

By: Laubenberg

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; 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 Chapter 8223 to read as follows:

CHAPTER 8223. MCKINNEY MUNICIPAL UTILITY DISTRICTS

NOS. 1 AND 2

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 8223.001. DEFINITIONS. In this chapter:

(1) "Board" or "boards" means, as appropriate, the board of directors of one or both of the districts.

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

(3) "District" or "districts" means, as appropriate, one or both of the McKinney Municipal Utility Districts Nos. 1 and 2.

Sec. 8223.002. NATURE OF DISTRICT. Each 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 a 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) Each  
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 each 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 a district may petition

1 the Texas Commission on Environmental Quality to appoint as  
2 temporary directors of that district the five persons listed in the  
3 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 a 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 a district have qualified under Section 49.055, Water  
19 Code, the temporary directors of that district shall meet at a  
20 location in the district agreeable to a majority of the directors of  
21 that 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 each district may not hold an election under  
26 Section 8223.024 until each municipality in whose corporate limits  
27 or extraterritorial jurisdiction a district is located, if any, has

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

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

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

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

14 [Sections 8223.027-8223.050 reserved for expansion]

15 SUBCHAPTER B. BOARD OF DIRECTORS

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

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

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

22 [Sections 8223.053-8223.100 reserved for expansion]

23 SUBCHAPTER C. POWERS AND DUTIES

24 Sec. 8223.101. GENERAL POWERS. Each district has the  
25 powers and duties provided by the general law of this state,  
26 including Chapters 49 and 54, Water Code, applicable to municipal  
27 utility districts created under Section 59, Article XVI, Texas

1 Constitution.

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

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

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

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

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

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

27 (1) has no outstanding bonded debt; and

1           (2) is not imposing ad valorem taxes.

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

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

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

9           [Sections 8223.105-8223.150 reserved for expansion]

10           SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

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

14           [Sections 8223.152-8223.200 reserved for expansion]

15           SUBCHAPTER E. BONDS

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

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

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

1 SECTION 2. Each district initially includes, respectively,  
2 the territory contained in the following areas as indicated:

3 (a) McKinney Municipal Utility District No. 1 of Collin  
4 County, Texas:

5 TRACT A 673.759 ACRES

6 BEING A 673.759 ACRE TRACT OF LAND SITUATED IN THE THOMAS BRUCE  
7 SURVEY, ABSTRACT NO. 103, THE JOHN EMBERSON SURVEY, ABSTRACT NO.  
8 294 AND THE THOMAS LINDSAY SURVEY, ABSTRACT NO. 521, COLLIN COUNTY,  
9 TEXAS, AND BEING PART OF A CALLED 1113.084 ACRE TRACT OF LAND  
10 CONVEYED TO MA BB OWEN, LP, BY DEED RECORDED IN COUNTY CLERK'S FILE  
11 NO. 20060616000829800, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY,  
12 TEXAS, AND BEING PART OF A CALLED 182.711 ACRE TRACT OF LAND  
13 CONVEYED AS "TRACT 1", AND BEING ALL OF A CALLED 0.469 ACRE TRACT OF  
14 LAND CONVEYED AS "TRACT 2" TO MA-BBO FIVE, LP, BY DEED RECORDED IN  
15 COUNTY CLERK'S FILE NO. 20060918001344730, OFFICIAL PUBLIC  
16 RECORDS, COLLIN COUNTY, TEXAS, AND BEING PART OF A CALLED 26.423  
17 ACRE TRACT OF LAND CONVEYED AS "TRACT 1", AND BEING PART OF A CALLED  
18 0.653 ACRE TRACT OF LAND CONVEYED AS "TRACT 2" TO MA-BBO FIVE, LP,  
19 BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20060918001344720,  
20 OFFICIAL PUBLIC RECORD, COLLIN COUNTY, TEXAS, SAID 673.759 ACRE  
21 TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE  
22 COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS), DETERMINED BY GPS  
23 OBSERVATIONS ON JULIAN DAY 320, 2005, CALCULATED FROM DENTON CORS  
24 ARP (PID-DF8986), ARLINGTON RRP2 CORS ARP (PID-DF 5387) AND COLLIN  
25 CORS ARP (PID-8982), AND BEING MORE PARTICULARLY DESCRIBED BY METES  
26 AND BOUNDS AS FOLLOWS:

27 BEGINNING AT A 3/8 INCH IRON ROD FOUND FOR AN OUTSIDE ELL CORNER OF

1 SAID 1113.084 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF A CALLED  
2 1 ACRE TRACT OF LAND CONVEYED AS "TRACT 2" TO PROVINCE RES ESTATE  
3 HOLDING BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2002-0005148,  
4 LAND RECORDS, COLLIN COUNTY, TEXAS, SAME BEING ON THE NORTH LINE OF  
5 A CALLED 57 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO PROVINCE RES  
6 ESTATE HOLDING BY DEED RECORDED IN COUNTY CLERK'S FILE NO.  
7 2002-0005148, LAND RECORDS, COLLIN COUNTY, TEXAS;  
8 THENCE, NORTH 06 DEGREES 29 MINUTES 28 SECONDS WEST, ALONG A WEST  
9 LINE OF SAID 1113.084 ACRE TRACT AND THE COMMON EAST LINE OF  
10 AFORESAID 1 ACRE TRACT A DISTANCE OF 105.30 FEET TO A 3/8 INCH IRON  
11 ROD FOUND FOR AN INSIDE ELL CORNER OF SAID 1113.084 ACRE TRACT AND  
12 BEING THE NORTHEAST CORNER OF SAID 1 ACRE TRACT;  
13 THENCE, NORTH 89 DEGREES 19 MINUTES 40 SECONDS WEST, ALONG A SOUTH  
14 LINE OF SAID 1113.084 ACRE TRACT AND THE COMMON NORTH LINE OF  
15 AFORESAID 1 ACRE TRACT, PASSING AT A DISTANCE OF 381.99 FEET A 3/8  
16 INCH IRON ROD FOUND FOR WITNESS, CONTINUING A TOTAL DISTANCE OF  
17 408.28 FEET TO A POINT FOR A SOUTHWEST CORNER OF SAID 1113.084 ACRE  
18 TRACT AND THE NORTHWEST CORNER OF SAID 1 ACRE TRACT, SAID POINT ALSO  
19 BEING ON THE EAST LINE OF SAID 26.423 ACRE TRACT AND THE COMMON  
20 APPROXIMATE CENTERLINE OF COLLIN COUNTY ROAD NO. 206 (A VARIABLE  
21 WIDTH PRESCRIPTIVE RIGHT-OF-WAY);  
22 THENCE, NORTH 00 DEGREES 34 MINUTES 35 SECONDS WEST, ALONG THE WEST  
23 LINE OF SAID 1113.084 ACRE TRACT, THE EAST LINE OF SAID 26.423 ACRE  
24 TRACT AND THE COMMON APPROXIMATE CENTERLINE OF AFORESAID COLLIN  
25 COUNTY ROAD NO. 206, A DISTANCE OF 41.52 FEET TO A POINT FOR CORNER;  
26 THENCE, OVER AND ACROSS SAID 26.423 ACRE TRACT, SAID 0.653 ACRE  
27 TRACT AND SAID 182.711 ACRE TRACT, THE FOLLOWING COURSES AND



1 DISTANCES:

2 NORTH 02 DEGREES 57 MINUTES 15 SECONDS WEST, A DISTANCE OF  
3 237.94 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT  
4 CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22 DEGREES 02 MINUTES 58  
5 SECONDS, A RADIUS OF 1450.00 FEET, A LONG CHORD THAT BEARS, NORTH 13  
6 DEGREES 58 MINUTES 44 SECONDS WEST, A DISTANCE OF 554.58 FEET;

7 ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF  
8 558.01 FEET TO A POINT FOR CORNER;

9 NORTH 25 DEGREES 00 MINUTES 13 SECONDS WEST, A DISTANCE OF  
10 241.04 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT  
11 CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26 DEGREES 38 MINUTES  
12 26 SECONDS, A RADIUS OF 1450.00 FEET, A LONG CHORD THAT BEARS, NORTH  
13 11 DEGREES 41 MINUTES 00 SECONDS WEST, A DISTANCE OF 668.15 FEET;

14 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
15 674.20 FEET TO A POINT FOR CORNER;

16 NORTH 01 DEGREES 38 MINUTES 13 SECONDS EAST, A DISTANCE OF  
17 160.00 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF SAID 182.711  
18 ACRE TRACT AND BEING ON THE SOUTH LINE OF A CALLED 361.66 ACRE TRACT  
19 OF LAND CONVEYED TO HERITAGE FARM TRUST BY DEED RECORDED IN COUNTY  
20 CLERK'S FILE NO. 98-0084317, LAND RECORDS, COLLIN COUNTY, TEXAS;

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

26 THENCE, ALONG THE WEST LINE OF SAID 1113.084 ACRE TRACT AND THE  
27 APPROXIMATE CENTERLINE OF SAID COLLIN COUNTY ROAD NO. 206, THE

1 FOLLOWING COURSES AND DISTANCES:

2 NORTH 47 DEGREES 40 MINUTES 01 SECONDS WEST, A DISTANCE OF  
3 140.42 FEET TO A PK NAIL SET FOR CORNER;

4 NORTH 22 DEGREES 24 MINUTES 21 SECONDS WEST, A DISTANCE OF  
5 161.50 FEET TO A PK NAIL SET FOR CORNER;

6 NORTH 01 DEGREES 38 MINUTES 13 SECONDS EAST, A DISTANCE OF  
7 1615.59 FEET TO A 3/4 INCH IRON ROD FOUND FOR CORNER;

8 NORTH 30 DEGREES 25 MINUTES 03 SECONDS WEST, A DISTANCE OF  
9 1907.40 FEET TO A PK NAIL SET FOR CORNER IN COLLIN COUNTY ROAD NO.  
10 281 (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);

11 NORTH 88 DEGREES 57 MINUTES 17 SECONDS WEST, A DISTANCE OF  
12 8.67 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPROXIMATE  
13 CENTERLINE OF SAID COLLIN COUNTY ROAD NO. 281;

14 NORTH 00 DEGREES 31 MINUTES 40 SECONDS EAST, A DISTANCE OF  
15 53.37 FEET TO A POINT FOR CORNER;

16 THENCE, OVER AND ACROSS SAID 1113.084 ACRE TRACT, THE FOLLOWING  
17 COURSES AND DISTANCES:

18 NORTH 75 DEGREES 20 MINUTES 45 SECONDS EAST, A DISTANCE OF  
19 877.21 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT  
20 CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17 DEGREES 46 MINUTES 00  
21 SECONDS, A RADIUS OF 570.00 FEET, A LONG CHORD THAT BEARS, NORTH 66  
22 DEGREES 27 MINUTES 46 SECONDS EAST, A DISTANCE OF 176.04 FEET,

