET FOR CORNER;

7 SOUTH 88 DEGREES 57 MINUTES 46 SECONDS EAST, A DISTANCE OF  
8 689.46 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED  
9 "CARTER BURGESS" SET FOR CORNER;

10 NORTH 89 DEGREES 51 MINUTES 11 SECONDS EAST, A DISTANCE OF  
11 691.44 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED  
12 "CARTER BURGESS" SET FOR CORNER;

13 SOUTH 84 DEGREES 42 MINUTES 34 SECONDS EAST, A DISTANCE OF  
14 623.13 FEET TO A 3/4 INCH IRON ROD FOUND FOR THE MOST NORTHERN  
15 NORTHEAST CORNER OF AFORESAID 1113.084 ACRE TRACT AND BEING THE  
16 NORTHWEST CORNER OF A CALLED 7.04 ACRE TRACT OF LAND CONVEYED TO  
17 ROBERT W. GANTER AND ELIZABETH A. GANTER BY DEED RECORDED IN COUNTY  
18 CLERK'S NO. 97-0024749. LAND RECORDS, COLLIN COUNTY, TEXAS;

19 SOUTH 00 DEGREES 29 MINUTES 01 SECONDS WEST, ALONG AN EAST  
20 LINE OF AFORESAID 1113.084 ACRE TRACT AND THE COMMON WEST LINE OF  
21 AFORESAID 7.04 ACRE TRACT, A DISTANCE OF 411.24 FEET TO A 1/2 INCH  
22 IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID 7.04 ACRE TRACT;

23 SOUTH 89 DEGREES 02 MINUTES 06 SECONDS EAST, ALONG THE NORTH  
24 LINE OF SAID 1113.084 ACRE TRACT AND THE COMMON SOUTH LINE OF  
25 AFORESAID 7.04 ACRE TRACT, A DISTANCE OF 1471.42 FEET TO A 1/2 INCH  
26 IRON PIPE FOUND FOR CORNER AND BEING ON THE WEST LINE OF A CALLED  
27 5.660 ACRE TRACT OF LAND CONVEYED TO DONALD DWAYNE TUCKER AND WIFE,

1 JEAN TUCKER RECORDED IN VOLUME 931, PAGE 368, DEED RECORDS, COLLIN  
2 COUNTY, TEXAS AND BEING IN THE APPROXIMATE CENTERLINE OF AFORESAID  
3 COLLIN COUNTY ROAD NO. 281;  
4 THENCE SOUTH 00 DEGREES 40 MINUTES 36 SECONDS WEST, ALONG AN EAST  
5 LINE OF SAID 1113.084 ACRE TRACT AND THE COMMON WEST LINES OF  
6 AFORESAID 5.660 TUCKER TRACT AND OF A CALLED 1.39 ACRE TRACT OF LAND  
7 CONVEYED TO CALVIN JARRETT AND KAREN JARRETT BY DEED RECORDED IN  
8 COUNTY CLERK'S FILE NO. 2005-0097078, LAND RECORDS, COLLIN COUNTY,  
9 TEXAS AND THE APPROXIMATE CENTERLINE OF AFORESAID COLLIN COUNTY  
10 ROAD NO. 281, A DISTANCE OF 537.51 FEET TO A POINT FOR THE CORNER;  
11 THENCE, SOUTH 00 DEGREES 04 MINUTES 47 SECONDS WEST, OVER AND ACROSS  
12 SAID 1113.084 ACRE TRACT, A DISTANCE OF 2505.18 FEET TO A 1/2 INCH  
13 IRON ROD FOUND ON A SOUTH LINE OF SAID 1113.084 ACRE TRACT AND THE  
14 COMMON NORTHEAST CORNER OF A CALLED 3.000 ACRE TRACT OF LAND  
15 CONVEYED TO TERRY L. HARTWICK AND ROSE ETTA JONES BY DEED RECORDED  
16 IN COUNTY CLERK'S FILE NO. 2002-0001673, LAND RECORDS, COLLIN  
17 COUNTY, TEXAS; THENCE, NORTH 89 DEGREES 54 MINUTES 23 SECONDS WEST,  
18 ALONG THE SOUTH LINE OF SAID 1113.084 ACRE TRACT, AND THE COMMON  
19 NORTH LINE OF SAID 3.000 ACRE TRACT, A DISTANCE OF 484.37 FEET TO A  
20 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS"  
21 SET FOR CORNER ON THE EAST LINE OF A 19.33 ACRE TRACT OF LAND  
22 CONVEYED TO TERRY L. HARTWICK AND ROSE ETTA JONES BY DEED RECORDED  
23 IN COUNTY CLERK'S FILE NO. 94-0065235, LAND RECORDS, COLLIN COUNTY,  
24 TEXAS;  
25 THENCE, NORTH 00 DEGREES 14 MINUTES 32 SECONDS WEST, A DISTANCE OF  
26 154.99 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF  
27 SAID 19.33 ACRE TRACT;

