

1-1 By: Laubenberg (Senate Sponsor - Estes) H.B. No. 3979  
1-2 (In the Senate - Received from the House May 10, 2007;  
1-3 May 14, 2007, read first time and referred to Committee on Natural  
1-4 Resources; May 18, 2007, reported favorably by the following vote:  
1-5 Yeas 3, Nays 0; May 18, 2007, sent to printer.)

1-6 A BILL TO BE ENTITLED  
1-7 AN ACT

1-8 relating to the creation of the McKinney Municipal Utility  
1-9 Districts Nos. 1 and 2 of Collin County; providing authority to  
1-10 impose a tax and issue bonds; granting the power of eminent domain.

1-11 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-12 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
1-13 Code, is amended by adding Chapters 8223 and 8252 to read as  
1-14 follows:

1-15 CHAPTER 8223. MCKINNEY MUNICIPAL UTILITY DISTRICT

1-16 NO. 1 OF COLLIN COUNTY

1-17 SUBCHAPTER A. GENERAL PROVISIONS

1-18 Sec. 8223.001. DEFINITIONS. In this chapter:

1-19 (1) "Board" means the board of directors of the  
1-20 district.

1-21 (2) "Director" means a member of the board.

1-22 (3) "District" means the McKinney Municipal Utility  
1-23 District No. 1 of Collin County.

1-24 Sec. 8223.002. NATURE OF DISTRICT. The district is a  
1-25 municipal utility district in Collin County created under and  
1-26 essential to accomplish the purposes of Section 59, Article XVI,  
1-27 Texas Constitution.

1-28 Sec. 8223.003. CONFIRMATION ELECTION REQUIRED. If the  
1-29 creation of the district is not confirmed at a confirmation  
1-30 election held under Section 8223.024 before September 1, 2011:

1-31 (1) the district is dissolved September 1, 2011,  
1-32 except that:

1-33 (A) any debts incurred shall be paid;

1-34 (B) any assets that remain after the payment of  
1-35 debts shall be transferred to Collin County; and

1-36 (C) the organization of the district shall be  
1-37 maintained until all debts are paid and remaining assets are  
1-38 transferred; and

1-39 (2) this chapter expires September 1, 2014.

1-40 Sec. 8223.004. INITIAL DISTRICT TERRITORY. (a) The  
1-41 district is initially composed of the territory described by  
1-42 Section 2 of the Act creating this chapter.

1-43 (b) The boundaries and field notes of the district, as  
1-44 described by Section 2 of the Act creating this chapter, form a  
1-45 closure. A mistake made in the field notes or in copying the field  
1-46 notes in the legislative process does not affect:

1-47 (1) the organization, existence, or validity of the  
1-48 district;

1-49 (2) the right of the district to impose taxes;

1-50 (3) the validity of the district's bonds, notes, or  
1-51 indebtedness; or

1-52 (4) the legality or operation of the district or the  
1-53 board.

1-54 [Sections 8223.005-8223.020 reserved for expansion]

1-55 SUBCHAPTER A-1. TEMPORARY PROVISIONS

1-56 Sec. 8223.021. TEMPORARY DIRECTORS. (a) On or after  
1-57 September 1, 2007, a person who owns land in the district may  
1-58 petition the Texas Commission on Environmental Quality to appoint  
1-59 as temporary directors of the district the five persons listed in  
1-60 the petition.

1-61 (b) The commission shall appoint as temporary directors the  
1-62 persons listed in a petition received by the commission under  
1-63 Subsection (a). If the commission receives more than one petition  
1-64 for the district, the commission shall appoint the directors listed

2-1 in the first petition the commission receives.

2-2 (c) If a temporary director fails to qualify for office, the  
2-3 commission shall appoint a person to fill the vacancy.

2-4 (d) Temporary directors serve until the earlier of:

2-5 (1) the date directors are elected under Section  
2-6 8223.024; or

2-7 (2) the date this chapter expires under Section  
2-8 8223.003.

2-9 Sec. 8223.022. ORGANIZATIONAL MEETING OF TEMPORARY  
2-10 DIRECTORS. As soon as practicable after all the temporary  
2-11 directors of the district have qualified under Section 49.055,  
2-12 Water Code, the temporary directors of the district shall meet at a  
2-13 location in the district agreeable to a majority of the directors of  
2-14 the district. At the meeting, the temporary directors shall elect  
2-15 officers from among the temporary directors and conduct any other  
2-16 district business.

2-17 Sec. 8223.023. CONSENT OF MUNICIPALITY REQUIRED. The  
2-18 temporary directors of the district may not hold an election under  
2-19 Section 8223.024 until each municipality in whose corporate limits  
2-20 or extraterritorial jurisdiction the district is located, if any,  
2-21 has adopted a resolution consenting to the creation of the  
2-22 district.

2-23 Sec. 8223.024. CONFIRMATION AND INITIAL DIRECTORS'  
2-24 ELECTION. The temporary directors of the district shall hold an  
2-25 election to confirm the creation of the district and to elect five  
2-26 directors as provided by Section 49.102, Water Code.

2-27 Sec. 8223.025. INITIAL ELECTED DIRECTORS; TERMS. The  
2-28 directors of the district elected under Section 8223.024 shall draw  
2-29 lots to determine which two shall serve until the first regularly  
2-30 scheduled election of directors under Section 8223.052 and which  
2-31 three shall serve until the second regularly scheduled election of  
2-32 directors.

2-33 Sec. 8223.026. EXPIRATION OF SUBCHAPTER. This subchapter  
2-34 expires September 1, 2014.

2-35 [Sections 8223.027-8223.050 reserved for expansion]

2-36 SUBCHAPTER B. BOARD OF DIRECTORS

2-37 Sec. 8223.051. DIRECTORS; TERMS. (a) The district is  
2-38 governed by a board of five directors.

2-39 (b) Directors serve staggered four-year terms.

2-40 Sec. 8223.052. ELECTION OF DIRECTORS. On the uniform  
2-41 election date in May of each even-numbered year, the appropriate  
2-42 number of directors shall be elected.

2-43 [Sections 8223.053-8223.100 reserved for expansion]

2-44 SUBCHAPTER C. POWERS AND DUTIES

2-45 Sec. 8223.101. GENERAL POWERS. The district has the powers  
2-46 and duties provided by the general law of this state, including  
2-47 Chapters 49 and 54, Water Code, applicable to municipal utility  
2-48 districts created under Section 59, Article XVI, Texas  
2-49 Constitution.

2-50 Sec. 8223.102. ROAD PROJECTS. (a) To the extent authorized  
2-51 by Section 52, Article III, Texas Constitution, the district may  
2-52 construct, acquire, improve, maintain, or operate macadamized,  
2-53 graveled, or paved roads, or improvements in aid of those roads,  
2-54 inside the district.

2-55 (b) A road project must meet or exceed all applicable  
2-56 construction standards, zoning and subdivision requirements, and  
2-57 regulatory ordinances or orders of each municipality in whose  
2-58 corporate limits or extraterritorial jurisdiction the district is  
2-59 located.

2-60 (c) If the district is located outside the territorial  
2-61 jurisdiction of a municipality, a road project must meet all  
2-62 applicable construction standards, zoning and subdivision  
2-63 requirements, and regulatory ordinances of each county in which the  
2-64 district is located.

2-65 (d) The district may not undertake a road project unless  
2-66 each municipality in whose corporate limits or extraterritorial  
2-67 jurisdiction the district is located consents by ordinance or  
2-68 resolution.

2-69 Sec. 8223.103. COMPLIANCE WITH MUNICIPAL CONSENT

3-1 ORDINANCES OR RESOLUTIONS. The district shall comply with all  
3-2 applicable requirements of any ordinance or resolution adopted by  
3-3 the city council of the City of McKinney.

3-4 Sec. 8223.104. DIVISION OF DISTRICT. (a) The district may  
3-5 be divided into two new districts only if the district:

3-6 (1) has no outstanding bonded debt; and

3-7 (2) is not imposing ad valorem taxes.

3-8 (b) The division procedure is prescribed by Sections 53.030  
3-9 through 53.041, Water Code.

3-10 (c) Any new district created by the division of the district  
3-11 has all the powers and duties of the district.

3-12 (d) A new district, at the time it is created by the division  
3-13 of the district, may not contain land outside the area described by  
3-14 Section 2 of the Act creating this chapter.

3-15 [Sections 8223.105-8223.150 reserved for expansion]

3-16 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-17 Sec. 8223.151. TAX TO REPAY BONDS. The district may impose  
3-18 a tax to pay the principal of or interest on bonds issued under  
3-19 Section 8223.201.

3-20 Sec. 8223.152. UTILITY PROPERTY EXEMPT FROM IMPACT FEES AND  
3-21 ASSESSMENTS. The district may not impose an impact fee or  
3-22 assessment on the property, including the equipment,  
3-23 rights-of-way, facilities, or improvements, of:

3-24 (1) an electric utility or a power generation company  
3-25 as defined by Section 31.002, Utilities Code;

3-26 (2) a gas utility as defined by Section 101.003 or  
3-27 121.001, Utilities Code;

3-28 (3) a telecommunications provider as defined by  
3-29 Section 51.002, Utilities Code; or

3-30 (4) a person who provides to the public cable  
3-31 television or advanced telecommunications services.

3-32 [Sections 8223.153-8223.200 reserved for expansion]

3-33 SUBCHAPTER E. BONDS

3-34 Sec. 8223.201. AUTHORITY TO ISSUE BONDS AND OTHER  
3-35 OBLIGATIONS. (a) The district may issue bonds or other obligations  
3-36 as provided by Chapters 49 and 54, Water Code, to finance the  
3-37 construction, maintenance, or operation of projects under Sections  
3-38 8223.101 and 8223.102.

3-39 (b) The district may not issue bonds to finance projects  
3-40 authorized by Section 8223.102 unless the issuance is approved by a  
3-41 vote of a two-thirds majority of the voters of the district voting  
3-42 at an election called for that purpose.

3-43 (c) Bonds or other obligations issued or incurred to finance  
3-44 projects authorized by Section 8223.102 may not exceed one-fourth  
3-45 of the assessed value of the real property in the district.

3-46 CHAPTER 8252. MCKINNEY MUNICIPAL UTILITY DISTRICT

3-47 NO. 2 OF COLLIN COUNTY

3-48 SUBCHAPTER A. GENERAL PROVISIONS

3-49 Sec. 8252.001. DEFINITIONS. In this chapter:

3-50 (1) "Board" means the board of directors of the  
3-51 district.

3-52 (2) "Director" means a member of the board.

3-53 (3) "District" means the McKinney Municipal Utility  
3-54 District No. 2 of Collin County.

3-55 Sec. 8252.002. NATURE OF DISTRICT. The district is a  
3-56 municipal utility district in Collin County created under and  
3-57 essential to accomplish the purposes of Section 59, Article XVI,  
3-58 Texas Constitution.

3-59 Sec. 8252.003. CONFIRMATION ELECTION REQUIRED. If the  
3-60 creation of the district is not confirmed at a confirmation  
3-61 election held under Section 8252.024 before September 1, 2011:

3-62 (1) the district is dissolved September 1, 2011,  
3-63 except that:

3-64 (A) any debts incurred shall be paid;

3-65 (B) any assets that remain after the payment of  
3-66 debts shall be transferred to Collin County; and

3-67 (C) the organization of the district shall be  
3-68 maintained until all debts are paid and remaining assets are  
3-69 transferred; and

4-1 (2) this chapter expires September 1, 2014.

4-2 Sec. 8252.004. INITIAL DISTRICT TERRITORY. (a) The  
4-3 district is initially composed of the territory described by  
4-4 Section 3 of the Act creating this chapter.