23 ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF  
24 176.75 FEET TO A POINT FOR CORNER;

25 NORTH 57 DEGREES 34 MINUTES 46 SECONDS EAST, A DISTANCE OF  
26 177.27 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT  
27 CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 202 DEGREES 43 MINUTES

1 24 SECONDS, A RADIUS OF 430.00 FEET, A LONG CHORD THAT BEARS, NORTH  
2 72 DEGREES 56 MINUTES 30 SECONDS EAST, A DISTANCE OF 843.15 FEET;

3 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
4 1521.42 FEET TO A POINT FOR CORNER;

5 NORTH 88 DEGREES 18 MINUTES 14 SECONDS EAST, A DISTANCE OF  
6 536.71 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT  
7 CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41 DEGREES 03 MINUTES 11  
8 SECONDS, A RADIUS OF 570.00 FEET, A LONG CHORD THAT BEARS, NORTH 67  
9 DEGREES 46 MINUTES 38 SECONDS EAST, A DISTANCE OF 399.73 FEET;

10 ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF  
11 408.41 FEET TO A POINT FOR CORNER;

12 NORTH 47 DEGREES 15 MINUTES 03 SECONDS EAST, A DISTANCE OF  
13 379.74 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT  
14 CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 39 DEGREES 50 MINUTES  
15 38 SECONDS, A RADIUS OF 630.00 FEET, A LONG CHORD THAT BEARS, NORTH  
16 67 DEGREES 10 MINUTES 22 SECONDS EAST, A DISTANCE OF 429.33 FEET;

17 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
18 438.11 FEET TO A POINT FOR CORNER;

19 NORTH 87 DEGREES 05 MINUTES 41 SECONDS EAST, A DISTANCE OF  
20 1162.77 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF THE EAST  
21 FORK OF THE TRINITY RIVER;

22 THENCE ALONG THE CENTERLINE OF AFORESAID EAST FORK OF THE TRINITY  
23 RIVER THE FOLLOWING COURSES AND DISTANCES:

24 SOUTH 38 DEGREES 12 MINUTES 58 SECONDS EAST, A DISTANCE OF  
25 14.58 FEET TO A POINT FOR CORNER;

26 SOUTH 23 DEGREES 36 MINUTES 46 SECONDS EAST, A DISTANCE OF  
27 152.22 FEET TO A POINT FOR CORNER;

1 SOUTH 73 DEGREES 18 MINUTES 32 SECONDS EAST, A DISTANCE OF  
2 197.85 FEET TO A POINT FOR CORNER;  
3 SOUTH 61 DEGREES 18 MINUTES 14 SECONDS EAST, A DISTANCE OF  
4 140.67 FEET TO A POINT FOR CORNER;  
5 SOUTH 06 DEGREES 50 MINUTES 35 SECONDS EAST, A DISTANCE OF  
6 70.23 FEET TO A POINT FOR CORNER;  
7 SOUTH 54 DEGREES 16 MINUTES 01 SECONDS WEST, A DISTANCE OF  
8 128.08 FEET TO A POINT FOR CORNER;  
9 SOUTH 88 DEGREES 46 MINUTES 36 SECONDS WEST, A DISTANCE OF  
10 114.66 FEET TO A POINT FOR CORNER;  
11 SOUTH 70 DEGREES 15 MINUTES 18 SECONDS WEST, A DISTANCE OF  
12 121.85 FEET TO A POINT FOR CORNER;  
13 SOUTH 40 DEGREES 45 MINUTES 34 SECONDS WEST, A DISTANCE OF  
14 145.62 FEET TO A POINT FOR CORNER;  
15 SOUTH 18 DEGREES 00 MINUTES 30 SECONDS EAST, A DISTANCE OF  
16 129.56 FEET TO A POINT FOR CORNER;  
17 SOUTH 65 DEGREES 18 MINUTES 02 SECONDS EAST, A DISTANCE OF  
18 118.06 FEET TO A POINT FOR CORNER;  
19 SOUTH 71 DEGREES 54 MINUTES 16 SECONDS EAST, A DISTANCE OF  
20 144.48 FEET TO A POINT FOR CORNER;  
21 SOUTH 83 DEGREES 52 MINUTES 48 SECONDS EAST, A DISTANCE OF  
22 100.92 FEET TO A POINT FOR CORNER;  
23 SOUTH 47 DEGREES 56 MINUTES 19 SECONDS EAST, A DISTANCE OF  
24 156.94 FEET TO A POINT FOR CORNER;  
25 SOUTH 67 DEGREES 38 MINUTES 56 SECONDS EAST, A DISTANCE OF  
26 153.79 FEET TO A POINT FOR CORNER;  
27 NORTH 61 DEGREES 13 MINUTES 24 SECONDS EAST, A DISTANCE OF

1 64.37 FEET TO A POINT FOR CORNER;  
2 SOUTH 85 DEGREES 51 MINUTES 50 SECONDS EAST, A DISTANCE OF  
3 65.53 FEET TO A POINT FOR CORNER;  
4 SOUTH 41 DEGREES 34 MINUTES 58 SECONDS EAST, A DISTANCE OF  
5 40.91 FEET TO A POINT FOR CORNER;  
6 SOUTH 19 DEGREES 54 MINUTES 49 SECONDS EAST, A DISTANCE OF  
7 29.69 FEET TO A POINT FOR CORNER;  
8 SOUTH 06 DEGREES 11 MINUTES 20 SECONDS EAST, A DISTANCE OF  
9 37.94 FEET TO A POINT FOR CORNER;  
10 SOUTH 14 DEGREES 05 MINUTES 13 SECONDS WEST, A DISTANCE OF  
11 62.62 FEET TO A POINT FOR CORNER;  
12 SOUTH 24 DEGREES 25 MINUTES 18 SECONDS WEST, A DISTANCE OF  
13 81.96 FEET TO A POINT FOR CORNER;  
14 SOUTH 37 DEGREES 40 MINUTES 18 SECONDS WEST, A DISTANCE OF  
15 234.69 FEET TO A POINT FOR CORNER;  
16 SOUTH 18 DEGREES 54 MINUTES 14 SECONDS WEST, A DISTANCE OF  
17 81.98 FEET TO A POINT FOR CORNER;  
18 SOUTH 31 DEGREES 46 MINUTES 10 SECONDS EAST, A DISTANCE OF  
19 104.64 FEET TO A POINT FOR CORNER;  
20 SOUTH 56 DEGREES 34 MINUTES 36 SECONDS EAST, A DISTANCE OF  
21 34.72 FEET TO A POINT FOR CORNER;  
22 SOUTH 81 DEGREES 42 MINUTES 01 SECONDS EAST, A DISTANCE OF  
23 110.27 FEET TO A POINT FOR CORNER;  
24 SOUTH 67 DEGREES 09 MINUTES 59 SECONDS EAST, A DISTANCE OF  
25 138.27 FEET TO A POINT FOR CORNER;  
26 SOUTH 37 DEGREES 29 MINUTES 50 SECONDS EAST, A DISTANCE OF  
27 105.30 FEET TO A POINT FOR CORNER;

1 SOUTH 13 DEGREES 20 MINUTES 33 SECONDS EAST, A DISTANCE OF  
2 131.83 FEET TO A POINT FOR CORNER;  
3 SOUTH 05 DEGREES 36 MINUTES 33 SECONDS WEST, A DISTANCE OF  
4 102.37 FEET TO A POINT FOR CORNER;  
5 SOUTH 33 DEGREES 06 MINUTES 41 SECONDS WEST, A DISTANCE OF  
6 97.83 FEET TO A POINT FOR CORNER;  
7 SOUTH 13 DEGREES 16 MINUTES 04 SECONDS WEST, A DISTANCE OF  
8 92.57 FEET TO A POINT FOR CORNER;  
9 SOUTH 30 DEGREES 25 MINUTES 24 SECONDS EAST, A DISTANCE OF  
10 39.87 FEET TO A POINT FOR CORNER;  
11 SOUTH 61 DEGREES 06 MINUTES 56 SECONDS EAST, A DISTANCE OF  
12 33.44 FEET TO A POINT FOR CORNER;  
13 SOUTH 73 DEGREES 18 MINUTES 22 SECONDS EAST, A DISTANCE OF  
14 35.43 FEET TO A POINT FOR CORNER;  
15 NORTH 76 DEGREES 47 MINUTES 02 SECONDS EAST, A DISTANCE OF  
16 171.81 FEET TO A POINT FOR CORNER;  
17 SOUTH 62 DEGREES 02 MINUTES 58 SECONDS EAST, A DISTANCE OF  
18 64.49 FEET TO A POINT FOR CORNER;  
19 SOUTH 22 DEGREES 03 MINUTES 32 SECONDS EAST, A DISTANCE OF  
20 76.90 FEET TO A POINT FOR CORNER;  
21 SOUTH 34 DEGREES 33 MINUTES 13 SECONDS WEST, A DISTANCE OF  
22 85.11 FEET TO A POINT FOR CORNER;  
23 SOUTH 48 DEGREES 39 MINUTES 03 SECONDS WEST, A DISTANCE OF  
24 86.15 FEET TO A POINT FOR CORNER;  
25 SOUTH 64 DEGREES 28 MINUTES 51 SECONDS WEST, A DISTANCE OF  
26 59.05 FEET TO A POINT FOR CORNER;  
27 SOUTH 64 DEGREES 31 MINUTES 40 SECONDS WEST, A DISTANCE OF