1 THENCE, NORTH 89 DEGREES 39 MINUTES 30 SECONDS WEST, ALONG THE SOUTH  
2 LINE OF SAID 1113.084 ACRE TRACT AND THE COMMON NORTH LINE OF SAID  
3 19.33 ACRE TRACT, A DISTANCE OF 988.76 FEET TO A 5/8 INCH IRON ROD  
4 WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER ON  
5 THE EAST LINE OF SAID 158.524 ACRE TRACT;  
6 THENCE, SOUTH 00 DEGREES 26 MINUTES 33 SECONDS EAST, ALONG THE EAST  
7 LINE OF SAID 158.524 ACRE TRACT AND THE COMMON WEST LINES OF SAID  
8 19.33 ACRE TRACT AND A CALLED 11.06 ACRE TRACT OF LAND CONVEYED TO  
9 HUGH P. McADAMS BY DEED RECORDED IN COUNTY CLERK'S FILE NO.  
10 92-0003436, LAND RECORDS, COLLIN COUNTY, TEXAS, A DISTANCE OF  
11 1763.02 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 158.524  
12 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF SAID 11.06 ACRE TRACT  
13 AND BEING IN THE APPROXIMATE CENTERLINE OF COLLIN COUNTY ROAD NO.  
14 206 (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY) AND BEING ON THE  
15 NORTH LINE OF A CALLED 72 ACRE TRACT OF LAND CONVEYED TO J.L. MELL,  
16 BEVERLY ANN ALLEN & NANCY JO. LAWRENCE BY DEED RECORDED IN COUNTY  
17 CLERKS' FILE NO. 2000-0101341, LAND RECORDS, COLLIN COUNTY, TEXAS;  
18 THENCE NORTH 89 DEGREES 36 MINUTES 20 SECONDS WEST, ALONG THE SOUTH  
19 LINE OF AFORESAID 158.524 ACRE TRACT AND THE COMMON NORTH LINE OF  
20 AFORESAID 72 ACRE TRACT AND ALONG THE APPROXIMATE CENTERLINE OF  
21 AFORESAID COLLIN COUNTY ROAD NO. 206 A DISTANCE OF 576.42 FEET TO A  
22 POINT FOR AN ELL CORNER OF SAID 158.524 ACRE TRACT AND BEING THE  
23 SOUTHEAST CORNER OF THE REMAINDER OF A TRACT OF LAND CONVEYED TO  
24 DONALD M. MOTSENBACKER AND WIFE, NORMA FAYE MOTSENBACKER BY DEED  
25 RECORDED IN VOLUME 2678, PAGE 833, DEED RECORDS, COLLIN COUNTY,  
26 TEXAS;  
27 THENCE ALONG THE COMMON LINES BETWEEN AFORESAID 158.524 ACRE TRACT

1 AND AFORESAID REMAINDER MOTSENBACKER TRACT THE FOLLOWING COURSES  
2 AND DISTANCES:

3 NORTH 01 DEGREES 01 MINUTES 34 SECONDS EAST, PASSING AT A  
4 DISTANCE OF 28.19 FEET A 1/2 INCH IRON ROD FOUND FOR WITNESS,  
5 CONTINUING A TOTAL DISTANCE OF 95.45 FEET TO A 1/2 INCH IRON ROD  
6 FOUND FOR CORNER;

7 NORTH 46 DEGREES 22 MINUTES 09 SECONDS WEST, A DISTANCE OF  
8 30.04 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

9 NORTH 01 DEGREES 02 MINUTES 48 SECONDS EAST, A DISTANCE OF  
10 66.35 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