4-5 (b) The boundaries and field notes of the district, as  
4-6 described by Section 3 of the Act creating this chapter, form a  
4-7 closure. A mistake made in the field notes or in copying the field  
4-8 notes in the legislative process does not affect:

4-9 (1) the organization, existence, or validity of the  
4-10 district;

4-11 (2) the right of the district to impose taxes;

4-12 (3) the validity of the district's bonds, notes, or  
4-13 indebtedness; or

4-14 (4) the legality or operation of the district or the  
4-15 board.

4-16 [Sections 8252.005-8252.020 reserved for expansion]

4-17 SUBCHAPTER A-1. TEMPORARY PROVISIONS

4-18 Sec. 8252.021. TEMPORARY DIRECTORS. (a) On or after  
4-19 September 1, 2007, a person who owns land in the district may  
4-20 petition the Texas Commission on Environmental Quality to appoint  
4-21 as temporary directors of the district the five persons listed in  
4-22 the petition.

4-23 (b) The commission shall appoint as temporary directors the  
4-24 persons listed in a petition received by the commission under  
4-25 Subsection (a). If the commission receives more than one petition  
4-26 for the district, the commission shall appoint the directors listed  
4-27 in the first petition the commission receives.

4-28 (c) If a temporary director fails to qualify for office, the  
4-29 commission shall appoint a person to fill the vacancy.

4-30 (d) Temporary directors serve until the earlier of:

4-31 (1) the date directors are elected under Section  
4-32 8252.024; or

4-33 (2) the date this chapter expires under Section  
4-34 8252.003.

4-35 Sec. 8252.022. ORGANIZATIONAL MEETING OF TEMPORARY  
4-36 DIRECTORS. As soon as practicable after all the temporary  
4-37 directors of the district have qualified under Section 49.055,  
4-38 Water Code, the temporary directors of the district shall meet at a  
4-39 location in the district agreeable to a majority of the directors of  
4-40 the district. At the meeting, the temporary directors shall elect  
4-41 officers from among the temporary directors and conduct any other  
4-42 district business.

4-43 Sec. 8252.023. CONSENT OF MUNICIPALITY REQUIRED. The  
4-44 temporary directors of the district may not hold an election under  
4-45 Section 8252.024 until each municipality in whose corporate limits  
4-46 or extraterritorial jurisdiction the district is located, if any,  
4-47 has adopted a resolution consenting to the creation of the  
4-48 district.

4-49 Sec. 8252.024. CONFIRMATION AND INITIAL DIRECTORS'  
4-50 ELECTION. The temporary directors of the district shall hold an  
4-51 election to confirm the creation of the district and to elect five  
4-52 directors as provided by Section 49.102, Water Code.

4-53 Sec. 8252.025. INITIAL ELECTED DIRECTORS; TERMS. The  
4-54 directors of the district elected under Section 8252.024 shall draw  
4-55 lots to determine which two shall serve until the first regularly  
4-56 scheduled election of directors under Section 8252.052 and which  
4-57 three shall serve until the second regularly scheduled election of  
4-58 directors.

4-59 Sec. 8252.026. EXPIRATION OF SUBCHAPTER. This subchapter  
4-60 expires September 1, 2014.

4-61 [Sections 8252.027-8252.050 reserved for expansion]

4-62 SUBCHAPTER B. BOARD OF DIRECTORS

4-63 Sec. 8252.051. DIRECTORS; TERMS. (a) The district is  
4-64 governed by a board of five directors.

4-65 (b) Directors serve staggered four-year terms.

4-66 Sec. 8252.052. ELECTION OF DIRECTORS. On the uniform  
4-67 election date in May of each even-numbered year, the appropriate  
4-68 number of directors shall be elected.

4-69 [Sections 8252.053-8252.100 reserved for expansion]

SUBCHAPTER C. POWERS AND DUTIES

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

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

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

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

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

Sec. 8252.103. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCES OR RESOLUTIONS. The district shall comply with all applicable requirements of any ordinance or resolution adopted by the city council of the City of McKinney.

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

(1) has no outstanding bonded debt; and

(2) is not imposing ad valorem taxes.

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

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

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

[Sections 8252.105-8252.150 reserved for expansion]

SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

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

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

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

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

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

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

[Sections 8252.153-8252.200 reserved for expansion]

SUBCHAPTER E. BONDS

Sec. 8252.201. 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 8252.101 and 8252.102.

(b) The district may not issue bonds to finance projects authorized by Section 8252.102 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

6-1 projects authorized by Section 8252.102 may not exceed one-fourth  
6-2 of the assessed value of the real property in the district.

6-3 SECTION 2. The McKinney Municipal Utility District No. 1 of  
6-4 Collin County initially includes the territory contained in the  
6-5 following areas:

6-6 TRACT A 673.759 ACRES

6-7 BEING A 673.759 ACRE TRACT OF LAND SITUATED IN THE THOMAS BRUCE  
6-8 SURVEY, ABSTRACT NO. 103, THE JOHN EMBERSON SURVEY, ABSTRACT NO.  
6-9 294 AND THE THOMAS LINDSAY SURVEY, ABSTRACT NO. 521, COLLIN COUNTY,  
6-10 TEXAS, AND BEING PART OF A CALLED 1113.084 ACRE TRACT OF LAND  
6-11 CONVEYED TO MA BB OWEN, LP, BY DEED RECORDED IN COUNTY CLERK'S FILE  
6-12 NO. 20060616000829800, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY,  
6-13 TEXAS, AND BEING PART OF A CALLED 182.711 ACRE TRACT OF LAND  
6-14 CONVEYED AS "TRACT 1", AND BEING ALL OF A CALLED 0.469 ACRE TRACT OF  
6-15 LAND CONVEYED AS "TRACT 2" TO MA-BBO FIVE, LP, BY DEED RECORDED IN  
6-16 COUNTY CLERK'S FILE NO. 20060918001344730, OFFICIAL PUBLIC  
6-17 RECORDS, COLLIN COUNTY, TEXAS, AND BEING PART OF A CALLED 26.423  
6-18 ACRE TRACT OF LAND CONVEYED AS "TRACT 1", AND BEING PART OF A CALLED  
6-19 0.653 ACRE TRACT OF LAND CONVEYED AS "TRACT 2" TO MA-BBO FIVE, LP,  
6-20 BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20060918001344720,  
6-21 OFFICIAL PUBLIC RECORD, COLLIN COUNTY, TEXAS, SAID 673.759 ACRE  
6-22 TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE  
6-23 COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS), DETERMINED BY GPS  
6-24 OBSERVATIONS ON JULIAN DAY 320, 2005, CALCULATED FROM DENTON CORS  
6-25 ARP (PID-DF8986), ARLINGTON RRP2 CORS ARP (PID-DF 5387) AND COLLIN  
6-26 CORS ARP (PID-8982), AND BEING MORE PARTICULARLY DESCRIBED BY METES  
6-27 AND BOUNDS AS FOLLOWS:

6-28 BEGINNING AT A 3/8 INCH IRON ROD FOUND FOR AN OUTSIDE ELL CORNER OF  
6-29 SAID 1113.084 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF A CALLED  
6-30 1 ACRE TRACT OF LAND CONVEYED AS "TRACT 2" TO PROVINCE RES ESTATE  
6-31 HOLDING BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2002-0005148,  
6-32 LAND RECORDS, COLLIN COUNTY, TEXAS, SAME BEING ON THE NORTH LINE OF  
6-33 A CALLED 57 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO PROVINCE RES  
6-34 ESTATE HOLDING BY DEED RECORDED IN COUNTY CLERK'S FILE NO.  
6-35 2002-0005148, LAND RECORDS, COLLIN COUNTY, TEXAS;  
6-36 THENCE, NORTH 06 DEGREES 29 MINUTES 28 SECONDS WEST, ALONG A WEST  
6-37 LINE OF SAID 1113.084 ACRE TRACT AND THE COMMON EAST LINE OF  
6-38 AFORESAID 1 ACRE TRACT A DISTANCE OF 105.30 FEET TO A 3/8 INCH IRON  
6-39 ROD FOUND FOR AN INSIDE ELL CORNER OF SAID 1113.084 ACRE TRACT AND  
6-40 BEING THE NORTHEAST CORNER OF SAID 1 ACRE TRACT;  
6-41 THENCE, NORTH 89 DEGREES 19 MINUTES 40 SECONDS WEST, ALONG A SOUTH  
6-42 LINE OF SAID 1113.084 ACRE TRACT AND THE COMMON NORTH LINE OF  
6-43 AFORESAID 1 ACRE TRACT, PASSING AT A DISTANCE OF 381.99 FEET A 3/8  
6-44 INCH IRON ROD FOUND FOR WITNESS, CONTINUING A TOTAL DISTANCE OF  
6-45 408.28 FEET TO A POINT FOR A SOUTHWEST CORNER OF SAID 1113.084 ACRE  
6-46 TRACT AND THE NORTHWEST CORNER OF SAID 1 ACRE TRACT, SAID POINT ALSO  
6-47 BEING ON THE EAST LINE OF SAID 26.423 ACRE TRACT AND THE COMMON  
6-48 APPROXIMATE CENTERLINE OF COLLIN COUNTY ROAD NO. 206 (A VARIABLE  
6-49 WIDTH PRESCRIPTIVE RIGHT-OF-WAY);  
6-50 THENCE, NORTH 00 DEGREES 34 MINUTES 35 SECONDS WEST, ALONG THE WEST  
6-51 LINE OF SAID 1113.084 ACRE TRACT, THE EAST LINE OF SAID 26.423 ACRE  
6-52 TRACT AND THE COMMON APPROXIMATE CENTERLINE OF AFORESAID COLLIN  
6-53 COUNTY ROAD NO. 206, A DISTANCE OF 41.52 FEET TO A POINT FOR CORNER;  
6-54 THENCE, OVER AND ACROSS SAID 26.423 ACRE TRACT, SAID 0.653 ACRE  
6-55 TRACT AND SAID 182.711 ACRE TRACT, THE FOLLOWING COURSES AND  
6-56 DISTANCES:

6-57 NORTH 02 DEGREES 57 MINUTES 15 SECONDS WEST, A DISTANCE OF  
6-58 237.94 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT  
6-59 CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22 DEGREES 02 MINUTES 58  
6-60 SECONDS, A RADIUS OF 1450.00 FEET, A LONG CHORD THAT BEARS, NORTH 13  
6-61 DEGREES 58 MINUTES 44 SECONDS WEST, A DISTANCE OF 554.58 FEET;

6-62 ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF  
6-63 558.01 FEET TO A POINT FOR CORNER;

6-64 NORTH 25 DEGREES 00 MINUTES 13 SECONDS WEST, A DISTANCE OF  
6-65 241.04 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT  
6-66 CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26 DEGREES 38 MINUTES  
6-67 26 SECONDS, A RADIUS OF 1450.00 FEET, A LONG CHORD THAT BEARS, NORTH  
6-68 11 DEGREES 41 MINUTES 00 SECONDS WEST, A DISTANCE OF 668.15 FEET;

6-69 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF

7-1 674.20 FEET TO A POINT FOR CORNER;

7-2 NORTH 01 DEGREES 38 MINUTES 13 SECONDS EAST, A DISTANCE OF

7-3 160.00 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF SAID 182.711

7-4 ACRE TRACT AND BEING ON THE SOUTH LINE OF A CALLED 361.66 ACRE TRACT

7-5 OF LAND CONVEYED TO HERITAGE FARM TRUST BY DEED RECORDED IN COUNTY

7-6 CLERK'S FILE NO. 98-0084317, LAND RECORDS, COLLIN COUNTY, TEXAS;

7-7 THENCE, SOUTH 88 DEGREES 16 MINUTES 45 SECONDS EAST, ALONG THE NORTH

7-8 LINE OF AFORESAID 182.711 ACRE TRACT AND ALONG THE COMMON SOUTH LINE

7-9 OF SAID 361.66 ACRE TRACT, A DISTANCE OF 172.26 FEET TO A PK NAIL SET

7-10 ON THE WEST LINE OF AFORESAID 1113.084 ACRE TRACT AND THE

7-11 APPROXIMATE CENTERLINE OF AFORESAID COLLIN COUNTY ROAD NO. 206;

7-12 THENCE, ALONG THE WEST LINE OF SAID 1113.084 ACRE TRACT AND THE

7-13 APPROXIMATE CENTERLINE OF SAID COLLIN COUNTY ROAD NO. 206, THE

7-14 FOLLOWING COURSES AND DISTANCES:

7-15 NORTH 47 DEGREES 40 MINUTES 01 SECONDS WEST, A DISTANCE OF

7-16 140.42 FEET TO A PK NAIL SET FOR CORNER;

7-17 NORTH 22 DEGREES 24 MINUTES 21 SECONDS WEST, A DISTANCE OF

7-18 161.50 FEET TO A PK NAIL SET FOR CORNER;

7-19 NORTH 01 DEGREES 38 MINUTES 13 SECONDS EAST, A DISTANCE OF

7-20 1615.59 FEET TO A 3/4 INCH IRON ROD FOUND FOR CORNER;

7-21 NORTH 30 DEGREES 25 MINUTES 03 SECONDS WEST, A DISTANCE OF

7-22 1907.40 FEET TO A PK NAIL SET FOR CORNER IN COLLIN COUNTY ROAD NO.