1 142.65 FEET TO A POINT FOR CORNER;  
2 SOUTH 44 DEGREES 15 MINUTES 01 SECONDS WEST, A DISTANCE OF  
3 173.52 FEET TO A POINT FOR CORNER;  
4 SOUTH 34 DEGREES 24 MINUTES 08 SECONDS WEST, A DISTANCE OF  
5 183.38 FEET TO A POINT FOR CORNER;  
6 SOUTH 03 DEGREES 40 MINUTES 02 SECONDS EAST, A DISTANCE OF  
7 250.70 FEET TO A POINT FOR CORNER;  
8 SOUTH 09 DEGREES 55 MINUTES 21 SECONDS EAST, A DISTANCE OF  
9 203.25 FEET TO A POINT FOR CORNER;  
10 SOUTH 12 DEGREES 33 MINUTES 26 SECONDS EAST, A DISTANCE OF  
11 84.94 FEET TO A POINT FOR CORNER;  
12 SOUTH 23 DEGREES 50 MINUTES 50 SECONDS EAST, A DISTANCE OF  
13 173.87 FEET TO A POINT FOR CORNER;  
14 SOUTH 16 DEGREES 37 MINUTES 27 SECONDS EAST, A DISTANCE OF  
15 153.46 FEET TO A POINT FOR CORNER;  
16 SOUTH 02 DEGREES 31 MINUTES 58 SECONDS WEST, A DISTANCE OF  
17 62.97 FEET TO A POINT FOR CORNER;  
18 SOUTH 00 DEGREES 10 MINUTES 42 SECONDS EAST, A DISTANCE OF  
19 67.93 FEET TO A POINT FOR CORNER;  
20 SOUTH 08 DEGREES 58 MINUTES 15 SECONDS WEST, A DISTANCE OF  
21 31.06 FEET TO A POINT FOR CORNER;  
22 SOUTH 34 DEGREES 59 MINUTES 35 SECONDS WEST, A DISTANCE OF  
23 95.76 FEET TO A POINT FOR CORNER;  
24 SOUTH 73 DEGREES 34 MINUTES 06 SECONDS WEST, A DISTANCE OF  
25 219.32 FEET TO A POINT FOR CORNER;  
26 SOUTH 72 DEGREES 18 MINUTES 27 SECONDS WEST, A DISTANCE OF  
27 181.66 FEET TO A POINT FOR CORNER;

1 SOUTH 62 DEGREES 14 MINUTES 18 SECONDS WEST, A DISTANCE OF  
2 39.13 FEET TO A POINT FOR CORNER;  
3 SOUTH 26 DEGREES 02 MINUTES 25 SECONDS WEST, A DISTANCE OF  
4 76.21 FEET TO A POINT FOR CORNER;  
5 SOUTH 06 DEGREES 15 MINUTES 13 SECONDS EAST, A DISTANCE OF  
6 15.43 FEET TO A POINT FOR CORNER;  
7 SOUTH 27 DEGREES 46 MINUTES 10 SECONDS EAST, A DISTANCE OF  
8 146.70 FEET TO A POINT FOR CORNER;  
9 SOUTH 38 DEGREES 38 MINUTES 48 SECONDS EAST, A DISTANCE OF  
10 98.77 FEET TO A POINT FOR CORNER;  
11 SOUTH 65 DEGREES 28 MINUTES 12 SECONDS EAST, A DISTANCE OF  
12 90.87 FEET TO A POINT FOR CORNER;  
13 SOUTH 58 DEGREES 46 MINUTES 14 SECONDS EAST, A DISTANCE OF  
14 89.05 FEET TO A POINT FOR CORNER;  
15 SOUTH 55 DEGREES 38 MINUTES 18 SECONDS EAST, A DISTANCE OF  
16 81.34 FEET TO A POINT FOR CORNER;  
17 SOUTH 61 DEGREES 13 MINUTES 57 SECONDS EAST, A DISTANCE OF  
18 131.93 FEET TO A POINT FOR CORNER;  
19 SOUTH 50 DEGREES 02 MINUTES 00 SECONDS EAST, A DISTANCE OF  
20 83.53 FEET TO A POINT FOR CORNER;  
21 SOUTH 15 DEGREES 41 MINUTES 08 SECONDS EAST, A DISTANCE OF  
22 65.63 FEET TO A POINT FOR CORNER;  
23 SOUTH 00 DEGREES 25 MINUTES 17 SECONDS WEST, A DISTANCE OF  
24 38.95 FEET TO A POINT FOR CORNER;  
25 SOUTH 13 DEGREES 46 MINUTES 24 SECONDS WEST, A DISTANCE OF  
26 78.87 FEET TO A POINT FOR CORNER;  
27 SOUTH 26 DEGREES 57 MINUTES 48 SECONDS WEST, A DISTANCE OF



1 85.04 FEET TO A POINT FOR CORNER;  
2 SOUTH 53 DEGREES 42 MINUTES 03 SECONDS WEST, A DISTANCE OF  
3 103.78 FEET TO A POINT FOR CORNER;  
4 SOUTH 54 DEGREES 31 MINUTES 27 SECONDS WEST, A DISTANCE OF  
5 81.58 FEET TO A POINT FOR CORNER;  
6 SOUTH 61 DEGREES 55 MINUTES 50 SECONDS WEST, A DISTANCE OF  
7 124.05 FEET TO A POINT FOR CORNER;  
8 SOUTH 61 DEGREES 26 MINUTES 59 SECONDS WEST, A DISTANCE OF  
9 70.28 FEET TO A POINT FOR CORNER;  
10 SOUTH 32 DEGREES 20 MINUTES 11 SECONDS WEST, A DISTANCE OF  
11 99.01 FEET TO A POINT FOR CORNER;  
12 SOUTH 10 DEGREES 50 MINUTES 27 SECONDS WEST, A DISTANCE OF  
13 37.28 FEET TO A POINT FOR CORNER;  
14 SOUTH 01 DEGREES 02 MINUTES 10 SECONDS EAST, A DISTANCE OF  
15 113.13 FEET TO A POINT FOR CORNER;  
16 SOUTH 29 DEGREES 02 MINUTES 49 SECONDS EAST, A DISTANCE OF  
17 36.57 FEET TO A POINT FOR CORNER;  
18 SOUTH 71 DEGREES 45 MINUTES 23 SECONDS EAST, A DISTANCE OF  
19 91.85 FEET TO A POINT FOR CORNER;  
20 NORTH 89 DEGREES 05 MINUTES 15 SECONDS EAST, A DISTANCE OF  
21 84.92 FEET TO A POINT FOR CORNER;  
22 NORTH 75 DEGREES 55 MINUTES 22 SECONDS EAST, A DISTANCE OF  
23 78.29 FEET TO A POINT FOR CORNER;  
24 SOUTH 87 DEGREES 29 MINUTES 47 SECONDS EAST, A DISTANCE OF  
25 86.59 FEET TO A POINT FOR CORNER;  
26 SOUTH 64 DEGREES 37 MINUTES 20 SECONDS EAST, A DISTANCE OF  
27 61.40 FEET TO A POINT FOR CORNER;

1 SOUTH 24 DEGREES 13 MINUTES 36 SECONDS EAST, A DISTANCE OF  
2 83.75 FEET TO A POINT FOR CORNER;  
3 SOUTH 00 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF  
4 22.63 FEET TO A POINT FOR CORNER;  
5 SOUTH 43 DEGREES 56 MINUTES 54 SECONDS WEST, A DISTANCE OF  
6 138.97 FEET TO A POINT FOR CORNER;  
7 SOUTH 70 DEGREES 14 MINUTES 33 SECONDS WEST, A DISTANCE OF  
8 148.31 FEET TO A POINT FOR CORNER;  
9 SOUTH 61 DEGREES 57 MINUTES 04 SECONDS WEST, A DISTANCE OF  
10 54.03 FEET TO A POINT FOR CORNER;  
11 SOUTH 34 DEGREES 32 MINUTES 38 SECONDS WEST, A DISTANCE OF  
12 119.53 FEET TO A POINT FOR CORNER;  
13 SOUTH 56 DEGREES 50 MINUTES 51 SECONDS WEST, A DISTANCE OF  
14 164.17 FEET TO A POINT FOR CORNER;  
15 SOUTH 20 DEGREES 09 MINUTES 48 SECONDS WEST, A DISTANCE OF  
16 75.03 FEET TO A POINT FOR CORNER;  
17 SOUTH 24 DEGREES 31 MINUTES 58 SECONDS EAST, A DISTANCE OF  
18 91.04 FEET TO A POINT FOR CORNER;  
19 SOUTH 43 DEGREES 08 MINUTES 09 SECONDS EAST, A DISTANCE OF  
20 65.53 FEET TO A POINT FOR CORNER;  
21 SOUTH 48 DEGREES 45 MINUTES 48 SECONDS EAST, A DISTANCE OF  
22 86.33 FEET TO A POINT FOR CORNER;  
23 SOUTH 36 DEGREES 37 MINUTES 04 SECONDS EAST, A DISTANCE OF  
24 80.56 FEET TO A POINT FOR CORNER;  
25 SOUTH 14 DEGREES 39 MINUTES 59 SECONDS EAST, A DISTANCE OF  
26 83.23 FEET TO A POINT FOR CORNER;  
27 SOUTH 09 DEGREES 30 MINUTES 21 SECONDS WEST, A DISTANCE OF

1 47.73 FEET TO A POINT FOR CORNER;  
2 SOUTH 29 DEGREES 12 MINUTES 38 SECONDS WEST, A DISTANCE OF  
3 148.32 FEET TO A POINT FOR CORNER;  
4 SOUTH 10 DEGREES 23 MINUTES 51 SECONDS WEST, A DISTANCE OF  
5 54.05 FEET TO A POINT FOR CORNER;  
6 SOUTH 54 DEGREES 54 MINUTES 18 SECONDS EAST, A DISTANCE OF  
7 74.80 FEET TO A POINT FOR CORNER;  
8 SOUTH 68 DEGREES 03 MINUTES 59 SECONDS EAST, A DISTANCE OF  
9 45.10 FEET TO A POINT FOR CORNER;  
10 SOUTH 74 DEGREES 45 MINUTES 02 SECONDS EAST, A DISTANCE OF  
11 120.98 FEET TO A POINT FOR CORNER;  
12 SOUTH 37 DEGREES 58 MINUTES 42 SECONDS EAST, A DISTANCE OF  
13 30.84 FEET TO A POINT FOR CORNER;  
14 SOUTH 09 DEGREES 47 MINUTES 01 SECONDS EAST, A DISTANCE OF  
15 26.13 FEET TO A POINT FOR CORNER;  
16 SOUTH 13 DEGREES 19 MINUTES 51 SECONDS WEST, A DISTANCE OF  
17 84.18 FEET TO A POINT FOR CORNER;  
18 SOUTH 43 DEGREES 24 MINUTES 44 SECONDS WEST, A DISTANCE OF  
19 68.56 FEET TO A POINT FOR CORNER;  
20 SOUTH 58 DEGREES 05 MINUTES 12 SECONDS WEST, A DISTANCE OF  
21 63.97 FEET TO A POINT FOR CORNER;  
22 SOUTH 71 DEGREES 39 MINUTES 45 SECONDS WEST, A DISTANCE OF  
23 48.06 FEET TO A POINT FOR CORNER;  
24 NORTH 84 DEGREES 13 MINUTES 05 SECONDS WEST, A DISTANCE OF  
25 97.44 FEET TO A POINT FOR CORNER;  
26 SOUTH 78 DEGREES 06 MINUTES 14 SECONDS WEST, A DISTANCE OF  
27 96.50 FEET TO A POINT FOR CORNER;

1 SOUTH 52 DEGREES 36 MINUTES 49 SECONDS WEST, A DISTANCE OF  
2 47.07 FEET TO A POINT FOR CORNER;

3 SOUTH 26 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANCE OF  
4 68.00 FEET TO A POINT FOR CORNER;

5 SOUTH 07 DEGREES 14 MINUTES 06 SECONDS WEST, A DISTANCE OF  
6 107.55 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 1113.084  
7 ACRE TRACT AND BEING THE NORTHEAST CORNER OF AFORESAID 57 ACRE  
8 TRACT;

9 THENCE, ALONG THE SOUTH LINE OF SAID 1113.084 ACRE TRACT AND THE  
10 COMMON NORTH LINE OF SAID 57 ACRE TRACT, THE FOLLOWING COURSES AND  
11 DISTANCES:

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

16 NORTH 89 DEGREES 29 MINUTES 57 SECONDS WEST, A DISTANCE OF  
17 1179.76 FEET TO THE POINT OF BEGINNING, AND CONTAINING 673.759  
18 ACRES OF LAND, MORE OR LESS.