11 NORTH 48 DEGREES 15 MINUTES 02 SECONDS WEST, A DISTANCE OF  
12 30.38 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

13 NORTH 01 DEGREES 27 MINUTES 43 SECONDS EAST, A DISTANCE OF  
14 66.57 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

15 NORTH 46 DEGREES 58 MINUTES 13 SECONDS WEST, A DISTANCE OF  
16 23.59 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

17 NORTH 00 DEGREES 24 MINUTES 20 SECONDS EAST, A DISTANCE OF  
18 25.48 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

19 NORTH 71 DEGREES 03 MINUTES 06 SECONDS EAST, A DISTANCE OF  
20 10.41 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

21 NORTH 39 DEGREES 44 MINUTES 59 SECONDS EAST, A DISTANCE OF  
22 10.78 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

23 NORTH 00 DEGREES 21 MINUTES 32 SECONDS WEST, A DISTANCE OF  
24 98.69 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

25 NORTH 43 DEGREES 09 MINUTES 55 SECONDS WEST, A DISTANCE OF  
26 11.67 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

27 NORTH 88 DEGREES 23 MINUTES 42 SECONDS WEST, A DISTANCE OF

1 201.10 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
2 SOUTH 46 DEGREES 23 MINUTES 42 SECONDS WEST, A DISTANCE OF  
3 10.70 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
4 SOUTH 14 DEGREES 06 MINUTES 56 SECONDS WEST, A DISTANCE OF  
5 10.35 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
6 SOUTH 01 DEGREES 47 MINUTES 24 SECONDS WEST, A DISTANCE OF  
7 81.41 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
8 SOUTH 19 DEGREES 38 MINUTES 16 SECONDS EAST, A DISTANCE OF  
9 10.39 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
10 SOUTH 52 DEGREES 48 MINUTES 19 SECONDS EAST, A DISTANCE OF  
11 10.82 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
12 SOUTH 76 DEGREES 36 MINUTES 21 SECONDS EAST, A DISTANCE OF  
13 10.30 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
14 SOUTH 02 DEGREES 21 MINUTES 20 SECONDS WEST, A DISTANCE OF  
15 25.12 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
16 SOUTH 47 DEGREES 10 MINUTES 36 SECONDS WEST, A DISTANCE OF  
17 33.81 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
18 SOUTH 00 DEGREES 47 MINUTES 06 SECONDS EAST, A DISTANCE OF  
19 63.78 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
20 SOUTH 44 DEGREES 58 MINUTES 54 SECONDS WEST, A DISTANCE OF  
21 31.86 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
22 SOUTH 00 DEGREES 34 MINUTES 55 SECONDS EAST, A DISTANCE OF  
23 65.94 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
24 SOUTH 48 DEGREES 15 MINUTES 30 SECONDS WEST, A DISTANCE OF  
25 30.58 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
26 SOUTH 00 DEGREES 40 MINUTES 17 SECONDS EAST, PASSING AT A  
27 DISTANCE OF 66.78 FEET A 1/2 INCH IRON ROD FOUND FOR WITNESS,