7-23 281 (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);

7-24 NORTH 88 DEGREES 57 MINUTES 17 SECONDS WEST, A DISTANCE OF

7-25 8.67 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPROXIMATE

7-26 CENTERLINE OF SAID COLLIN COUNTY ROAD NO. 281;

7-27 NORTH 00 DEGREES 31 MINUTES 40 SECONDS EAST, A DISTANCE OF

7-28 53.37 FEET TO A POINT FOR CORNER;

7-29 THENCE, OVER AND ACROSS SAID 1113.084 ACRE TRACT, THE FOLLOWING

7-30 COURSES AND DISTANCES:

7-31 NORTH 75 DEGREES 20 MINUTES 45 SECONDS EAST, A DISTANCE OF

7-32 877.21 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT

7-33 CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17 DEGREES 46 MINUTES 00

7-34 SECONDS, A RADIUS OF 570.00 FEET, A LONG CHORD THAT BEARS, NORTH 66

7-35 DEGREES 27 MINUTES 46 SECONDS EAST, A DISTANCE OF 176.04 FEET,

7-36 ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF

7-37 176.75 FEET TO A POINT FOR CORNER;

7-38 NORTH 57 DEGREES 34 MINUTES 46 SECONDS EAST, A DISTANCE OF

7-39 177.27 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT

7-40 CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 202 DEGREES 43 MINUTES

7-41 24 SECONDS, A RADIUS OF 430.00 FEET, A LONG CHORD THAT BEARS, NORTH

7-42 72 DEGREES 56 MINUTES 30 SECONDS EAST, A DISTANCE OF 843.15 FEET;

7-43 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF

7-44 1521.42 FEET TO A POINT FOR CORNER;

7-45 NORTH 88 DEGREES 18 MINUTES 14 SECONDS EAST, A DISTANCE OF

7-46 536.71 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT

7-47 CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41 DEGREES 03 MINUTES 11

7-48 SECONDS, A RADIUS OF 570.00 FEET, A LONG CHORD THAT BEARS, NORTH 67

7-49 DEGREES 46 MINUTES 38 SECONDS EAST, A DISTANCE OF 399.73 FEET;

7-50 ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF

7-51 408.41 FEET TO A POINT FOR CORNER;

7-52 NORTH 47 DEGREES 15 MINUTES 03 SECONDS EAST, A DISTANCE OF

7-53 379.74 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT

7-54 CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 39 DEGREES 50 MINUTES

7-55 38 SECONDS, A RADIUS OF 630.00 FEET, A LONG CHORD THAT BEARS, NORTH

7-56 67 DEGREES 10 MINUTES 22 SECONDS EAST, A DISTANCE OF 429.33 FEET;

7-57 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF

7-58 438.11 FEET TO A POINT FOR CORNER;

7-59 NORTH 87 DEGREES 05 MINUTES 41 SECONDS EAST, A DISTANCE OF

7-60 1162.77 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF THE EAST

7-61 FORK OF THE TRINITY RIVER;

7-62 THENCE ALONG THE CENTERLINE OF AFORESAID EAST FORK OF THE TRINITY

7-63 RIVER THE FOLLOWING COURSES AND DISTANCES:

7-64 SOUTH 38 DEGREES 12 MINUTES 58 SECONDS EAST, A DISTANCE OF

7-65 14.58 FEET TO A POINT FOR CORNER;

7-66 SOUTH 23 DEGREES 36 MINUTES 46 SECONDS EAST, A DISTANCE OF

7-67 152.22 FEET TO A POINT FOR CORNER;

7-68 SOUTH 73 DEGREES 18 MINUTES 32 SECONDS EAST, A DISTANCE OF

7-69 197.85 FEET TO A POINT FOR CORNER;

8-1 SOUTH 61 DEGREES 18 MINUTES 14 SECONDS EAST, A DISTANCE OF  
 8-2 140.67 FEET TO A POINT FOR CORNER;  
 8-3 SOUTH 06 DEGREES 50 MINUTES 35 SECONDS EAST, A DISTANCE OF  
 8-4 70.23 FEET TO A POINT FOR CORNER;  
 8-5 SOUTH 54 DEGREES 16 MINUTES 01 SECONDS WEST, A DISTANCE OF  
 8-6 128.08 FEET TO A POINT FOR CORNER;  
 8-7 SOUTH 88 DEGREES 46 MINUTES 36 SECONDS WEST, A DISTANCE OF  
 8-8 114.66 FEET TO A POINT FOR CORNER;  
 8-9 SOUTH 70 DEGREES 15 MINUTES 18 SECONDS WEST, A DISTANCE OF  
 8-10 121.85 FEET TO A POINT FOR CORNER;  
 8-11 SOUTH 40 DEGREES 45 MINUTES 34 SECONDS WEST, A DISTANCE OF  
 8-12 145.62 FEET TO A POINT FOR CORNER;  
 8-13 SOUTH 18 DEGREES 00 MINUTES 30 SECONDS EAST, A DISTANCE OF  
 8-14 129.56 FEET TO A POINT FOR CORNER;  
 8-15 SOUTH 65 DEGREES 18 MINUTES 02 SECONDS EAST, A DISTANCE OF  
 8-16 118.06 FEET TO A POINT FOR CORNER;  
 8-17 SOUTH 71 DEGREES 54 MINUTES 16 SECONDS EAST, A DISTANCE OF  
 8-18 144.48 FEET TO A POINT FOR CORNER;  
 8-19 SOUTH 83 DEGREES 52 MINUTES 48 SECONDS EAST, A DISTANCE OF  
 8-20 100.92 FEET TO A POINT FOR CORNER;  
 8-21 SOUTH 47 DEGREES 56 MINUTES 19 SECONDS EAST, A DISTANCE OF  
 8-22 156.94 FEET TO A POINT FOR CORNER;  
 8-23 SOUTH 67 DEGREES 38 MINUTES 56 SECONDS EAST, A DISTANCE OF  
 8-24 153.79 FEET TO A POINT FOR CORNER;  
 8-25 NORTH 61 DEGREES 13 MINUTES 24 SECONDS EAST, A DISTANCE OF  
 8-26 64.37 FEET TO A POINT FOR CORNER;  
 8-27 SOUTH 85 DEGREES 51 MINUTES 50 SECONDS EAST, A DISTANCE OF  
 8-28 65.53 FEET TO A POINT FOR CORNER;  
 8-29 SOUTH 41 DEGREES 34 MINUTES 58 SECONDS EAST, A DISTANCE OF  
 8-30 40.91 FEET TO A POINT FOR CORNER;  
 8-31 SOUTH 19 DEGREES 54 MINUTES 49 SECONDS EAST, A DISTANCE OF  
 8-32 29.69 FEET TO A POINT FOR CORNER;  
 8-33 SOUTH 06 DEGREES 11 MINUTES 20 SECONDS EAST, A DISTANCE OF  
 8-34 37.94 FEET TO A POINT FOR CORNER;  
 8-35 SOUTH 14 DEGREES 05 MINUTES 13 SECONDS WEST, A DISTANCE OF  
 8-36 62.62 FEET TO A POINT FOR CORNER;  
 8-37 SOUTH 24 DEGREES 25 MINUTES 18 SECONDS WEST, A DISTANCE OF  
 8-38 81.96 FEET TO A POINT FOR CORNER;  
 8-39 SOUTH 37 DEGREES 40 MINUTES 18 SECONDS WEST, A DISTANCE OF  
 8-40 234.69 FEET TO A POINT FOR CORNER;  
 8-41 SOUTH 18 DEGREES 54 MINUTES 14 SECONDS WEST, A DISTANCE OF  
 8-42 81.98 FEET TO A POINT FOR CORNER;  
 8-43 SOUTH 31 DEGREES 46 MINUTES 10 SECONDS EAST, A DISTANCE OF  
 8-44 104.64 FEET TO A POINT FOR CORNER;  
 8-45 SOUTH 56 DEGREES 34 MINUTES 36 SECONDS EAST, A DISTANCE OF  
 8-46 34.72 FEET TO A POINT FOR CORNER;  
 8-47 SOUTH 81 DEGREES 42 MINUTES 01 SECONDS EAST, A DISTANCE OF  
 8-48 110.27 FEET TO A POINT FOR CORNER;  
 8-49 SOUTH 67 DEGREES 09 MINUTES 59 SECONDS EAST, A DISTANCE OF  
 8-50 138.27 FEET TO A POINT FOR CORNER;  
 8-51 SOUTH 37 DEGREES 29 MINUTES 50 SECONDS EAST, A DISTANCE OF  
 8-52 105.30 FEET TO A POINT FOR CORNER;  
 8-53 SOUTH 13 DEGREES 20 MINUTES 33 SECONDS EAST, A DISTANCE OF  
 8-54 131.83 FEET TO A POINT FOR CORNER;  
 8-55 SOUTH 05 DEGREES 36 MINUTES 33 SECONDS WEST, A DISTANCE OF  
 8-56 102.37 FEET TO A POINT FOR CORNER;  
 8-57 SOUTH 33 DEGREES 06 MINUTES 41 SECONDS WEST, A DISTANCE OF  
 8-58 97.83 FEET TO A POINT FOR CORNER;  
 8-59 SOUTH 13 DEGREES 16 MINUTES 04 SECONDS WEST, A DISTANCE OF  
 8-60 92.57 FEET TO A POINT FOR CORNER;  
 8-61 SOUTH 30 DEGREES 25 MINUTES 24 SECONDS EAST, A DISTANCE OF  
 8-62 39.87 FEET TO A POINT FOR CORNER;  
 8-63 SOUTH 61 DEGREES 06 MINUTES 56 SECONDS EAST, A DISTANCE OF  
 8-64 33.44 FEET TO A POINT FOR CORNER;  
 8-65 SOUTH 73 DEGREES 18 MINUTES 22 SECONDS EAST, A DISTANCE OF  
 8-66 35.43 FEET TO A POINT FOR CORNER;  
 8-67 NORTH 76 DEGREES 47 MINUTES 02 SECONDS EAST, A DISTANCE OF  
 8-68 171.81 FEET TO A POINT FOR CORNER;  
 8-69 SOUTH 62 DEGREES 02 MINUTES 58 SECONDS EAST, A DISTANCE OF