19 TRACT B 202.330 ACRES  
20 BEING A 202.362 ACRE TRACT OF LAND SITUATED IN THE JOHN EMBERSON  
21 SURVEY, ABSTRACT NO. 294, AND THE MEREDITH HART SURVEY, ABSTRACT  
22 NO. 371, COLLIN COUNTY, TEXAS, AND BEING PART OF A 0.469 ACRE TRACT  
23 CONVEYED AS "TRACT 2" AND A 182.711 ACRE TRACT OF LAND CONVEYED AS  
24 "TRACT 1" TO MA-BBO FIVE, LP, BY DEED RECORDED IN COUNTY CLERK'S  
25 FILE NO. 20060718001344730, OFFICIAL PUBLIC RECORDS, COLLIN  
26 COUNTY, TEXAS, AND PART OF A 26.423 ACRE TRACT OF LAND CONVEYED AS  
27 "TRACT 1" AND A 0.653 ACRE TRACT OF LAND CONVEYED AS "TRACT 2" TO

1 MA-BBO FIVE, LP, BY DEED RECORDED IN COUNTY CLERK'S FILE NO.  
2 20060918001344720, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS.  
3 SAID 202.362 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS  
4 STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS),  
5 DETERMINED BY GPS OBSERVATIONS ON JULIAN DAY 320, 2005, CALCULATED  
6 FROM DENTON CORS ARP (PID-DF8986), ARLINGTON RRP2 CORS ARP (PID-DF  
7 5387) AND COLLIN CORS ARP (PID-DF8982), BEING MORE PARTICULARLY  
8 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

9 BEGINNING AT A 3/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF  
10 AFORESAID 182.711 ACRE TRACT AND BEING THE NORTHEAST CORNER OF A  
11 CALLED 20.300 ACRE TRACT OF LAND CONVEYED TO TOM B. WILSON BY DEED  
12 RECORDED IN VOLUME 935, PAGE 598, DEED RECORDS, COLLIN COUNTY,  
13 TEXAS AND BEING ON THE SOUTH LINE OF A CALLED 361.66 ACRE TRACT OF  
14 LAND CONVEYED TO HERITAGE FARM TRUST BY DEED RECORDED IN COUNTY  
15 CLERK'S FILE NO. 98-0084317, LAND RECORDS, COLLIN COUNTY, TEXAS;  
16 THENCE, SOUTH 88 DEGREES 16 MINUTES 45 SECONDS EAST, ALONG THE NORTH  
17 LINE OF AFORESAID 182.711 ACRE TRACT AND ALONG THE COMMON SOUTH LINE  
18 OF AFORESAID 361.66 ACRE TRACT, A DISTANCE OF 2721.12 FEET TO A  
19 POINT FOR CORNER;

20 THENCE, OVER AND ACROSS SAID 182.711 ACRE TRACT, SAID 0.469 ACRE  
21 TRACT AND SAID 26.423 ACRE TRACT, THE FOLLOWING COURSES AND  
22 DISTANCES:

23 SOUTH 01 DEGREES 38 MINUTES 13 SECONDS WEST, A DISTANCE OF  
24 160.00 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT  
25 CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26 DEGREES 38 MINUTES 26  
26 SECONDS, A RADIUS OF 1450.00 FEET, AND A LONG CHORD THAT BEARS SOUTH  
27 11 DEGREES 41 MINUTES 00 SECONDS EAST, A DISTANCE OF 668.15 FEET;

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

3           SOUTH 25 DEGREES 00 MINUTES 13 SECONDS EAST, A DISTANCE OF  
4 241.04 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT  
5 CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22 DEGREES 02 MINUTES  
6 58 SECONDS, A RADIUS OF 1450.00 FEET, AND A LONG CHORD THAT BEARS  
7 SOUTH 13 DEGREES 58 MINUTES 44 SECONDS EAST, A DISTANCE OF 554.58  
8 FEET;

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

11           SOUTH 02 DEGREES 57 MINUTES 15 SECONDS EAST, A DISTANCE OF  
12 237.94 FEET TO A POINT FOR CORNER ON THE EAST LINE OF SAID 26.423  
13 ACRE TRACT AND BEING IN COLLIN COUNTY ROAD NO. 206 (A VARIABLE WIDTH  
14 PRESCRIPTIVE RIGHT-OF-WAY);

15           THENCE, SOUTH 00 DEGREES 34 MINUTES 35 SECONDS EAST, ALONG THE EAST  
16 LINE OF SAID 26.423 ACRE TRACT AND THE APPROXIMATE CENTERLINE OF  
17 AFORESAID COLLIN COUNTY ROAD NO. 206 A DISTANCE OF 169.57 FEET TO A  
18 PK NAIL SET FOR THE SOUTHEAST CORNER OF SAID 26.423 ACRE TRACT AND A  
19 COMMON EAST CORNER OF SAID 182.711 ACRE TRACT;

20           THENCE, ALONG THE EAST LINE OF SAID 182.711 ACRE TRACT, AND THE  
21 APPROXIMATE CENTERLINE OF AFORESAID COLLIN COUNTY ROAD NO. 206 THE  
22 FOLLOWING COURSES AND DISTANCES:

23           SOUTH 13 DEGREES 23 MINUTES 32 SECONDS EAST, A DISTANCE OF  
24 619.60 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
25 "CARTER BURGESS" SET FOR CORNER;

26           SOUTH 26 DEGREES 26 MINUTES 21 SECONDS EAST, A DISTANCE OF  
27 308.47 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED

1 "CARTER BURGESS" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT  
2 CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 30 MINUTES  
3 28 SECONDS, A RADIUS OF 570.00 FEET, AND A LONG CHORD THAT BEARS  
4 SOUTH 23 DEGREES 04 MINUTES 21 SECONDS EAST, A DISTANCE OF 124.18  
5 FEET;

6 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF  
7 124.43 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
8 "CARTER BURGESS" SET FOR THE SOUTHEAST CORNER OF SAID 182.711 ACRE  
9 TRACT;

10 THENCE, ALONG THE SOUTH LINE OF AFORESAID 182.711 ACRE TRACT AND THE  
11 COMMON NORTH RIGHT-OF-WAY OF F.M. 543 (A VARIABLE WIDTH  
12 RIGHT-OF-WAY), THE FOLLOWING COURSES AND DISTANCES:

13 SOUTH 88 DEGREES 19 MINUTES 01 SECONDS WEST, PASSING AT A  
14 DISTANCE OF 21.52 FEET, A PK NAIL FOUND FOR WITNESS, CONTINUING A  
15 TOTAL DISTANCE OF 887.99 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW  
16 PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER AND THE  
17 BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF  
18 05 DEGREES 16 MINUTES 00 SECONDS, A RADIUS OF 1870.34 FEET, A CHORD  
19 BEARING OF NORTH 89 DEGREES 02 MINUTES 59 SECONDS WEST, AND A CHORD  
20 LENGTH OF 171.86 FEET;

21 ALONG SAID TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF  
22 171.92 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
23 "CARTER BURGESS" SET FOR CORNER;

24 NORTH 86 DEGREES 24 MINUTES 59 SECONDS WEST, A DISTANCE OF  
25 819.32 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
26 "CARTER BURGESS" SET FOR CORNER;

27 NORTH 87 DEGREES 54 MINUTES 59 SECONDS WEST, A DISTANCE OF

1 1322.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
2 STAMPED "CARTER BURGESS" SET FOR THE SOUTHWEST CORNER OF AFORESAID  
3 182.711 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF A CALLED 6.72  
4 ACRE TRACT OF LAND CONVEYED TO GRAYSON-COLLIN ELECTRIC COOPERATIVE  
5 BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2000-0133812, LAND  
6 RECORDS, COLLIN COUNTY, TEXAS;

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

9 NORTH 07 DEGREES 04 MINUTES 31 SECONDS WEST, ALONG THE EAST  
10 LINE OF AFORESAID 6.72 ACRE TRACT, A DISTANCE OF 2005.98 FEET TO A  
11 1/2 INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID 6.72 ACRE TRACT  
12 AND BEING ON THE EAST LINE OF AFORESAID 20.300 ACRE TRACT;

13 NORTH 00 DEGREES 53 MINUTES 45 SECONDS EAST, ALONG THE EAST  
14 LINE OF AFORESAID 20.300 ACRE TRACT, A DISTANCE OF 986.32 FEET TO  
15 THE POINT OF BEGINNING, AND CONTAINING 202.362 ACRES OF LAND, MORE  
16 OR LESS.