1 CONTINUING A TOTAL DISTANCE OF 95.05 FEET TO A POINT FOR AN ELL  
2 CORNER OF AFORESAID 158.524 ACRE TRACT AND THE SOUTHWEST CORNER OF  
3 AFORESAID REMAINDER MOTSENBACKER TRACT AND BEING ON THE NORTH LINE  
4 OF A CALLED 36.145 ACRE TRACT OF LAND CONVEYED TO CAROLYN PUTNEY BY  
5 DEED RECORDED IN COUNTY CLERK'S FILE NO. 2003-0016137, LAND  
6 RECORDS, COLLIN COUNTY, TEXAS AND BEING IN THE APPROXIMATE  
7 CENTERLINE OF AFORESAID COLLIN COUNTY ROAD NO.206;  
8 THENCE NORTH 89 DEGREES 36 MINUTES 20 SECONDS WEST, ALONG THE SOUTH  
9 LINE OF AFORESAID 158.524 ACRE TRACT AND THE COMMON NORTH LINE OF  
10 AFORESAID 36.145 ACRE TRACT AND THE APPROXIMATE CENTERLINE OF  
11 AFORESAID COLLIN COUNTY ROAD NO. 206, A DISTANCE OF 1762.31 FEET TO  
12 A POINT FOR CORNER;  
13 THENCE NORTH 00 DEGREES 08 MINUTES 15 SECONDS WEST, PASSING AT A  
14 DISTANCE OF 26.32 FEET A 1/2 INCH IRON ROD FOUND FOR WITNESS,  
15 CONTINUING ALONG THE WEST LINE OF AFORESAID 158.524 ACRE TRACT AND  
16 THE COMMON EAST LINE OF THE FOLLOWING TRACTS, A CALLED 22.030 ACRE  
17 TRACT OF LAND CONVEYED TO BILLY J. DRURY, ET AL BY DEED RECORDED IN  
18 VOLUME 1043, PAGE 346, DEED RECORDS, COLLIN COUNTY, TEXAS AND A  
19 CALLED 22.030 ACRE TRACT OF LAND CONVEYED TO JIMMIE L. DRURY BY DEED  
20 RECORDED IN COUNTY CLERK'S FILE NO. 2003-0060252, LAND RECORDS,  
21 COLLIN COUNTY, TEXAS AND A CALLED 3.67 ACRE TRACT OF LAND CONVEYED  
22 TO RODNEY C. NIXON BY DEED RECORDED IN COUNTY CLERK'S FILE NO.  
23 93-0108403, LAND RECORDS, COLLIN COUNTY, TEXAS AND A CALLED 3.67  
24 ACRE TRACT OF LAND CONVEYED TO RODNEY C. NIXON BY DEED RECORDED IN  
25 COUNTY CLERK'S FILE NO. 93-0108402, LAND RECORDS, COLLIN COUNTY,  
26 TEXAS AND A CALLED 11.015 ACRE TRACT OF LAND CONVEYED TO QUIDA NIXON  
27 BY DEED RECORDED IN VOLUME 1043, PAGE 338, DEED RECORDS, COLLIN



1 COUNTY, TEXAS AND A CALLED 11.015 ACRE TRACT OF LAND CONVEYED TO  
2 DEAN ANDERSON BY DEED RECORDED IN VOLUME 1043, PAGE 333, DEED  
3 RECORDS, COLLIN COUNTY, TEXAS AND ALONG THE APPROXIMATE CENTERLINE  
4 OF AFORESAID COLLIN COUNTY ROAD NO. 206, A DISTANCE OF 2672.26 FEET  
5 TO A POINT FOR CORNER;

6 THENCE, SOUTH 88 DEGREES 53 MINUTES 46 SECONDS EAST, A DISTANCE OF  
7 19.61 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
8 "CARTER BURGESS" SET FOR THE SOUTHWEST CORNER OF SAID 1113.084 ACRE  
9 TRACT;

10 THENCE ALONG THE WEST LINE OF AFORESAID 1113.084 ACRE TRACT THE  
11 FOLLOWING COURSES AND DISTANCES:

12 NORTH 00 DEGREES 12 MINUTES 11 SECONDS WEST, A DISTANCE OF  
13 1035.01 FEET TO A POINT FOR CORNER;

14 NORTH 00 DEGREES 50 MINUTES 11 SECONDS WEST, A DISTANCE OF  
15 1248.29 FEET TO THE POINT OF BEGINNING, AND CONTAINING 407.211  
16 ACRES OF LAND, MORE OR LESS.

17 SECTION 4. (a) The legal notice of the intention to  
18 introduce this Act, setting forth the general substance of this  
19 Act, has been published as provided by law, and the notice and a  
20 copy of this Act have been furnished to all persons, agencies,  
21 officials, or entities to which they are required to be furnished  
22 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
23 Government Code.

24 (b) The governor, one of the required recipients, has  
25 submitted the notice and Act to the Texas Commission on  
26 Environmental Quality.

27 (c) The Texas Commission on Environmental Quality has filed

1 its recommendations relating to this Act with the governor, the  
2 lieutenant governor, and the speaker of the house of  
3 representatives within the required time.

4 (d) All requirements of the constitution and laws of this  
5 state and the rules and procedures of the legislature with respect  
6 to the notice, introduction, and passage of this Act are fulfilled  
7 and accomplished.

8 SECTION 5. This Act takes effect September 1, 2007.