9-1 64.49 FEET TO A POINT FOR CORNER;  
 9-2 SOUTH 22 DEGREES 03 MINUTES 32 SECONDS EAST, A DISTANCE OF  
 9-3 76.90 FEET TO A POINT FOR CORNER;  
 9-4 SOUTH 34 DEGREES 33 MINUTES 13 SECONDS WEST, A DISTANCE OF  
 9-5 85.11 FEET TO A POINT FOR CORNER;  
 9-6 SOUTH 48 DEGREES 39 MINUTES 03 SECONDS WEST, A DISTANCE OF  
 9-7 86.15 FEET TO A POINT FOR CORNER;  
 9-8 SOUTH 64 DEGREES 28 MINUTES 51 SECONDS WEST, A DISTANCE OF  
 9-9 59.05 FEET TO A POINT FOR CORNER;  
 9-10 SOUTH 64 DEGREES 31 MINUTES 40 SECONDS WEST, A DISTANCE OF  
 9-11 142.65 FEET TO A POINT FOR CORNER;  
 9-12 SOUTH 44 DEGREES 15 MINUTES 01 SECONDS WEST, A DISTANCE OF  
 9-13 173.52 FEET TO A POINT FOR CORNER;  
 9-14 SOUTH 34 DEGREES 24 MINUTES 08 SECONDS WEST, A DISTANCE OF  
 9-15 183.38 FEET TO A POINT FOR CORNER;  
 9-16 SOUTH 03 DEGREES 40 MINUTES 02 SECONDS EAST, A DISTANCE OF  
 9-17 250.70 FEET TO A POINT FOR CORNER;  
 9-18 SOUTH 09 DEGREES 55 MINUTES 21 SECONDS EAST, A DISTANCE OF  
 9-19 203.25 FEET TO A POINT FOR CORNER;  
 9-20 SOUTH 12 DEGREES 33 MINUTES 26 SECONDS EAST, A DISTANCE OF  
 9-21 84.94 FEET TO A POINT FOR CORNER;  
 9-22 SOUTH 23 DEGREES 50 MINUTES 50 SECONDS EAST, A DISTANCE OF  
 9-23 173.87 FEET TO A POINT FOR CORNER;  
 9-24 SOUTH 16 DEGREES 37 MINUTES 27 SECONDS EAST, A DISTANCE OF  
 9-25 153.46 FEET TO A POINT FOR CORNER;  
 9-26 SOUTH 02 DEGREES 31 MINUTES 58 SECONDS WEST, A DISTANCE OF  
 9-27 62.97 FEET TO A POINT FOR CORNER;  
 9-28 SOUTH 00 DEGREES 10 MINUTES 42 SECONDS EAST, A DISTANCE OF  
 9-29 67.93 FEET TO A POINT FOR CORNER;  
 9-30 SOUTH 08 DEGREES 58 MINUTES 15 SECONDS WEST, A DISTANCE OF  
 9-31 31.06 FEET TO A POINT FOR CORNER;  
 9-32 SOUTH 34 DEGREES 59 MINUTES 35 SECONDS WEST, A DISTANCE OF  
 9-33 95.76 FEET TO A POINT FOR CORNER;  
 9-34 SOUTH 73 DEGREES 34 MINUTES 06 SECONDS WEST, A DISTANCE OF  
 9-35 219.32 FEET TO A POINT FOR CORNER;  
 9-36 SOUTH 72 DEGREES 18 MINUTES 27 SECONDS WEST, A DISTANCE OF  
 9-37 181.66 FEET TO A POINT FOR CORNER;  
 9-38 SOUTH 62 DEGREES 14 MINUTES 18 SECONDS WEST, A DISTANCE OF  
 9-39 39.13 FEET TO A POINT FOR CORNER;  
 9-40 SOUTH 26 DEGREES 02 MINUTES 25 SECONDS WEST, A DISTANCE OF  
 9-41 76.21 FEET TO A POINT FOR CORNER;  
 9-42 SOUTH 06 DEGREES 15 MINUTES 13 SECONDS EAST, A DISTANCE OF  
 9-43 15.43 FEET TO A POINT FOR CORNER;  
 9-44 SOUTH 27 DEGREES 46 MINUTES 10 SECONDS EAST, A DISTANCE OF  
 9-45 146.70 FEET TO A POINT FOR CORNER;  
 9-46 SOUTH 38 DEGREES 38 MINUTES 48 SECONDS EAST, A DISTANCE OF  
 9-47 98.77 FEET TO A POINT FOR CORNER;  
 9-48 SOUTH 65 DEGREES 28 MINUTES 12 SECONDS EAST, A DISTANCE OF  
 9-49 90.87 FEET TO A POINT FOR CORNER;  
 9-50 SOUTH 58 DEGREES 46 MINUTES 14 SECONDS EAST, A DISTANCE OF  
 9-51 89.05 FEET TO A POINT FOR CORNER;  
 9-52 SOUTH 55 DEGREES 38 MINUTES 18 SECONDS EAST, A DISTANCE OF  
 9-53 81.34 FEET TO A POINT FOR CORNER;  
 9-54 SOUTH 61 DEGREES 13 MINUTES 57 SECONDS EAST, A DISTANCE OF  
 9-55 131.93 FEET TO A POINT FOR CORNER;  
 9-56 SOUTH 50 DEGREES 02 MINUTES 00 SECONDS EAST, A DISTANCE OF  
 9-57 83.53 FEET TO A POINT FOR CORNER;  
 9-58 SOUTH 15 DEGREES 41 MINUTES 08 SECONDS EAST, A DISTANCE OF  
 9-59 65.63 FEET TO A POINT FOR CORNER;  
 9-60 SOUTH 00 DEGREES 25 MINUTES 17 SECONDS WEST, A DISTANCE OF  
 9-61 38.95 FEET TO A POINT FOR CORNER;  
 9-62 SOUTH 13 DEGREES 46 MINUTES 24 SECONDS WEST, A DISTANCE OF  
 9-63 78.87 FEET TO A POINT FOR CORNER;  
 9-64 SOUTH 26 DEGREES 57 MINUTES 48 SECONDS WEST, A DISTANCE OF  
 9-65 85.04 FEET TO A POINT FOR CORNER;  
 9-66 SOUTH 53 DEGREES 42 MINUTES 03 SECONDS WEST, A DISTANCE OF  
 9-67 103.78 FEET TO A POINT FOR CORNER;  
 9-68 SOUTH 54 DEGREES 31 MINUTES 27 SECONDS WEST, A DISTANCE OF  
 9-69 81.58 FEET TO A POINT FOR CORNER;

10-1 SOUTH 61 DEGREES 55 MINUTES 50 SECONDS WEST, A DISTANCE OF  
 10-2 124.05 FEET TO A POINT FOR CORNER;  
 10-3 SOUTH 61 DEGREES 26 MINUTES 59 SECONDS WEST, A DISTANCE OF  
 10-4 70.28 FEET TO A POINT FOR CORNER;  
 10-5 SOUTH 32 DEGREES 20 MINUTES 11 SECONDS WEST, A DISTANCE OF  
 10-6 99.01 FEET TO A POINT FOR CORNER;  
 10-7 SOUTH 10 DEGREES 50 MINUTES 27 SECONDS WEST, A DISTANCE OF  
 10-8 37.28 FEET TO A POINT FOR CORNER;  
 10-9 SOUTH 01 DEGREES 02 MINUTES 10 SECONDS EAST, A DISTANCE OF  
 10-10 113.13 FEET TO A POINT FOR CORNER;  
 10-11 SOUTH 29 DEGREES 02 MINUTES 49 SECONDS EAST, A DISTANCE OF  
 10-12 36.57 FEET TO A POINT FOR CORNER;  
 10-13 SOUTH 71 DEGREES 45 MINUTES 23 SECONDS EAST, A DISTANCE OF  
 10-14 91.85 FEET TO A POINT FOR CORNER;  
 10-15 NORTH 89 DEGREES 05 MINUTES 15 SECONDS EAST, A DISTANCE OF  
 10-16 84.92 FEET TO A POINT FOR CORNER;  
 10-17 NORTH 75 DEGREES 55 MINUTES 22 SECONDS EAST, A DISTANCE OF  
 10-18 78.29 FEET TO A POINT FOR CORNER;  
 10-19 SOUTH 87 DEGREES 29 MINUTES 47 SECONDS EAST, A DISTANCE OF  
 10-20 86.59 FEET TO A POINT FOR CORNER;  
 10-21 SOUTH 64 DEGREES 37 MINUTES 20 SECONDS EAST, A DISTANCE OF  
 10-22 61.40 FEET TO A POINT FOR CORNER;  
 10-23 SOUTH 24 DEGREES 13 MINUTES 36 SECONDS EAST, A DISTANCE OF  
 10-24 83.75 FEET TO A POINT FOR CORNER;  
 10-25 SOUTH 00 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF  
 10-26 22.63 FEET TO A POINT FOR CORNER;  
 10-27 SOUTH 43 DEGREES 56 MINUTES 54 SECONDS WEST, A DISTANCE OF  
 10-28 138.97 FEET TO A POINT FOR CORNER;  
 10-29 SOUTH 70 DEGREES 14 MINUTES 33 SECONDS WEST, A DISTANCE OF  
 10-30 148.31 FEET TO A POINT FOR CORNER;  
 10-31 SOUTH 61 DEGREES 57 MINUTES 04 SECONDS WEST, A DISTANCE OF  
 10-32 54.03 FEET TO A POINT FOR CORNER;  
 10-33 SOUTH 34 DEGREES 32 MINUTES 38 SECONDS WEST, A DISTANCE OF  
 10-34 119.53 FEET TO A POINT FOR CORNER;  
 10-35 SOUTH 56 DEGREES 50 MINUTES 51 SECONDS WEST, A DISTANCE OF  
 10-36 164.17 FEET TO A POINT FOR CORNER;  
 10-37 SOUTH 20 DEGREES 09 MINUTES 48 SECONDS WEST, A DISTANCE OF  
 10-38 75.03 FEET TO A POINT FOR CORNER;  
 10-39 SOUTH 24 DEGREES 31 MINUTES 58 SECONDS EAST, A DISTANCE OF  
 10-40 91.04 FEET TO A POINT FOR CORNER;  
 10-41 SOUTH 43 DEGREES 08 MINUTES 09 SECONDS EAST, A DISTANCE OF  
 10-42 65.53 FEET TO A POINT FOR CORNER;  
 10-43 SOUTH 48 DEGREES 45 MINUTES 48 SECONDS EAST, A DISTANCE OF  
 10-44 86.33 FEET TO A POINT FOR CORNER;  
 10-45 SOUTH 36 DEGREES 37 MINUTES 04 SECONDS EAST, A DISTANCE OF  
 10-46 80.56 FEET TO A POINT FOR CORNER;  
 10-47 SOUTH 14 DEGREES 39 MINUTES 59 SECONDS EAST, A DISTANCE OF  
 10-48 83.23 FEET TO A POINT FOR CORNER;  
 10-49 SOUTH 09 DEGREES 30 MINUTES 21 SECONDS WEST, A DISTANCE OF  
 10-50 47.73 FEET TO A POINT FOR CORNER;  
 10-51 SOUTH 29 DEGREES 12 MINUTES 38 SECONDS WEST, A DISTANCE OF  
 10-52 148.32 FEET TO A POINT FOR CORNER;  
 10-53 SOUTH 10 DEGREES 23 MINUTES 51 SECONDS WEST, A DISTANCE OF  
 10-54 54.05 FEET TO A POINT FOR CORNER;  
 10-55 SOUTH 54 DEGREES 54 MINUTES 18 SECONDS EAST, A DISTANCE OF  
 10-56 74.80 FEET TO A POINT FOR CORNER;  
 10-57 SOUTH 68 DEGREES 03 MINUTES 59 SECONDS EAST, A DISTANCE OF  
 10-58 45.10 FEET TO A POINT FOR CORNER;  
 10-59 SOUTH 74 DEGREES 45 MINUTES 02 SECONDS EAST, A DISTANCE OF  
 10-60 120.98 FEET TO A POINT FOR CORNER;  
 10-61 SOUTH 37 DEGREES 58 MINUTES 42 SECONDS EAST, A DISTANCE OF  
 10-62 30.84 FEET TO A POINT FOR CORNER;  
 10-63 SOUTH 09 DEGREES 47 MINUTES 01 SECONDS EAST, A DISTANCE OF  
 10-64 26.13 FEET TO A POINT FOR CORNER;  
 10-65 SOUTH 13 DEGREES 19 MINUTES 51 SECONDS WEST, A DISTANCE OF  
 10-66 84.18 FEET TO A POINT FOR CORNER;  
 10-67 SOUTH 43 DEGREES 24 MINUTES 44 SECONDS WEST, A DISTANCE OF  
 10-68 68.56 FEET TO A POINT FOR CORNER;  
 10-69 SOUTH 58 DEGREES 05 MINUTES 12 SECONDS WEST, A DISTANCE OF