17 SAVE AND EXCEPT A 0.032 ACRE TRACT OF LAND, BEING ALL OF A CALLED  
18 0.03 ACRE TRACT OF LAND DESCRIBED AS "FAMILY BURIAL GROUNDS" IN DEED  
19 RECORDED IN VOLUME 294, PAGE 43, DEED RECORDS, COLLIN COUNTY,  
20 TEXAS. SAID 0.032 ACRE TRACT OF LAND BEING MORE PARTICULARLY  
21 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

22 COMMENCING AT 3/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF  
23 AFORESAID 182.82 ACRE TRACT AND BEING THE NORTHEAST CORNER OF  
24 AFORESAID 20.300 ACRE TRACT AND BEING ON THE SOUTH LINE OF AFORESAID  
25 361.66 ACRE TRACT;

26 THENCE, SOUTH 88 DEGREES 16 MINUTES 45 SECONDS EAST, ALONG THE NORTH  
27 LINE OF SAID 182.82 ACRE TRACT AND ALONG THE COMMON SOUTH LINE OF



1 SAID 361.66 ACRE TRACT, A DISTANCE OF 618.15 FEET TO A POINT;  
2 THENCE, SOUTH 01 DEGREES 05 MINUTES 01 SECONDS WEST, OVER AND ACROSS  
3 SAID 182.82 ACRE TRACT, A DISTANCE OF 31.10 FEET TO A FENCE CORNER  
4 POST FOUND FOR THE POINT OF BEGINNING;

5 THENCE, CONTINUING OVER AND ACROSS SAID 182.82 ACRE TRACT, THE  
6 FOLLOWING COURSES AND DISTANCES:

7 NORTH 89 DEGREES 39 MINUTES 44 SECONDS EAST, A DISTANCE OF  
8 39.36 FEET TO A FENCE CORNER POST FOUND FOR CORNER;

9 SOUTH 00 DEGREES 24 MINUTES 46 SECONDS EAST, A DISTANCE OF  
10 35.96 FEET TO A FENCE CORNER POST FOUND FOR CORNER;

11 NORTH 88 DEGREES 50 MINUTES 03 SECONDS WEST, A DISTANCE OF  
12 40.28 FEET TO A FENCE CORNER POST FOUND FOR CORNER;

13 NORTH 01 DEGREES 05 MINUTES 01 SECONDS EAST, A DISTANCE OF  
14 34.92 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.032 ACRES OF  
15 LAND, MORE OR LESS, LEAVING A NET ACREAGE OF 202.330 ACRES OF LAND,  
16 MORE OR LESS.

17 (b) McKinney Municipal Utility District No. 2 of Collin  
18 County, Texas:

19 TRACT A 423.553 ACRES

20 BEING A 423.553 ACRE TRACT OF LAND SITUATED IN THE THOMAS BRUCE  
21 SURVEY, ABSTRACT NO. 103, THE THOMAS LINDSAY SURVEY, ABSTRACT NO.  
22 521, COLLIN COUNTY, TEXAS, AND BEING ALL OF A CALLED 106.762 ACRE  
23 TRACT OF LAND CONVEYED TO MA-BBO FIVE, LP, BY DEED RECORDED IN  
24 COUNTY CLERK'S FILE NO. 20060918001344750, OFFICIAL PUBLIC  
25 RECORDS, COLLIN COUNTY, TEXAS, AND BEING ALL OF A CALLED 118.259  
26 ACRE TRACT OF LAND CONVEYED TO MA-BBO FIVE, LP, BY DEED RECORDED IN  
27 COUNTY CLERK'S FILE NO. 20060918001344760, OFFICIAL PUBLIC

1 RECORDS, COLLIN COUNTY, TEXAS, AND BEING PART OF A CALLED 1113.084  
2 ACRE TRACT OF LAND CONVEYED TO MA BB OWEN, LP, BY DEED RECORDED IN  
3 COUNTY CLERK'S FILE NO. 20060616000829800, OFFICIAL PUBLIC  
4 RECORDS, COLLIN COUNTY, TEXAS, SAID 423.553 ACRE TRACT, WITH  
5 BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES,  
6 NORTH CENTRAL ZONE, NAD83 (CORS), DETERMINED BY GPS OBSERVATIONS ON  
7 JULIAN DAY 320, 2005, CALCULATED FROM DENTON CORS ARP (PID-DF8986),  
8 ARLINGTON RRP2 CORS ARP (PID-DF 5387) AND COLLIN CORS ARP  
9 (PID-8982), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND  
10 BOUNDS AS FOLLOWS:

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

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

21 SOUTH 89 DEGREES 11 MINUTES 59 SECONDS EAST, A DISTANCE OF  
22 900.54 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

23 SOUTH 89 DEGREES 27 MINUTES 53 SECONDS EAST, A DISTANCE OF  
24 161.43 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED  
25 "CARTER BURGESS" SET FOR CORNER;

26 NORTH 83 DEGREES 20 MINUTES 49 SECONDS EAST, A DISTANCE OF  
27 67.79 FEET TO THE NORTHEAST CORNER OF SAID 106.762 ACRE TRACT AND

1 THE APPROXIMATE CENTERLINE OF EAST FORK OF THE TRINITY RIVER;  
2 THENCE, ALONG THE EAST PROPERTY LINE OF SAID 106.762 ACRE TRACT, AND  
3 WITH THE CENTERLINE OF AFORESAID EAST FORK OF THE TRINITY RIVER, THE  
4 FOLLOWING COURSES AND DISTANCES:

5 SOUTH 20 DEGREES 21 MINUTES 50 SECONDS EAST, A DISTANCE OF  
6 147.67 FEET TO A POINT FOR CORNER;

7 SOUTH 15 DEGREES 11 MINUTES 51 SECONDS EAST, A DISTANCE OF  
8 121.20 FEET TO A POINT FOR CORNER;

9 SOUTH 53 DEGREES 55 MINUTES 47 SECONDS EAST, A DISTANCE OF  
10 57.30 FEET TO A POINT FOR CORNER;

11 NORTH 81 DEGREES 40 MINUTES 31 SECONDS EAST, A DISTANCE OF  
12 68.17 FEET TO A POINT FOR CORNER;

13 NORTH 55 DEGREES 58 MINUTES 51 SECONDS EAST, A DISTANCE OF  
14 70.86 FEET TO A POINT FOR CORNER;

15 NORTH 50 DEGREES 52 MINUTES 37 SECONDS EAST, A DISTANCE OF  
16 167.34 FEET TO A POINT FOR CORNER;

17 SOUTH 63 DEGREES 52 MINUTES 45 SECONDS EAST, A DISTANCE OF  
18 76.94 FEET TO A POINT FOR CORNER;

19 SOUTH 24 DEGREES 20 MINUTES 33 SECONDS EAST, A DISTANCE OF  
20 73.75 FEET TO A POINT FOR CORNER;

21 SOUTH 19 DEGREES 16 MINUTES 49 SECONDS WEST, A DISTANCE OF  
22 61.92 FEET TO A POINT FOR CORNER;

23 SOUTH 29 DEGREES 28 MINUTES 37 SECONDS WEST, A DISTANCE OF  
24 67.28 FEET TO A POINT FOR CORNER;

25 SOUTH 29 DEGREES 53 MINUTES 46 SECONDS WEST, A DISTANCE OF  
26 70.84 FEET TO A POINT FOR CORNER;

27 SOUTH 04 DEGREES 46 MINUTES 27 SECONDS EAST, A DISTANCE OF

1 98.68 FEET TO A POINT FOR CORNER;  
2 SOUTH 27 DEGREES 59 MINUTES 37 SECONDS EAST, A DISTANCE OF  
3 72.48 FEET TO A POINT FOR CORNER;  
4 SOUTH 38 DEGREES 58 MINUTES 18 SECONDS EAST, A DISTANCE OF  
5 131.77 FEET TO A POINT FOR CORNER;  
6 SOUTH 03 DEGREES 11 MINUTES 20 SECONDS EAST, A DISTANCE OF  
7 91.41 FEET TO A POINT FOR CORNER;  
8 SOUTH 06 DEGREES 35 MINUTES 41 SECONDS WEST, A DISTANCE OF  
9 188.59 FEET TO A POINT FOR CORNER;  
10 SOUTH 36 DEGREES 55 MINUTES 44 SECONDS EAST, A DISTANCE OF  
11 101.19 FEET TO A POINT FOR CORNER;  
12 SOUTH 77 DEGREES 27 MINUTES 27 SECONDS EAST, A DISTANCE OF  
13 101.27 FEET TO A POINT FOR CORNER;  
14 SOUTH 89 DEGREES 08 MINUTES 21 SECONDS EAST, A DISTANCE OF  
15 137.11 FEET TO A POINT FOR CORNER;  
16 SOUTH 56 DEGREES 41 MINUTES 24 SECONDS EAST, A DISTANCE OF  
17 136.45 FEET TO A POINT FOR CORNER;  
18 SOUTH 41 DEGREES 28 MINUTES 51 SECONDS EAST, A DISTANCE OF  
19 84.90 FEET TO A POINT FOR CORNER;  
20 SOUTH 16 DEGREES 13 MINUTES 08 SECONDS EAST, A DISTANCE OF  
21 239.45 FEET TO A POINT FOR CORNER;  
22 SOUTH 20 DEGREES 49 MINUTES 08 SECONDS WEST, A DISTANCE OF  
23 84.82 FEET TO A POINT FOR CORNER;  
24 SOUTH 38 DEGREES 02 MINUTES 36 SECONDS WEST, A DISTANCE OF  
25 120.85 FEET TO A POINT FOR CORNER;  
26 SOUTH 16 DEGREES 50 MINUTES 36 SECONDS WEST, A DISTANCE OF  
27 106.92 FEET TO A POINT FOR CORNER;

1 SOUTH 04 DEGREES 08 MINUTES 50 SECONDS WEST, A DISTANCE OF  
2 83.94 FEET TO A POINT FOR CORNER;  
3 SOUTH 45 DEGREES 46 MINUTES 39 SECONDS EAST, A DISTANCE OF  
4 70.50 FEET TO A POINT FOR CORNER;  
5 SOUTH 65 DEGREES 20 MINUTES 11 SECONDS EAST, A DISTANCE OF  
6 154.89 FEET TO A POINT FOR CORNER;  
7 SOUTH 57 DEGREES 43 MINUTES 24 SECONDS EAST, A DISTANCE OF  
8 104.47 FEET TO A POINT FOR CORNER;  
9 SOUTH 08 DEGREES 58 MINUTES 00 SECONDS EAST, A DISTANCE OF  
10 103.87 FEET TO A POINT FOR CORNER;  
11 SOUTH 30 DEGREES 16 MINUTES 36 SECONDS WEST, A DISTANCE OF  
12 92.56 FEET TO A POINT FOR CORNER;  
13 SOUTH 48 DEGREES 18 MINUTES 00 SECONDS WEST, A DISTANCE OF  
14 95.11 FEET TO A POINT FOR CORNER;  
15 SOUTH 64 DEGREES 48 MINUTES 37 SECONDS WEST, A DISTANCE OF  
16 115.06 FEET TO A POINT FOR CORNER;  
17 SOUTH 63 DEGREES 46 MINUTES 10 SECONDS WEST, A DISTANCE OF  
18 108.90 FEET TO A POINT FOR CORNER;  
19 SOUTH 74 DEGREES 52 MINUTES 48 SECONDS WEST, A DISTANCE OF  
20 108.83 FEET TO A POINT FOR CORNER;  
21 SOUTH 80 DEGREES 20 MINUTES 18 SECONDS WEST, A DISTANCE OF  
22 130.42 FEET TO A POINT FOR CORNER;  
23 SOUTH 77 DEGREES 33 MINUTES 24 SECONDS WEST, A DISTANCE OF  
24 159.57 FEET TO A POINT FOR CORNER;  
25 SOUTH 49 DEGREES 37 MINUTES 34 SECONDS WEST, A DISTANCE OF  
26 79.64 FEET TO A POINT FOR CORNER;  
27 SOUTH 30 DEGREES 51 MINUTES 57 SECONDS WEST, A DISTANCE OF

1 127.68 FEET TO A POINT FOR CORNER;  
2 SOUTH 08 DEGREES 15 MINUTES 52 SECONDS EAST, A DISTANCE OF  
3 88.75 FEET TO A POINT FOR CORNER;  
4 SOUTH 20 DEGREES 25 MINUTES 34 SECONDS EAST, A DISTANCE OF  
5 191.80 FEET TO A POINT FOR CORNER;  
6 SOUTH 08 DEGREES 27 MINUTES 55 SECONDS EAST, A DISTANCE OF  
7 92.30 FEET TO A POINT FOR CORNER;  
8 SOUTH 39 DEGREES 42 MINUTES 15 SECONDS WEST, A DISTANCE OF  
9 84.38 FEET TO A POINT FOR CORNER;  
10 SOUTH 80 DEGREES 08 MINUTES 27 SECONDS WEST, A DISTANCE OF  
11 92.47 FEET TO A POINT FOR CORNER;  
12 NORTH 75 DEGREES 29 MINUTES 03 SECONDS WEST, A DISTANCE OF  
13 181.83 FEET TO A POINT FOR CORNER;  
14 NORTH 78 DEGREES 44 MINUTES 38 SECONDS WEST, A DISTANCE OF  
15 106.12 FEET TO A POINT FOR CORNER;  
16 SOUTH 69 DEGREES 37 MINUTES 05 SECONDS WEST, A DISTANCE OF  
17 80.67 FEET TO A POINT FOR CORNER;  
18 SOUTH 20 DEGREES 46 MINUTES 24 SECONDS WEST, A DISTANCE OF  
19 87.62 FEET TO A POINT FOR CORNER;  
20 SOUTH 14 DEGREES 45 MINUTES 22 SECONDS EAST, PASSING AT A  
21 DISTANCE OF 71.19 FEET THE SOUTHEAST CORNER OF SAID 106.762 ACRE  
22 TRACT, SAME BEING A NORTHEAST CORNER OF AFORESAID 1113.084 ACRE  
23 TRACT, CONTINUING WITH THE CENTERLINE OF SAID EAST FORK OF THE  
24 TRINITY RIVER AND THE EAST PROPERTY LINE OF SAID 1113.084 ACRE  
25 TRACT, IN ALL A TOTAL DISTANCE OF 120.37 FEET TO A POINT FOR CORNER;  
26 THENCE, CONTINUING WITH THE CENTERLINE OF SAID EAST FORK OF THE  
27 TRINITY RIVER AND ALONG THE EAST PROPERTY LINE OF SAID 1113.084 ACRE

1 TRACT, THE FOLLOWING COURSES AND DISTANCES:

2 SOUTH 34 DEGREES 39 MINUTES 08 SECONDS EAST, A DISTANCE OF  
3 74.62 FEET TO A POINT FOR CORNER;

4 SOUTH 84 DEGREES 34 MINUTES 58 SECONDS EAST, A DISTANCE OF  
5 126.28 FEET TO A POINT FOR CORNER;

6 SOUTH 65 DEGREES 27 MINUTES 27 SECONDS EAST, A DISTANCE OF  
7 133.32 FEET TO A POINT FOR CORNER;

8 NORTH 71 DEGREES 35 MINUTES 21 SECONDS EAST, A DISTANCE OF  
9 110.32 FEET TO A POINT FOR CORNER;

10 SOUTH 75 DEGREES 11 MINUTES 25 SECONDS EAST, A DISTANCE OF  
11 99.44 FEET TO A POINT FOR CORNER;

12 SOUTH 16 DEGREES 58 MINUTES 48 SECONDS EAST, A DISTANCE OF  
13 54.42 FEET TO A POINT FOR CORNER;

14 SOUTH 06 DEGREES 07 MINUTES 16 SECONDS WEST, A DISTANCE OF  
15 82.33 FEET TO A POINT FOR CORNER;

16 SOUTH 34 DEGREES 19 MINUTES 44 SECONDS WEST, A DISTANCE OF  
17 114.95 FEET TO A POINT FOR CORNER;

18 SOUTH 85 DEGREES 30 MINUTES 45 SECONDS WEST, A DISTANCE OF  
19 291.84 FEET TO A POINT FOR CORNER;

20 SOUTH 08 DEGREES 46 MINUTES 06 SECONDS WEST, A DISTANCE OF  
21 95.18 FEET TO A POINT FOR CORNER;

22 SOUTH 37 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF  
23 121.86 FEET TO A POINT FOR CORNER;

24 SOUTH 38 DEGREES 12 MINUTES 58 SECONDS EAST, A DISTANCE OF  
25 130.83 FEET TO A POINT FOR CORNER;

26 THENCE, OVER AND ACROSS SAID 1113.084 ACRE TRACT, THE FOLLOWING  
27 COURSES AND DISTANCES:

1 SOUTH 87 DEGREES 05 MINUTES 41 SECONDS WEST, A DISTANCE OF  
2 1162.77 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT  
3 CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 39 DEGREES 50 MINUTES 38  
4 SECONDS, A RADIUS OF 630.00 FEET, A LONG CHORD THAT BEARS, SOUTH 67  
5 DEGREES 10 MINUTES 22 SECONDS WEST, A DISTANCE OF 429.33 FEET;

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

8 SOUTH 47 DEGREES 15 MINUTES 03 SECONDS WEST, A DISTANCE OF  
9 379.74 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT  
10 CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 41 DEGREES 03 MINUTES  
11 11 SECONDS, A RADIUS OF 570.00 FEET, A LONG CHORD THAT BEARS, SOUTH  
12 67 DEGREES 46 MINUTES 38 SECONDS WEST, A DISTANCE OF 399.73 FEET;

13 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
14 408.41 FEET TO A POINT FOR CORNER;

15 SOUTH 88 DEGREES 18 MINUTES 14 SECONDS WEST, A DISTANCE OF  
16 536.71 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT  
17 CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 202 DEGREES 43 MINUTES  
18 24 SECONDS, A RADIUS OF 430.00 FEET, A LONG CHORD THAT BEARS, SOUTH  
19 72 DEGREES 56 MINUTES 30 SECONDS WEST, A DISTANCE OF 843.15 FEET;

20 ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF  
21 1521.42 FEET TO A POINT FOR CORNER;

22 SOUTH 57 DEGREES 34 MINUTES 46 SECONDS WEST, A DISTANCE OF  
23 177.27 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT  
24 CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17 DEGREES 46 MINUTES  
25 00 SECONDS, A RADIUS OF 570.00 FEET, A LONG CHORD THAT BEARS, SOUTH  
26 66 DEGREES 27 MINUTES 46 SECONDS WEST, A DISTANCE OF 176.04 FEET;

27 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 176.75



1 FEET TO A POINT FOR CORNER;

2 SOUTH 75 DEGREES 20 MINUTES 45 SECONDS WEST, A DISTANCE OF

3 877.21 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID 1113.084

4 ACRE TRACT, SAME BEING THE APPROXIMATE CENTERLINE OF COLLIN COUNTY

5 ROAD NO. 281 (A VARIABLE WIDTH RIGHT-OF-WAY);

6 THENCE, NORTH 00 DEGREES 31 MINUTES 40 SECONDS EAST, ALONG THE WEST

7 LINE OF SAID 1113.084 ACRE TRACT AND THE APPROXIMATE CENTERLINE OF

8 SAID COLLIN COUNTY ROAD NO. 281, A DISTANCE OF 1574.34 FEET TO A 1/2

9 INCH IRON ROD FOUND FOR AN INSIDE ELL CORNER OF SAID 1113.084 ACRE

10 TRACT AND THE NORTHEAST CORNER OF A CALLED 3.000 ACRE TRACT OF LAND

11 CONVEYED TO TERRY L. HERTWICK AND ROSE ETTA JONES BY DEED RECORDED

12 IN COUNTY CLERK'S FILE NO. 2002-0001673, LAND RECORDS, COLLIN

13 COUNTY, TEXAS;

14 THENCE, NORTH 00 DEGREES 04 MINUTES 47 SECONDS EAST, OVER AND ACROSS

15 SAID 1113.084 ACRE TRACT, CONTINUING ALONG THE APPROXIMATE

16 CENTERLINE OF SAID COLLIN COUNTY ROAD NO. 281, A DISTANCE OF 2505.18

17 FEET TO A POINT FOR AN INSIDE ELL CORNER OF SAID 1113.084 ACRE

18 TRACT;

19 THENCE, SOUTH 89 DEGREES 21 MINUTES 54 SECONDS EAST, ALONG THE NORTH

20 LINE OF SAID 1113.084 ACRE TRACT, PASSING AT A DISTANCE OF 40.00

21 FEET A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER

22 BURGESS" SET FOR WITNESS, CONTINUING A TOTAL DISTANCE OF 1290.73

23 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE A NORTHEAST CORNER OF SAID