11-1 63.97 FEET TO A POINT FOR CORNER;  
 11-2 SOUTH 71 DEGREES 39 MINUTES 45 SECONDS WEST, A DISTANCE OF  
 11-3 48.06 FEET TO A POINT FOR CORNER;  
 11-4 NORTH 84 DEGREES 13 MINUTES 05 SECONDS WEST, A DISTANCE OF  
 11-5 97.44 FEET TO A POINT FOR CORNER;  
 11-6 SOUTH 78 DEGREES 06 MINUTES 14 SECONDS WEST, A DISTANCE OF  
 11-7 96.50 FEET TO A POINT FOR CORNER;  
 11-8 SOUTH 52 DEGREES 36 MINUTES 49 SECONDS WEST, A DISTANCE OF  
 11-9 47.07 FEET TO A POINT FOR CORNER;  
 11-10 SOUTH 26 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANCE OF  
 11-11 68.00 FEET TO A POINT FOR CORNER;  
 11-12 SOUTH 07 DEGREES 14 MINUTES 06 SECONDS WEST, A DISTANCE OF  
 11-13 107.55 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 1113.084  
 11-14 ACRE TRACT AND BEING THE NORTHEAST CORNER OF AFORESAID 57 ACRE  
 11-15 TRACT;  
 11-16 THENCE, ALONG THE SOUTH LINE OF SAID 1113.084 ACRE TRACT AND THE  
 11-17 COMMON NORTH LINE OF SAID 57 ACRE TRACT, THE FOLLOWING COURSES AND  
 11-18 DISTANCES:  
 11-19 NORTH 88 DEGREES 57 MINUTES 19 SECONDS WEST, PASSING AT A  
 11-20 DISTANCE OF 100.00 FEET A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC  
 11-21 CAP STAMPED "CARTER BURGESS" SET FOR WITNESS, CONTINUING A TOTAL  
 11-22 DISTANCE OF 2153.25 FEET TO A 60D NAIL FOUND FOR CORNER;  
 11-23 NORTH 89 DEGREES 29 MINUTES 57 SECONDS WEST, A DISTANCE OF  
 11-24 1179.76 FEET TO THE POINT OF BEGINNING, AND CONTAINING 673.759  
 11-25 ACRES OF LAND, MORE OR LESS.  
 11-26 TRACT B 202.330 ACRES  
 11-27 BEING A 202.362 ACRE TRACT OF LAND SITUATED IN THE JOHN EMBERSON  
 11-28 SURVEY, ABSTRACT NO. 294, AND THE MEREDITH HART SURVEY, ABSTRACT  
 11-29 NO. 371, COLLIN COUNTY, TEXAS, AND BEING PART OF A 0.469 ACRE TRACT  
 11-30 CONVEYED AS "TRACT 2" AND A 182.711 ACRE TRACT OF LAND CONVEYED AS  
 11-31 "TRACT 1" TO MA-BBO FIVE, LP, BY DEED RECORDED IN COUNTY CLERK'S  
 11-32 FILE NO. 20060718001344730, OFFICIAL PUBLIC RECORDS, COLLIN  
 11-33 COUNTY, TEXAS, AND PART OF A 26.423 ACRE TRACT OF LAND CONVEYED AS  
 11-34 "TRACT 1" AND A 0.653 ACRE TRACT OF LAND CONVEYED AS "TRACT 2" TO  
 11-35 MA-BBO FIVE, LP, BY DEED RECORDED IN COUNTY CLERK'S FILE NO.  
 11-36 20060918001344720, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS.  
 11-37 SAID 202.362 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS  
 11-38 STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS),  
 11-39 DETERMINED BY GPS OBSERVATIONS ON JULIAN DAY 320, 2005, CALCULATED  
 11-40 FROM DENTON CORS ARP (PID-DF8986), ARLINGTON RRP2 CORS ARP (PID-DF  
 11-41 5387) AND COLLIN CORS ARP (PID-DF8982), BEING MORE PARTICULARLY  
 11-42 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 11-43 BEGINNING AT A 3/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF  
 11-44 AFORESAID 182.711 ACRE TRACT AND BEING THE NORTHEAST CORNER OF A  
 11-45 CALLED 20.300 ACRE TRACT OF LAND CONVEYED TO TOM B. WILSON BY DEED  
 11-46 RECORDED IN VOLUME 935, PAGE 598, DEED RECORDS, COLLIN COUNTY,  
 11-47 TEXAS AND BEING ON THE SOUTH LINE OF A CALLED 361.66 ACRE TRACT OF  
 11-48 LAND CONVEYED TO HERITAGE FARM TRUST BY DEED RECORDED IN COUNTY  
 11-49 CLERK'S FILE NO. 98-0084317, LAND RECORDS, COLLIN COUNTY, TEXAS;  
 11-50 THENCE, SOUTH 88 DEGREES 16 MINUTES 45 SECONDS EAST, ALONG THE NORTH  
 11-51 LINE OF AFORESAID 182.711 ACRE TRACT AND ALONG THE COMMON SOUTH LINE  
 11-52 OF AFORESAID 361.66 ACRE TRACT, A DISTANCE OF 2721.12 FEET TO A  
 11-53 POINT FOR CORNER;  
 11-54 THENCE, OVER AND ACROSS SAID 182.711 ACRE TRACT, SAID 0.469 ACRE  
 11-55 TRACT AND SAID 26.423 ACRE TRACT, THE FOLLOWING COURSES AND  
 11-56 DISTANCES:  
 11-57 SOUTH 01 DEGREES 38 MINUTES 13 SECONDS WEST, A DISTANCE OF  
 11-58 160.00 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT  
 11-59 CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26 DEGREES 38 MINUTES 26  
 11-60 SECONDS, A RADIUS OF 1450.00 FEET, AND A LONG CHORD THAT BEARS SOUTH  
 11-61 11 DEGREES 41 MINUTES 00 SECONDS EAST, A DISTANCE OF 668.15 FEET;  
 11-62 ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 674.20  
 11-63 FEET TO A POINT FOR CORNER;  
 11-64 SOUTH 25 DEGREES 00 MINUTES 13 SECONDS EAST, A DISTANCE OF  
 11-65 241.04 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT  
 11-66 CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22 DEGREES 02 MINUTES  
 11-67 58 SECONDS, A RADIUS OF 1450.00 FEET, AND A LONG CHORD THAT BEARS  
 11-68 SOUTH 13 DEGREES 58 MINUTES 44 SECONDS EAST, A DISTANCE OF 554.58  
 11-69 FEET;

12-1 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 558.01  
 12-2 FEET TO A POINT FOR CORNER;  
 12-3 SOUTH 02 DEGREES 57 MINUTES 15 SECONDS EAST, A DISTANCE OF  
 12-4 237.94 FEET TO A POINT FOR CORNER ON THE EAST LINE OF SAID 26.423  
 12-5 ACRE TRACT AND BEING IN COLLIN COUNTY ROAD NO. 206 (A VARIABLE WIDTH  
 12-6 PRESCRIPTIVE RIGHT-OF-WAY);  
 12-7 THENCE, SOUTH 00 DEGREES 34 MINUTES 35 SECONDS EAST, ALONG THE EAST  
 12-8 LINE OF SAID 26.423 ACRE TRACT AND THE APPROXIMATE CENTERLINE OF  
 12-9 AFORESAID COLLIN COUNTY ROAD NO. 206 A DISTANCE OF 169.57 FEET TO A  
 12-10 PK NAIL SET FOR THE SOUTHEAST CORNER OF SAID 26.423 ACRE TRACT AND A  
 12-11 COMMON EAST CORNER OF SAID 182.711 ACRE TRACT;  
 12-12 THENCE, ALONG THE EAST LINE OF SAID 182.711 ACRE TRACT, AND THE  
 12-13 APPROXIMATE CENTERLINE OF AFORESAID COLLIN COUNTY ROAD NO. 206 THE  
 12-14 FOLLOWING COURSES AND DISTANCES:  
 12-15 SOUTH 13 DEGREES 23 MINUTES 32 SECONDS EAST, A DISTANCE OF  
 12-16 619.60 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
 12-17 "CARTER BURGESS" SET FOR CORNER;  
 12-18 SOUTH 26 DEGREES 26 MINUTES 21 SECONDS EAST, A DISTANCE OF  
 12-19 308.47 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
 12-20 "CARTER BURGESS" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT  
 12-21 CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 30 MINUTES  
 12-22 28 SECONDS, A RADIUS OF 570.00 FEET, AND A LONG CHORD THAT BEARS  
 12-23 SOUTH 23 DEGREES 04 MINUTES 21 SECONDS EAST, A DISTANCE OF 124.18  
 12-24 FEET;  
 12-25 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF  
 12-26 124.43 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
 12-27 "CARTER BURGESS" SET FOR THE SOUTHEAST CORNER OF SAID 182.711 ACRE  
 12-28 TRACT;  
 12-29 THENCE, ALONG THE SOUTH LINE OF AFORESAID 182.711 ACRE TRACT AND THE  
 12-30 COMMON NORTH RIGHT-OF-WAY OF F.M. 543 (A VARIABLE WIDTH  
 12-31 RIGHT-OF-WAY), THE FOLLOWING COURSES AND DISTANCES:  
 12-32 SOUTH 88 DEGREES 19 MINUTES 01 SECONDS WEST, PASSING AT A  
 12-33 DISTANCE OF 21.52 FEET, A PK NAIL FOUND FOR WITNESS, CONTINUING A  
 12-34 TOTAL DISTANCE OF 887.99 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW  
 12-35 PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER AND THE  
 12-36 BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF  
 12-37 05 DEGREES 16 MINUTES 00 SECONDS, A RADIUS OF 1870.34 FEET, A CHORD  
 12-38 BEARING OF NORTH 89 DEGREES 02 MINUTES 59 SECONDS WEST, AND A CHORD  
 12-39 LENGTH OF 171.86 FEET;  
 12-40 ALONG SAID TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF  
 12-41 171.92 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
 12-42 "CARTER BURGESS" SET FOR CORNER;  
 12-43 NORTH 86 DEGREES 24 MINUTES 59 SECONDS WEST, A DISTANCE OF  
 12-44 819.32 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
 12-45 "CARTER BURGESS" SET FOR CORNER;  
 12-46 NORTH 87 DEGREES 54 MINUTES 59 SECONDS WEST, A DISTANCE OF  
 12-47 1322.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
 12-48 STAMPED "CARTER BURGESS" SET FOR THE SOUTHWEST CORNER OF AFORESAID  
 12-49 182.711 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF A CALLED 6.72  
 12-50 ACRE TRACT OF LAND CONVEYED TO GRAYSON-COLLIN ELECTRIC COOPERATIVE  
 12-51 BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2000-0133812, LAND  
 12-52 RECORDS, COLLIN COUNTY, TEXAS;  
 12-53 THENCE, ALONG THE WEST LINE OF AFORESAID 182.711 ACRE TRACT THE  
 12-54 FOLLOWING COURSES AND DISTANCES:  
 12-55 NORTH 07 DEGREES 04 MINUTES 31 SECONDS WEST, ALONG THE EAST  
 12-56 LINE OF AFORESAID 6.72 ACRE TRACT, A DISTANCE OF 2005.98 FEET TO A  
 12-57 1/2 INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID 6.72 ACRE TRACT  
 12-58 AND BEING ON THE EAST LINE OF AFORESAID 20.300 ACRE TRACT;  
 12-59 NORTH 00 DEGREES 53 MINUTES 45 SECONDS EAST, ALONG THE EAST  
 12-60 LINE OF AFORESAID 20.300 ACRE TRACT, A DISTANCE OF 986.32 FEET TO  
 12-61 THE POINT OF BEGINNING, AND CONTAINING 202.362 ACRES OF LAND, MORE  
 12-62 OR LESS.  
 12-63 SAVE AND EXCEPT A 0.032 ACRE TRACT OF LAND, BEING ALL OF A CALLED  
 12-64 0.03 ACRE TRACT OF LAND DESCRIBED AS "FAMILY BURIAL GROUNDS" IN DEED  
 12-65 RECORDED IN VOLUME 294, PAGE 43, DEED RECORDS, COLLIN COUNTY,  
 12-66 TEXAS. SAID 0.032 ACRE TRACT OF LAND BEING MORE PARTICULARLY  
 12-67 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 12-68 COMMENCING AT 3/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF  
 12-69 AFORESAID 182.82 ACRE TRACT AND BEING THE NORTHEAST CORNER OF