24 1113.084 ACRE TRACT AND BEING ON THE WEST LINE OF SAID 118.259 ACRE

25 TRACT;

26 THENCE, NORTH 00 DEGREES 11 MINUTES 31 SECONDS WEST, ALONG THE WEST

27 LINE OF SAID 118.259 ACRE TRACT, A DISTANCE OF 15.14 FEET TO A 1/2

1 INCH IRON ROD FOUND FOR A NORTHWEST CORNER OF SAID 118.259 ACRE  
2 TRACT AND THE SOUTHWEST CORNER OF A CALLED 1.071 ACRE TRACT OF LAND  
3 DESCRIBED IN A DEED TO ANITA L. GRAY AND HUSBAND, JIMMY L. GRAY AS  
4 RECORDED IN COLLIN COUNTY CLERK'S FILE NO. 94-0054427 OF THE LAND  
5 RECORDS OF COLLIN COUNTY, TEXAS;  
6 THENCE SOUTH 89 DEGREES 10 MINUTES 20 SECONDS EAST, ALONG THE SOUTH  
7 LINE OF AFORESAID 1.071 ACRE TRACT, A DISTANCE OF 182.65 FEET TO A  
8 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS"  
9 SET FOR THE SOUTHEAST CORNER OF SAID 1.071 ACRE TRACT;  
10 THENCE NORTH 00 DEGREES 11 MINUTES 36 SECONDS WEST, ALONG THE EAST  
11 LINE OF AFORESAID 1.071 ACRE TRACT, A DISTANCE OF 254.52 FEET TO A  
12 POINT FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS NORTH  
13 00 DEGREES 11 MINUTES 36 SECONDS WEST, A DISTANCE OF 0.64 FEET, SAID  
14 POINT BEING IN THE SOUTH LINE OF A CALLED 10.000 ACRE TRACT OF LAND  
15 DESCRIBED IN A DEED TO CABE W. CHADICK AS RECORDED IN COLLIN COUNTY  
16 CLERK'S FILE NO. 2000-0095879 OF THE LAND RECORDS OF COLLIN COUNTY,  
17 TEXAS;  
18 THENCE, SOUTH 89 DEGREES 20 MINUTES 27 SECONDS EAST, ALONG THE NORTH  
19 LINE OF SAID 118.259 ACRE TRACT, THE SOUTH LINE OF SAID 10.000 ACRE  
20 TRACT, THE SOUTH LINE OF AFORESAID 39.06 ACRE TRACT, A DISTANCE OF  
21 1856.29 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER  
22 OF SAID THOMAS M. FRIS TRACT;  
23 THENCE, NORTH 00 DEGREES 05 MINUTES 19 SECONDS EAST, ALONG THE WEST  
24 LINE OF SAID 106.762 ACRE TRACT AND THE EAST LINE OF SAID THOMAS M.  
25 FRIS TRACT, A DISTANCE OF 794.23 FEET TO THE POINT OF BEGINNING, AND  
26 CONTAINING 423.553 ACRES OF LAND, MORE OR LESS.

27 TRACT B 407.211 ACRES

1 BEING A 407.211 ACRE TRACT OF LAND SITUATED IN THE JOHN LARIMON  
2 SURVEY, ABSTRACT NO. 530, AND THE THOMAS BRUCE SURVEY, ABSTRACT NO.  
3 103, COLLIN COUNTY, TEXAS, AND BEING PART OF A 158.524 ACRE TRACT OF  
4 LAND CONVEYED TO MA-BBO FIVE, L.P. BY DEED RECORDED IN COUNTY  
5 CLERK'S FILE NO. 20060718001344740, OFFICIAL PUBLIC RECORDS,  
6 COLLIN COUNTY, TEXAS AND BEING PART OF A 1113.084 ACRE TRACT OF LAND  
7 CONVEYED TO MA BB OWEN, L.P. BY DEED RECORDED IN COUNTY CLERK'S FILE  
8 NO. 20060616000829800, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY,  
9 TEXAS. SAID 407.211 ACRE TRACT, WITH BEARING BASIS BEING GRID  
10 NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83  
11 (CORS), DETERMINED BY GPS OBSERVATIONS ON JULIAN DAY 320, 2005,  
12 CALCULATED FROM DENTON CORS ARP (PID-DF8986), ARLINGTON RRP2 CORS  
13 ARP (PID-DF 5387) AND COLLIN CORS ARP (PID-8982), BEING MORE  
14 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

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

1 THENCE NORTH 00 DEGREES 55 MINUTES 15 SECONDS WEST, ALONG THE EAST  
2 LINE OF AFORESAID 0.998 ACRE TRACT PASSING AT A DISTANCE OF 177.66  
3 FEET A 1/2 INCH IRON ROD FOUND FOR WITNESS, CONTINUING A TOTAL  
4 DISTANCE OF 206.50 FEET TO A POINT FOR A NORTHEAST CORNER OF SAID  
5 0.998 ACRE TRACT AND BEING A NORTHWEST CORNER OF AFORESAID 1113.084  
6 ACRE TRACT AND BEING IN THE APPROXIMATE CENTERLINE OF COLLIN COUNTY  
7 ROAD NO. 281 (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);  
8 THENCE ALONG THE NORTH LINE OF AFORESAID 1113.084 ACRE TRACT AND THE  
9 APPROXIMATE CENTERLINE OF AFORESAID COLLIN COUNTY ROAD NO. 281 THE  
10 FOLLOWING COURSES AND DISTANCES:

11 SOUTH 88 DEGREES 11 MINUTES 52 SECONDS EAST, A DISTANCE OF  
12 172.87 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED  
13 "CARTER BURGESS" SET FOR CORNER;

14 SOUTH 84 DEGREES 50 MINUTES 48 SECONDS EAST, A DISTANCE OF  
15 300.57 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED  
16 "CARTER BURGESS" SET FOR CORNER;

17 SOUTH 88 DEGREES 57 MINUTES 46 SECONDS EAST, A DISTANCE OF  
18 689.46 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED  
19 "CARTER BURGESS" SET FOR CORNER;

20 NORTH 89 DEGREES 51 MINUTES 11 SECONDS EAST, A DISTANCE OF  
21 691.44 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED  
22 "CARTER BURGESS" SET FOR CORNER;

23 SOUTH 84 DEGREES 42 MINUTES 34 SECONDS EAST, A DISTANCE OF  
24 623.13 FEET TO A 3/4 INCH IRON ROD FOUND FOR THE MOST NORTHERN  
25 NORTHEAST CORNER OF AFORESAID 1113.084 ACRE TRACT AND BEING THE  
26 NORTHWEST CORNER OF A CALLED 7.04 ACRE TRACT OF LAND CONVEYED TO  
27 ROBERT W. GANTER AND ELIZABETH A. GANTER BY DEED RECORDED IN COUNTY

1 CLERK'S NO. 97-0024749. LAND RECORDS, COLLIN COUNTY, TEXAS;  
2 SOUTH 00 DEGREES 29 MINUTES 01 SECONDS WEST, ALONG AN EAST  
3 LINE OF AFORESAID 1113.084 ACRE TRACT AND THE COMMON WEST LINE OF  
4 AFORESAID 7.04 ACRE TRACT, A DISTANCE OF 411.24 FEET TO A 1/2 INCH  
5 IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID 7.04 ACRE TRACT;  
6 SOUTH 89 DEGREES 02 MINUTES 06 SECONDS EAST, ALONG THE NORTH  
7 LINE OF SAID 1113.084 ACRE TRACT AND THE COMMON SOUTH LINE OF  
8 AFORESAID 7.04 ACRE TRACT, A DISTANCE OF 1471.42 FEET TO A 1/2 INCH  
9 IRON PIPE FOUND FOR CORNER AND BEING ON THE WEST LINE OF A CALLED  
10 5.660 ACRE TRACT OF LAND CONVEYED TO DONALD DWAYNE TUCKER AND WIFE,  
11 JEAN TUCKER RECORDED IN VOLUME 931, PAGE 368, DEED RECORDS, COLLIN  
12 COUNTY, TEXAS AND BEING IN THE APPROXIMATE CENTERLINE OF AFORESAID  
13 COLLIN COUNTY ROAD NO. 281;  
14 THENCE SOUTH 00 DEGREES 40 MINUTES 36 SECONDS WEST, ALONG AN EAST  
15 LINE OF SAID 1113.084 ACRE TRACT AND THE COMMON WEST LINES OF  
16 AFORESAID 5.660 TUCKER TRACT AND OF A CALLED 1.39 ACRE TRACT OF LAND  
17 CONVEYED TO CALVIN JARRETT AND KAREN JARRETT BY DEED RECORDED IN  
18 COUNTY CLERK'S FILE NO. 2005-0097078, LAND RECORDS, COLLIN COUNTY,  
19 TEXAS AND THE APPROXIMATE CENTERLINE OF AFORESAID COLLIN COUNTY  
20 ROAD NO. 281, A DISTANCE OF 537.51 FEET TO A POINT FOR THE CORNER;  
21 THENCE, SOUTH 00 DEGREES 04 MINUTES 47 SECONDS WEST, OVER AND ACROSS  
22 SAID 1113.084 ACRE TRACT, A DISTANCE OF 2505.18 FEET TO A 1/2 INCH  
23 IRON ROD FOUND ON A SOUTH LINE OF SAID 1113.084 ACRE TRACT AND THE  
24 COMMON NORTHEAST CORNER OF A CALLED 3.000 ACRE TRACT OF LAND  
25 CONVEYED TO TERRY L. HARTWICK AND ROSE ETTA JONES BY DEED RECORDED  
26 IN COUNTY CLERK'S FILE NO. 2002-0001673, LAND RECORDS, COLLIN  
27 COUNTY, TEXAS; THENCE, NORTH 89 DEGREES 54 MINUTES 23 SECONDS WEST,

1 ALONG THE SOUTH LINE OF SAID 1113.084 ACRE TRACT, AND THE COMMON  
2 NORTH LINE OF SAID 3.000 ACRE TRACT, A DISTANCE OF 484.37 FEET TO A  
3 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS"  
4 SET FOR CORNER ON THE EAST LINE OF A 19.33 ACRE TRACT OF LAND  
5 CONVEYED TO TERRY L. HARTWICK AND ROSE ETTA JONES BY DEED RECORDED  
6 IN COUNTY CLERK'S FILE NO. 94-0065235, LAND RECORDS, COLLIN COUNTY,  
7 TEXAS;

8 THENCE, NORTH 00 DEGREES 14 MINUTES 32 SECONDS WEST, A DISTANCE OF  
9 154.99 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF  
10 SAID 19.33 ACRE TRACT;

11 THENCE, NORTH 89 DEGREES 39 MINUTES 30 SECONDS WEST, ALONG THE SOUTH  
12 LINE OF SAID 1113.084 ACRE TRACT AND THE COMMON NORTH LINE OF SAID  
13 19.33 ACRE TRACT, A DISTANCE OF 988.76 FEET TO A 5/8 INCH IRON ROD  
14 WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER ON  
15 THE EAST LINE OF SAID 158.524 ACRE TRACT;