13-1 AFORESAID 20.300 ACRE TRACT AND BEING ON THE SOUTH LINE OF AFORESAID  
 13-2 361.66 ACRE TRACT;  
 13-3 THENCE, SOUTH 88 DEGREES 16 MINUTES 45 SECONDS EAST, ALONG THE NORTH  
 13-4 LINE OF SAID 182.82 ACRE TRACT AND ALONG THE COMMON SOUTH LINE OF  
 13-5 SAID 361.66 ACRE TRACT, A DISTANCE OF 618.15 FEET TO A POINT;  
 13-6 THENCE, SOUTH 01 DEGREES 05 MINUTES 01 SECONDS WEST, OVER AND ACROSS  
 13-7 SAID 182.82 ACRE TRACT, A DISTANCE OF 31.10 FEET TO A FENCE CORNER  
 13-8 POST FOUND FOR THE POINT OF BEGINNING;  
 13-9 THENCE, CONTINUING OVER AND ACROSS SAID 182.82 ACRE TRACT, THE  
 13-10 FOLLOWING COURSES AND DISTANCES:  
 13-11 NORTH 89 DEGREES 39 MINUTES 44 SECONDS EAST, A DISTANCE OF  
 13-12 39.36 FEET TO A FENCE CORNER POST FOUND FOR CORNER;  
 13-13 SOUTH 00 DEGREES 24 MINUTES 46 SECONDS EAST, A DISTANCE OF  
 13-14 35.96 FEET TO A FENCE CORNER POST FOUND FOR CORNER;  
 13-15 NORTH 88 DEGREES 50 MINUTES 03 SECONDS WEST, A DISTANCE OF  
 13-16 40.28 FEET TO A FENCE CORNER POST FOUND FOR CORNER;  
 13-17 NORTH 01 DEGREES 05 MINUTES 01 SECONDS EAST, A DISTANCE OF  
 13-18 34.92 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.032 ACRES OF  
 13-19 LAND, MORE OR LESS, LEAVING A NET ACREAGE OF 202.330 ACRES OF LAND,  
 13-20 MORE OR LESS.  
 13-21 SECTION 3. The McKinney Municipal Utility District No. 2 of  
 13-22 Collin County initially includes the territory contained in the  
 13-23 following areas:  
 13-24 TRACT A 423.553 ACRES  
 13-25 BEING A 423.553 ACRE TRACT OF LAND SITUATED IN THE THOMAS BRUCE  
 13-26 SURVEY, ABSTRACT NO. 103, THE THOMAS LINDSAY SURVEY, ABSTRACT NO.  
 13-27 521, COLLIN COUNTY, TEXAS, AND BEING ALL OF A CALLED 106.762 ACRE  
 13-28 TRACT OF LAND CONVEYED TO MA-BBO FIVE, LP, BY DEED RECORDED IN  
 13-29 COUNTY CLERK'S FILE NO. 20060918001344750, OFFICIAL PUBLIC  
 13-30 RECORDS, COLLIN COUNTY, TEXAS, AND BEING ALL OF A CALLED 118.259  
 13-31 ACRE TRACT OF LAND CONVEYED TO MA-BBO FIVE, LP, BY DEED RECORDED IN  
 13-32 COUNTY CLERK'S FILE NO. 20060918001344760, OFFICIAL PUBLIC  
 13-33 RECORDS, COLLIN COUNTY, TEXAS, AND BEING PART OF A CALLED 1113.084  
 13-34 ACRE TRACT OF LAND CONVEYED TO MA BB OWEN, LP, BY DEED RECORDED IN  
 13-35 COUNTY CLERK'S FILE NO. 20060616000829800, OFFICIAL PUBLIC  
 13-36 RECORDS, COLLIN COUNTY, TEXAS, SAID 423.553 ACRE TRACT, WITH  
 13-37 BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES,  
 13-38 NORTH CENTRAL ZONE, NAD83 (CORS), DETERMINED BY GPS OBSERVATIONS ON  
 13-39 JULIAN DAY 320, 2005, CALCULATED FROM DENTON CORS ARP (PID-DF8986),  
 13-40 ARLINGTON RRP2 CORS ARP (PID-DF 5387) AND COLLIN CORS ARP  
 13-41 (PID-8982), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND  
 13-42 BOUNDS AS FOLLOWS:  
 13-43 BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF  
 13-44 SAID 106.762 ACRE TRACT AND THE NORTHEAST CORNER OF A 39.06 ACRE  
 13-45 TRACT OF LAND DESCRIBED IN A DEED TO THOMAS M. FRIS AS RECORDED IN  
 13-46 COLLIN COUNTY CLERK'S FILE NO. 96-0104896, LAND RECORDS, COLLIN  
 13-47 COUNTY, TEXAS, SAID POINT ALSO BEING ON THE SOUTH LINE OF A TRACT OF  
 13-48 LAND DESCRIBED IN A DEED TO JOHN P. WALDEN & WIFE JANE WALDEN AS  
 13-49 RECORDED IN VOLUME 551, PAGE 366 OF THE DEED RECORDS OF COLLIN  
 13-50 COUNTY, TEXAS;  
 13-51 THENCE, ALONG COMMON LINES OF SAID 106.762 ACRE TRACT AND SAID  
 13-52 WALDEN TRACT, THE FOLLOWING COURSES AND DISTANCES:  
 13-53 SOUTH 89 DEGREES 11 MINUTES 59 SECONDS EAST, A DISTANCE OF  
 13-54 900.54 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;  
 13-55 SOUTH 89 DEGREES 27 MINUTES 53 SECONDS EAST, A DISTANCE OF  
 13-56 161.43 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED  
 13-57 "CARTER BURGESS" SET FOR CORNER;  
 13-58 NORTH 83 DEGREES 20 MINUTES 49 SECONDS EAST, A DISTANCE OF  
 13-59 67.79 FEET TO THE NORTHEAST CORNER OF SAID 106.762 ACRE TRACT AND  
 13-60 THE APPROXIMATE CENTERLINE OF EAST FORK OF THE TRINITY RIVER;  
 13-61 THENCE, ALONG THE EAST PROPERTY LINE OF SAID 106.762 ACRE TRACT, AND  
 13-62 WITH THE CENTERLINE OF AFORESAID EAST FORK OF THE TRINITY RIVER, THE  
 13-63 FOLLOWING COURSES AND DISTANCES:  
 13-64 SOUTH 20 DEGREES 21 MINUTES 50 SECONDS EAST, A DISTANCE OF  
 13-65 147.67 FEET TO A POINT FOR CORNER;  
 13-66 SOUTH 15 DEGREES 11 MINUTES 51 SECONDS EAST, A DISTANCE OF  
 13-67 121.20 FEET TO A POINT FOR CORNER;  
 13-68 SOUTH 53 DEGREES 55 MINUTES 47 SECONDS EAST, A DISTANCE OF  
 13-69 57.30 FEET TO A POINT FOR CORNER;

14-1 NORTH 81 DEGREES 40 MINUTES 31 SECONDS EAST, A DISTANCE OF  
 14-2 68.17 FEET TO A POINT FOR CORNER;  
 14-3 NORTH 55 DEGREES 58 MINUTES 51 SECONDS EAST, A DISTANCE OF  
 14-4 70.86 FEET TO A POINT FOR CORNER;  
 14-5 NORTH 50 DEGREES 52 MINUTES 37 SECONDS EAST, A DISTANCE OF  
 14-6 167.34 FEET TO A POINT FOR CORNER;  
 14-7 SOUTH 63 DEGREES 52 MINUTES 45 SECONDS EAST, A DISTANCE OF  
 14-8 76.94 FEET TO A POINT FOR CORNER;  
 14-9 SOUTH 24 DEGREES 20 MINUTES 33 SECONDS EAST, A DISTANCE OF  
 14-10 73.75 FEET TO A POINT FOR CORNER;  
 14-11 SOUTH 19 DEGREES 16 MINUTES 49 SECONDS WEST, A DISTANCE OF  
 14-12 61.92 FEET TO A POINT FOR CORNER;  
 14-13 SOUTH 29 DEGREES 28 MINUTES 37 SECONDS WEST, A DISTANCE OF  
 14-14 67.28 FEET TO A POINT FOR CORNER;  
 14-15 SOUTH 29 DEGREES 53 MINUTES 46 SECONDS WEST, A DISTANCE OF  
 14-16 70.84 FEET TO A POINT FOR CORNER;  
 14-17 SOUTH 04 DEGREES 46 MINUTES 27 SECONDS EAST, A DISTANCE OF  
 14-18 98.68 FEET TO A POINT FOR CORNER;  
 14-19 SOUTH 27 DEGREES 59 MINUTES 37 SECONDS EAST, A DISTANCE OF  
 14-20 72.48 FEET TO A POINT FOR CORNER;  
 14-21 SOUTH 38 DEGREES 58 MINUTES 18 SECONDS EAST, A DISTANCE OF  
 14-22 131.77 FEET TO A POINT FOR CORNER;  
 14-23 SOUTH 03 DEGREES 11 MINUTES 20 SECONDS EAST, A DISTANCE OF  
 14-24 91.41 FEET TO A POINT FOR CORNER;  
 14-25 SOUTH 06 DEGREES 35 MINUTES 41 SECONDS WEST, A DISTANCE OF  
 14-26 188.59 FEET TO A POINT FOR CORNER;  
 14-27 SOUTH 36 DEGREES 55 MINUTES 44 SECONDS EAST, A DISTANCE OF  
 14-28 101.19 FEET TO A POINT FOR CORNER;  
 14-29 SOUTH 77 DEGREES 27 MINUTES 27 SECONDS EAST, A DISTANCE OF  
 14-30 101.27 FEET TO A POINT FOR CORNER;  
 14-31 SOUTH 89 DEGREES 08 MINUTES 21 SECONDS EAST, A DISTANCE OF  
 14-32 137.11 FEET TO A POINT FOR CORNER;  
 14-33 SOUTH 56 DEGREES 41 MINUTES 24 SECONDS EAST, A DISTANCE OF  
 14-34 136.45 FEET TO A POINT FOR CORNER;  
 14-35 SOUTH 41 DEGREES 28 MINUTES 51 SECONDS EAST, A DISTANCE OF  
 14-36 84.90 FEET TO A POINT FOR CORNER;  
 14-37 SOUTH 16 DEGREES 13 MINUTES 08 SECONDS EAST, A DISTANCE OF  
 14-38 239.45 FEET TO A POINT FOR CORNER;  
 14-39 SOUTH 20 DEGREES 49 MINUTES 08 SECONDS WEST, A DISTANCE OF  
 14-40 84.82 FEET TO A POINT FOR CORNER;  
 14-41 SOUTH 38 DEGREES 02 MINUTES 36 SECONDS WEST, A DISTANCE OF  
 14-42 120.85 FEET TO A POINT FOR CORNER;  
 14-43 SOUTH 16 DEGREES 50 MINUTES 36 SECONDS WEST, A DISTANCE OF  
 14-44 106.92 FEET TO A POINT FOR CORNER;  
 14-45 SOUTH 04 DEGREES 08 MINUTES 50 SECONDS WEST, A DISTANCE OF  
 14-46 83.94 FEET TO A POINT FOR CORNER;  
 14-47 SOUTH 45 DEGREES 46 MINUTES 39 SECONDS EAST, A DISTANCE OF  
 14-48 70.50 FEET TO A POINT FOR CORNER;  
 14-49 SOUTH 65 DEGREES 20 MINUTES 11 SECONDS EAST, A DISTANCE OF  
 14-50 154.89 FEET TO A POINT FOR CORNER;  
 14-51 SOUTH 57 DEGREES 43 MINUTES 24 SECONDS EAST, A DISTANCE OF  
 14-52 104.47 FEET TO A POINT FOR CORNER;  
 14-53 SOUTH 08 DEGREES 58 MINUTES 00 SECONDS EAST, A DISTANCE OF  
 14-54 103.87 FEET TO A POINT FOR CORNER;  
 14-55 SOUTH 30 DEGREES 16 MINUTES 36 SECONDS WEST, A DISTANCE OF  
 14-56 92.56 FEET TO A POINT FOR CORNER;  
 14-57 SOUTH 48 DEGREES 18 MINUTES 00 SECONDS WEST, A DISTANCE OF  
 14-58 95.11 FEET TO A POINT FOR CORNER;  
 14-59 SOUTH 64 DEGREES 48 MINUTES 37 SECONDS WEST, A DISTANCE OF  
 14-60 115.06 FEET TO A POINT FOR CORNER;  
 14-61 SOUTH 63 DEGREES 46 MINUTES 10 SECONDS WEST, A DISTANCE OF  
 14-62 108.90 FEET TO A POINT FOR CORNER;  
 14-63 SOUTH 74 DEGREES 52 MINUTES 48 SECONDS WEST, A DISTANCE OF  
 14-64 108.83 FEET TO A POINT FOR CORNER;  
 14-65 SOUTH 80 DEGREES 20 MINUTES 18 SECONDS WEST, A DISTANCE OF  
 14-66 130.42 FEET TO A POINT FOR CORNER;  
 14-67 SOUTH 77 DEGREES 33 MINUTES 24 SECONDS WEST, A DISTANCE OF  
 14-68 159.57 FEET TO A POINT FOR CORNER;  
 14-69 SOUTH 49 DEGREES 37 MINUTES 34 SECONDS WEST, A DISTANCE OF