16 THENCE, SOUTH 00 DEGREES 26 MINUTES 33 SECONDS EAST, ALONG THE EAST  
17 LINE OF SAID 158.524 ACRE TRACT AND THE COMMON WEST LINES OF SAID  
18 19.33 ACRE TRACT AND A CALLED 11.06 ACRE TRACT OF LAND CONVEYED TO  
19 HUGH P. McADAMS BY DEED RECORDED IN COUNTY CLERK'S FILE NO.  
20 92-0003436, LAND RECORDS, COLLIN COUNTY, TEXAS, A DISTANCE OF  
21 1763.02 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 158.524  
22 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF SAID 11.06 ACRE TRACT  
23 AND BEING IN THE APPROXIMATE CENTERLINE OF COLLIN COUNTY ROAD NO.  
24 206 (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY) AND BEING ON THE  
25 NORTH LINE OF A CALLED 72 ACRE TRACT OF LAND CONVEYED TO J.L. MELL,  
26 BEVERLY ANN ALLEN & NANCY JO. LAWRENCE BY DEED RECORDED IN COUNTY  
27 CLERKS' FILE NO. 2000-0101341, LAND RECORDS, COLLIN COUNTY, TEXAS;

1 THENCE NORTH 89 DEGREES 36 MINUTES 20 SECONDS WEST, ALONG THE SOUTH  
2 LINE OF AFORESAID 158.524 ACRE TRACT AND THE COMMON NORTH LINE OF  
3 AFORESAID 72 ACRE TRACT AND ALONG THE APPROXIMATE CENTERLINE OF  
4 AFORESAID COLLIN COUNTY ROAD NO. 206 A DISTANCE OF 576.42 FEET TO A  
5 POINT FOR AN ELL CORNER OF SAID 158.524 ACRE TRACT AND BEING THE  
6 SOUTHEAST CORNER OF THE REMAINDER OF A TRACT OF LAND CONVEYED TO  
7 DONALD M. MOTSENBACKER AND WIFE, NORMA FAYE MOTSENBACKER BY DEED  
8 RECORDED IN VOLUME 2678, PAGE 833, DEED RECORDS, COLLIN COUNTY,  
9 TEXAS;

10 THENCE ALONG THE COMMON LINES BETWEEN AFORESAID 158.524 ACRE TRACT  
11 AND AFORESAID REMAINDER MOTSENBACKER TRACT THE FOLLOWING COURSES  
12 AND DISTANCES:

13 NORTH 01 DEGREES 01 MINUTES 34 SECONDS EAST, PASSING AT A  
14 DISTANCE OF 28.19 FEET A 1/2 INCH IRON ROD FOUND FOR WITNESS,  
15 CONTINUING A TOTAL DISTANCE OF 95.45 FEET TO A 1/2 INCH IRON ROD  
16 FOUND FOR CORNER;

17 NORTH 46 DEGREES 22 MINUTES 09 SECONDS WEST, A DISTANCE OF  
18 30.04 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

19 NORTH 01 DEGREES 02 MINUTES 48 SECONDS EAST, A DISTANCE OF  
20 66.35 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

21 NORTH 48 DEGREES 15 MINUTES 02 SECONDS WEST, A DISTANCE OF  
22 30.38 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

23 NORTH 01 DEGREES 27 MINUTES 43 SECONDS EAST, A DISTANCE OF  
24 66.57 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

25 NORTH 46 DEGREES 58 MINUTES 13 SECONDS WEST, A DISTANCE OF  
26 23.59 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

27 NORTH 00 DEGREES 24 MINUTES 20 SECONDS EAST, A DISTANCE OF

1 25.48 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
2 NORTH 71 DEGREES 03 MINUTES 06 SECONDS EAST, A DISTANCE OF  
3 10.41 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
4 NORTH 39 DEGREES 44 MINUTES 59 SECONDS EAST, A DISTANCE OF  
5 10.78 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
6 NORTH 00 DEGREES 21 MINUTES 32 SECONDS WEST, A DISTANCE OF  
7 98.69 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
8 NORTH 43 DEGREES 09 MINUTES 55 SECONDS WEST, A DISTANCE OF  
9 11.67 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
10 NORTH 88 DEGREES 23 MINUTES 42 SECONDS WEST, A DISTANCE OF  
11 201.10 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
12 SOUTH 46 DEGREES 23 MINUTES 42 SECONDS WEST, A DISTANCE OF  
13 10.70 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
14 SOUTH 14 DEGREES 06 MINUTES 56 SECONDS WEST, A DISTANCE OF  
15 10.35 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
16 SOUTH 01 DEGREES 47 MINUTES 24 SECONDS WEST, A DISTANCE OF  
17 81.41 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
18 SOUTH 19 DEGREES 38 MINUTES 16 SECONDS EAST, A DISTANCE OF  
19 10.39 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
20 SOUTH 52 DEGREES 48 MINUTES 19 SECONDS EAST, A DISTANCE OF  
21 10.82 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
22 SOUTH 76 DEGREES 36 MINUTES 21 SECONDS EAST, A DISTANCE OF  
23 10.30 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
24 SOUTH 02 DEGREES 21 MINUTES 20 SECONDS WEST, A DISTANCE OF  
25 25.12 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
26 SOUTH 47 DEGREES 10 MINUTES 36 SECONDS WEST, A DISTANCE OF  
27 33.81 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;



1 SOUTH 00 DEGREES 47 MINUTES 06 SECONDS EAST, A DISTANCE OF  
2 63.78 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
3 SOUTH 44 DEGREES 58 MINUTES 54 SECONDS WEST, A DISTANCE OF  
4 31.86 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
5 SOUTH 00 DEGREES 34 MINUTES 55 SECONDS EAST, A DISTANCE OF  
6 65.94 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
7 SOUTH 48 DEGREES 15 MINUTES 30 SECONDS WEST, A DISTANCE OF  
8 30.58 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
9 SOUTH 00 DEGREES 40 MINUTES 17 SECONDS EAST, PASSING AT A  
10 DISTANCE OF 66.78 FEET A 1/2 INCH IRON ROD FOUND FOR WITNESS,  
11 CONTINUING A TOTAL DISTANCE OF 95.05 FEET TO A POINT FOR AN ELL  
12 CORNER OF AFORESAID 158.524 ACRE TRACT AND THE SOUTHWEST CORNER OF  
13 AFORESAID REMAINDER MOTSENBACKER TRACT AND BEING ON THE NORTH LINE  
14 OF A CALLED 36.145 ACRE TRACT OF LAND CONVEYED TO CAROLYN PUTNEY BY  
15 DEED RECORDED IN COUNTY CLERK'S FILE NO. 2003-0016137, LAND  
16 RECORDS, COLLIN COUNTY, TEXAS AND BEING IN THE APPROXIMATE  
17 CENTERLINE OF AFORESAID COLLIN COUNTY ROAD NO.206;  
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 36.145 ACRE TRACT AND THE APPROXIMATE CENTERLINE OF  
21 AFORESAID COLLIN COUNTY ROAD NO. 206, A DISTANCE OF 1762.31 FEET TO  
22 A POINT FOR CORNER;  
23 THENCE NORTH 00 DEGREES 08 MINUTES 15 SECONDS WEST, PASSING AT A  
24 DISTANCE OF 26.32 FEET A 1/2 INCH IRON ROD FOUND FOR WITNESS,  
25 CONTINUING ALONG THE WEST LINE OF AFORESAID 158.524 ACRE TRACT AND  
26 THE COMMON EAST LINE OF THE FOLLOWING TRACTS, A CALLED 22.030 ACRE  
27 TRACT OF LAND CONVEYED TO BILLY J. DRURY, ET AL BY DEED RECORDED IN

1 VOLUME 1043, PAGE 346, DEED RECORDS, COLLIN COUNTY, TEXAS AND A  
2 CALLED 22.030 ACRE TRACT OF LAND CONVEYED TO JIMMIE L. DRURY BY DEED  
3 RECORDED IN COUNTY CLERK'S FILE NO. 2003-0060252, LAND RECORDS,  
4 COLLIN COUNTY, TEXAS AND A CALLED 3.67 ACRE TRACT OF LAND CONVEYED  
5 TO RODNEY C. NIXON BY DEED RECORDED IN COUNTY CLERK'S FILE NO.  
6 93-0108403, LAND RECORDS, COLLIN COUNTY, TEXAS AND A CALLED 3.67  
7 ACRE TRACT OF LAND CONVEYED TO RODNEY C. NIXON BY DEED RECORDED IN  
8 COUNTY CLERK'S FILE NO. 93-0108402, LAND RECORDS, COLLIN COUNTY,  
9 TEXAS AND A CALLED 11.015 ACRE TRACT OF LAND CONVEYED TO QUIDA NIXON  
10 BY DEED RECORDED IN VOLUME 1043, PAGE 338, DEED RECORDS, COLLIN  
11 COUNTY, TEXAS AND A CALLED 11.015 ACRE TRACT OF LAND CONVEYED TO  
12 DEAN ANDERSON BY DEED RECORDED IN VOLUME 1043, PAGE 333, DEED  
13 RECORDS, COLLIN COUNTY, TEXAS AND ALONG THE APPROXIMATE CENTERLINE  
14 OF AFORESAID COLLIN COUNTY ROAD NO. 206, A DISTANCE OF 2672.26 FEET  
15 TO A POINT FOR CORNER;

16 THENCE, SOUTH 88 DEGREES 53 MINUTES 46 SECONDS EAST, A DISTANCE OF  
17 19.61 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
18 "CARTER BURGESS" SET FOR THE SOUTHWEST CORNER OF SAID 1113.084 ACRE  
19 TRACT;

20 THENCE ALONG THE WEST LINE OF AFORESAID 1113.084 ACRE TRACT THE  
21 FOLLOWING COURSES AND DISTANCES:

22 NORTH 00 DEGREES 12 MINUTES 11 SECONDS WEST, A DISTANCE OF  
23 1035.01 FEET TO A POINT FOR CORNER;

24 NORTH 00 DEGREES 50 MINUTES 11 SECONDS WEST, A DISTANCE OF  
25 1248.29 FEET TO THE POINT OF BEGINNING, AND CONTAINING 407.211  
26 ACRES OF LAND, MORE OR LESS.

27 SECTION 3. (a) The legal notice of the intention to

1 introduce this Act, setting forth the general substance of this  
2 Act, has been published as provided by law, and the notice and a  
3 copy of this Act have been furnished to all persons, agencies,  
4 officials, or entities to which they are required to be furnished  
5 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
6 Government Code.

7 (b) The governor, one of the required recipients, has  
8 submitted the notice and Act to the Texas Commission on  
9 Environmental Quality.

10 (c) The Texas Commission on Environmental Quality has filed  
11 its recommendations relating to this Act with the governor, the  
12 lieutenant governor, and the speaker of the house of  
13 representatives within the required time.

14 (d) All requirements of the constitution and laws of this  
15 state and the rules and procedures of the legislature with respect  
16 to the notice, introduction, and passage of this Act are fulfilled  
17 and accomplished.

18 SECTION 4. This Act takes effect September 1, 2007.