15-1 79.64 FEET TO A POINT FOR CORNER;  
 15-2 SOUTH 30 DEGREES 51 MINUTES 57 SECONDS WEST, A DISTANCE OF  
 15-3 127.68 FEET TO A POINT FOR CORNER;  
 15-4 SOUTH 08 DEGREES 15 MINUTES 52 SECONDS EAST, A DISTANCE OF  
 15-5 88.75 FEET TO A POINT FOR CORNER;  
 15-6 SOUTH 20 DEGREES 25 MINUTES 34 SECONDS EAST, A DISTANCE OF  
 15-7 191.80 FEET TO A POINT FOR CORNER;  
 15-8 SOUTH 08 DEGREES 27 MINUTES 55 SECONDS EAST, A DISTANCE OF  
 15-9 92.30 FEET TO A POINT FOR CORNER;  
 15-10 SOUTH 39 DEGREES 42 MINUTES 15 SECONDS WEST, A DISTANCE OF  
 15-11 84.38 FEET TO A POINT FOR CORNER;  
 15-12 SOUTH 80 DEGREES 08 MINUTES 27 SECONDS WEST, A DISTANCE OF  
 15-13 92.47 FEET TO A POINT FOR CORNER;  
 15-14 NORTH 75 DEGREES 29 MINUTES 03 SECONDS WEST, A DISTANCE OF  
 15-15 181.83 FEET TO A POINT FOR CORNER;  
 15-16 NORTH 78 DEGREES 44 MINUTES 38 SECONDS WEST, A DISTANCE OF  
 15-17 106.12 FEET TO A POINT FOR CORNER;  
 15-18 SOUTH 69 DEGREES 37 MINUTES 05 SECONDS WEST, A DISTANCE OF  
 15-19 80.67 FEET TO A POINT FOR CORNER;  
 15-20 SOUTH 20 DEGREES 46 MINUTES 24 SECONDS WEST, A DISTANCE OF  
 15-21 87.62 FEET TO A POINT FOR CORNER;  
 15-22 SOUTH 14 DEGREES 45 MINUTES 22 SECONDS EAST, PASSING AT A  
 15-23 DISTANCE OF 71.19 FEET THE SOUTHEAST CORNER OF SAID 106.762 ACRE  
 15-24 TRACT, SAME BEING A NORTHEAST CORNER OF AFORESAID 1113.084 ACRE  
 15-25 TRACT, CONTINUING WITH THE CENTERLINE OF SAID EAST FORK OF THE  
 15-26 TRINITY RIVER AND THE EAST PROPERTY LINE OF SAID 1113.084 ACRE  
 15-27 TRACT, IN ALL A TOTAL DISTANCE OF 120.37 FEET TO A POINT FOR CORNER;  
 15-28 THENCE, CONTINUING WITH THE CENTERLINE OF SAID EAST FORK OF THE  
 15-29 TRINITY RIVER AND ALONG THE EAST PROPERTY LINE OF SAID 1113.084 ACRE  
 15-30 TRACT, THE FOLLOWING COURSES AND DISTANCES:  
 15-31 SOUTH 34 DEGREES 39 MINUTES 08 SECONDS EAST, A DISTANCE OF  
 15-32 74.62 FEET TO A POINT FOR CORNER;  
 15-33 SOUTH 84 DEGREES 34 MINUTES 58 SECONDS EAST, A DISTANCE OF  
 15-34 126.28 FEET TO A POINT FOR CORNER;  
 15-35 SOUTH 65 DEGREES 27 MINUTES 27 SECONDS EAST, A DISTANCE OF  
 15-36 133.32 FEET TO A POINT FOR CORNER;  
 15-37 NORTH 71 DEGREES 35 MINUTES 21 SECONDS EAST, A DISTANCE OF  
 15-38 110.32 FEET TO A POINT FOR CORNER;  
 15-39 SOUTH 75 DEGREES 11 MINUTES 25 SECONDS EAST, A DISTANCE OF  
 15-40 99.44 FEET TO A POINT FOR CORNER;  
 15-41 SOUTH 16 DEGREES 58 MINUTES 48 SECONDS EAST, A DISTANCE OF  
 15-42 54.42 FEET TO A POINT FOR CORNER;  
 15-43 SOUTH 06 DEGREES 07 MINUTES 16 SECONDS WEST, A DISTANCE OF  
 15-44 82.33 FEET TO A POINT FOR CORNER;  
 15-45 SOUTH 34 DEGREES 19 MINUTES 44 SECONDS WEST, A DISTANCE OF  
 15-46 114.95 FEET TO A POINT FOR CORNER;  
 15-47 SOUTH 85 DEGREES 30 MINUTES 45 SECONDS WEST, A DISTANCE OF  
 15-48 291.84 FEET TO A POINT FOR CORNER;  
 15-49 SOUTH 08 DEGREES 46 MINUTES 06 SECONDS WEST, A DISTANCE OF  
 15-50 95.18 FEET TO A POINT FOR CORNER;  
 15-51 SOUTH 37 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF  
 15-52 121.86 FEET TO A POINT FOR CORNER;  
 15-53 SOUTH 38 DEGREES 12 MINUTES 58 SECONDS EAST, A DISTANCE OF  
 15-54 130.83 FEET TO A POINT FOR CORNER;  
 15-55 THENCE, OVER AND ACROSS SAID 1113.084 ACRE TRACT, THE FOLLOWING  
 15-56 COURSES AND DISTANCES:  
 15-57 SOUTH 87 DEGREES 05 MINUTES 41 SECONDS WEST, A DISTANCE OF  
 15-58 1162.77 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT  
 15-59 CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 39 DEGREES 50 MINUTES 38  
 15-60 SECONDS, A RADIUS OF 630.00 FEET, A LONG CHORD THAT BEARS, SOUTH 67  
 15-61 DEGREES 10 MINUTES 22 SECONDS WEST, A DISTANCE OF 429.33 FEET;  
 15-62 ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF  
 15-63 438.11 FEET TO A POINT FOR CORNER;  
 15-64 SOUTH 47 DEGREES 15 MINUTES 03 SECONDS WEST, A DISTANCE OF  
 15-65 379.74 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT  
 15-66 CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 41 DEGREES 03 MINUTES  
 15-67 11 SECONDS, A RADIUS OF 570.00 FEET, A LONG CHORD THAT BEARS, SOUTH  
 15-68 67 DEGREES 46 MINUTES 38 SECONDS WEST, A DISTANCE OF 399.73 FEET;  
 15-69 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF

16-1 408.41 FEET TO A POINT FOR CORNER;  
 16-2 SOUTH 88 DEGREES 18 MINUTES 14 SECONDS WEST, A DISTANCE OF  
 16-3 536.71 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT  
 16-4 CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 202 DEGREES 43 MINUTES  
 16-5 24 SECONDS, A RADIUS OF 430.00 FEET, A LONG CHORD THAT BEARS, SOUTH  
 16-6 72 DEGREES 56 MINUTES 30 SECONDS WEST, A DISTANCE OF 843.15 FEET;  
 16-7 ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF  
 16-8 1521.42 FEET TO A POINT FOR CORNER;  
 16-9 SOUTH 57 DEGREES 34 MINUTES 46 SECONDS WEST, A DISTANCE OF  
 16-10 177.27 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT  
 16-11 CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17 DEGREES 46 MINUTES  
 16-12 00 SECONDS, A RADIUS OF 570.00 FEET, A LONG CHORD THAT BEARS, SOUTH  
 16-13 66 DEGREES 27 MINUTES 46 SECONDS WEST, A DISTANCE OF 176.04 FEET;  
 16-14 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 176.75  
 16-15 FEET TO A POINT FOR CORNER;  
 16-16 SOUTH 75 DEGREES 20 MINUTES 45 SECONDS WEST, A DISTANCE OF  
 16-17 877.21 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID 1113.084  
 16-18 ACRE TRACT, SAME BEING THE APPROXIMATE CENTERLINE OF COLLIN COUNTY  
 16-19 ROAD NO. 281 (A VARIABLE WIDTH RIGHT-OF-WAY);  
 16-20 THENCE, NORTH 00 DEGREES 31 MINUTES 40 SECONDS EAST, ALONG THE WEST  
 16-21 LINE OF SAID 1113.084 ACRE TRACT AND THE APPROXIMATE CENTERLINE OF  
 16-22 SAID COLLIN COUNTY ROAD NO. 281, A DISTANCE OF 1574.34 FEET TO A 1/2  
 16-23 INCH IRON ROD FOUND FOR AN INSIDE ELL CORNER OF SAID 1113.084 ACRE  
 16-24 TRACT AND THE NORTHEAST CORNER OF A CALLED 3.000 ACRE TRACT OF LAND  
 16-25 CONVEYED TO TERRY L. HERTWICK AND ROSE ETTA JONES BY DEED RECORDED  
 16-26 IN COUNTY CLERK'S FILE NO. 2002-0001673, LAND RECORDS, COLLIN  
 16-27 COUNTY, TEXAS;  
 16-28 THENCE, NORTH 00 DEGREES 04 MINUTES 47 SECONDS EAST, OVER AND ACROSS  
 16-29 SAID 1113.084 ACRE TRACT, CONTINUING ALONG THE APPROXIMATE  
 16-30 CENTERLINE OF SAID COLLIN COUNTY ROAD NO. 281, A DISTANCE OF 2505.18  
 16-31 FEET TO A POINT FOR AN INSIDE ELL CORNER OF SAID 1113.084 ACRE  
 16-32 TRACT;  
 16-33 THENCE, SOUTH 89 DEGREES 21 MINUTES 54 SECONDS EAST, ALONG THE NORTH  
 16-34 LINE OF SAID 1113.084 ACRE TRACT, PASSING AT A DISTANCE OF 40.00  
 16-35 FEET A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER  
 16-36 BURGESS" SET FOR WITNESS, CONTINUING A TOTAL DISTANCE OF 1290.73  
 16-37 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE A NORTHEAST CORNER OF SAID  
 16-38 1113.084 ACRE TRACT AND BEING ON THE WEST LINE OF SAID 118.259 ACRE  
 16-39 TRACT;  
 16-40 THENCE, NORTH 00 DEGREES 11 MINUTES 31 SECONDS WEST, ALONG THE WEST  
 16-41 LINE OF SAID 118.259 ACRE TRACT, A DISTANCE OF 15.14 FEET TO A 1/2  
 16-42 INCH IRON ROD FOUND FOR A NORTHWEST CORNER OF SAID 118.259 ACRE  
 16-43 TRACT AND THE SOUTHWEST CORNER OF A CALLED 1.071 ACRE TRACT OF LAND  
 16-44 DESCRIBED IN A DEED TO ANITA L. GRAY AND HUSBAND, JIMMY L. GRAY AS  
 16-45 RECORDED IN COLLIN COUNTY CLERK'S FILE NO. 94-0054427 OF THE LAND  
 16-46 RECORDS OF COLLIN COUNTY, TEXAS;  
 16-47 THENCE SOUTH 89 DEGREES 10 MINUTES 20 SECONDS EAST, ALONG THE SOUTH  
 16-48 LINE OF AFORESAID 1.071 ACRE TRACT, A DISTANCE OF 182.65 FEET TO A  
 16-49 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS"  
 16-50 SET FOR THE SOUTHEAST CORNER OF SAID 1.071 ACRE TRACT;  
 16-51 THENCE NORTH 00 DEGREES 11 MINUTES 36 SECONDS WEST, ALONG THE EAST  
 16-52 LINE OF AFORESAID 1.071 ACRE TRACT, A DISTANCE OF 254.52 FEET TO A  
 16-53 POINT FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS NORTH  
 16-54 00 DEGREES 11 MINUTES 36 SECONDS WEST, A DISTANCE OF 0.64 FEET, SAID  
 16-55 POINT BEING IN THE SOUTH LINE OF A CALLED 10.000 ACRE TRACT OF LAND  
 16-56 DESCRIBED IN A DEED TO CABE W. CHADICK AS RECORDED IN COLLIN COUNTY  
 16-57 CLERK'S FILE NO. 2000-0095879 OF THE LAND RECORDS OF COLLIN COUNTY,  
 16-58 TEXAS;  
 16-59 THENCE, SOUTH 89 DEGREES 20 MINUTES 27 SECONDS EAST, ALONG THE NORTH  
 16-60 LINE OF SAID 118.259 ACRE TRACT, THE SOUTH LINE OF SAID 10.000 ACRE  
 16-61 TRACT, THE SOUTH LINE OF AFORESAID 39.06 ACRE TRACT, A DISTANCE OF  
 16-62 1856.29 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER  
 16-63 OF SAID THOMAS M. FRIS TRACT;  
 16-64 THENCE, NORTH 00 DEGREES 05 MINUTES 19 SECONDS EAST, ALONG THE WEST  
 16-65 LINE OF SAID 106.762 ACRE TRACT AND THE EAST LINE OF SAID THOMAS M.  
 16-66 FRIS TRACT, A DISTANCE OF 794.23 FEET TO THE POINT OF BEGINNING, AND  
 16-67 CONTAINING 423.553 ACRES OF LAND, MORE OR LESS.  
 16-68 TRACT B 407.211 ACRES  
 16-69 BEING A 407.211 ACRE TRACT OF LAND SITUATED IN THE JOHN LARIMON



17-1 SURVEY, ABSTRACT NO. 530, AND THE THOMAS BRUCE SURVEY, ABSTRACT NO.  
17-2 103, COLLIN COUNTY, TEXAS, AND BEING PART OF A 158.524 ACRE TRACT OF  
17-3 LAND CONVEYED TO MA-BBO FIVE, L.P. BY DEED RECORDED IN COUNTY  
17-4 CLERK'S FILE NO. 20060718001344740, OFFICIAL PUBLIC RECORDS,  
17-5 COLLIN COUNTY, TEXAS AND BEING PART OF A 1113.084 ACRE TRACT OF LAND  
17-6 CONVEYED TO MA BB OWEN, L.P. BY DEED RECORDED IN COUNTY CLERK'S FILE  
17-7 NO. 20060616000829800, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY,  
17-8 TEXAS. SAID 407.211 ACRE TRACT, WITH BEARING BASIS BEING GRID  
17-9 NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83  
17-10 (CORS), DETERMINED BY GPS OBSERVATIONS ON JULIAN DAY 320, 2005,  
17-11 CALCULATED FROM DENTON CORS ARP (PID-DF8986), ARLINGTON RRP2 CORS  
17-12 ARP (PID-DF 5387) AND COLLIN CORS ARP (PID-8982), BEING MORE  
17-13 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
17-14 BEGINNING AT A POINT AT A NORTHWEST CORNER OF AFORESAID 1113.084  
17-15 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF A CALLED 0.998 ACRE  
17-16 TRACT OF LAND CONVEYED TO CHAMBERVILLE CEMETERY ASSOCIATION BY DEED  
17-17 RECORDED IN VOLUME 2034, PAGE 573, DEED RECORDS, COLLIN COUNTY,  
17-18 TEXAS AND BEING IN COLLIN COUNTY ROAD NO. 206 (A VARIABLE WIDTH  
17-19 PRESCRIPTIVE RIGHT-OF-WAY);  
17-20 THENCE NORTH 89 DEGREES 45 MINUTES 16 SECONDS EAST, ALONG THE SOUTH  
17-21 LINE OF AFORESAID 0.998 ACRE TRACT, PASSING AT A DISTANCE OF 9.74  
17-22 FEET A 5/8 INCH IRON ROD FOUND FOR WITNESS, CONTINUING A TOTAL  
17-23 DISTANCE OF 188.45 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC  
17-24 CAP STAMPED "CARTER BURGESS" SET FOR AN INSIDE ELL CORNER OF  
17-25 AFORESAID 1113.084 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF  
17-26 SAID 0.998 ACRE TRACT;  
17-27 THENCE NORTH 00 DEGREES 55 MINUTES 15 SECONDS WEST, ALONG THE EAST  
17-28 LINE OF AFORESAID 0.998 ACRE TRACT PASSING AT A DISTANCE OF 177.66  
17-29 FEET A 1/2 INCH IRON ROD FOUND FOR WITNESS, CONTINUING A TOTAL  
17-30 DISTANCE OF 206.50 FEET TO A POINT FOR A NORTHEAST CORNER OF SAID  
17-31 0.998 ACRE TRACT AND BEING A NORTHWEST CORNER OF AFORESAID 1113.084  
17-32 ACRE TRACT AND BEING IN THE APPROXIMATE CENTERLINE OF COLLIN COUNTY  
17-33 ROAD NO. 281 (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);  
17-34 THENCE ALONG THE NORTH LINE OF AFORESAID 1113.084 ACRE TRACT AND THE  
17-35 APPROXIMATE CENTERLINE OF AFORESAID COLLIN COUNTY ROAD NO. 281 THE  
17-36 FOLLOWING COURSES AND DISTANCES:  
17-37 SOUTH 88 DEGREES 11 MINUTES 52 SECONDS EAST, A DISTANCE OF  
17-38 172.87 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED  
17-39 "CARTER BURGESS" SET FOR CORNER;  
17-40 SOUTH 84 DEGREES 50 MINUTES 48 SECONDS EAST, A DISTANCE OF  
17-41 300.57 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED  
17-42 "CARTER BURGESS" SET FOR CORNER;  
17-43 SOUTH 88 DEGREES 57 MINUTES 46 SECONDS EAST, A DISTANCE OF  
17-44 689.46 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED  
17-45 "CARTER BURGESS" SET FOR CORNER;  
17-46 NORTH 89 DEGREES 51 MINUTES 11 SECONDS EAST, A DISTANCE OF  
17-47 691.44 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED  
17-48 "CARTER BURGESS" SET FOR CORNER;  
17-49 SOUTH 84 DEGREES 42 MINUTES 34 SECONDS EAST, A DISTANCE OF  
17-50 623.13 FEET TO A 3/4 INCH IRON ROD FOUND FOR THE MOST NORTHERN  
17-51 NORTHEAST CORNER OF AFORESAID 1113.084 ACRE TRACT AND BEING THE  
17-52 NORTHWEST CORNER OF A CALLED 7.04 ACRE TRACT OF LAND CONVEYED TO  
17-53 ROBERT W. GANTER AND ELIZABETH A. GANTER BY DEED RECORDED IN COUNTY  
17-54 CLERK'S NO. 97-0024749. LAND RECORDS, COLLIN COUNTY, TEXAS;  
17-55 SOUTH 00 DEGREES 29 MINUTES 01 SECONDS WEST, ALONG AN EAST  
17-56 LINE OF AFORESAID 1113.084 ACRE TRACT AND THE COMMON WEST LINE OF  
17-57 AFORESAID 7.04 ACRE TRACT, A DISTANCE OF 411.24 FEET TO A 1/2 INCH  
17-58 IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID 7.04 ACRE TRACT;  
17-59 SOUTH 89 DEGREES 02 MINUTES 06 SECONDS EAST, ALONG THE NORTH  
17-60 LINE OF SAID 1113.084 ACRE TRACT AND THE COMMON SOUTH LINE OF  
17-61 AFORESAID 7.04 ACRE TRACT, A DISTANCE OF 1471.42 FEET TO A 1/2 INCH  
17-62 IRON PIPE FOUND FOR CORNER AND BEING ON THE WEST LINE OF A CALLED  
17-63 5.660 ACRE TRACT OF LAND CONVEYED TO DONALD DWAYNE TUCKER AND WIFE,  
17-64 JEAN TUCKER RECORDED IN VOLUME 931, PAGE 368, DEED RECORDS, COLLIN  
17-65 COUNTY, TEXAS AND BEING IN THE APPROXIMATE CENTERLINE OF AFORESAID  
17-66 COLLIN COUNTY ROAD NO. 281;  
17-67 THENCE SOUTH 00 DEGREES 40 MINUTES 36 SECONDS WEST, ALONG AN EAST  
17-68 LINE OF SAID 1113.084 ACRE TRACT AND THE COMMON WEST LINES OF  
17-69 AFORESAID 5.660 TUCKER TRACT AND OF A CALLED 1.39 ACRE TRACT OF LAND

18-1 CONVEYED TO CALVIN JARRETT AND KAREN JARRETT BY DEED RECORDED IN  
 18-2 COUNTY CLERK'S FILE NO. 2005-0097078, LAND RECORDS, COLLIN COUNTY,  
 18-3 TEXAS AND THE APPROXIMATE CENTERLINE OF AFORESAID COLLIN COUNTY  
 18-4 ROAD NO. 281, A DISTANCE OF 537.51 FEET TO A POINT FOR THE CORNER;  
 18-5 THENCE, SOUTH 00 DEGREES 04 MINUTES 47 SECONDS WEST, OVER AND ACROSS  
 18-6 SAID 1113.084 ACRE TRACT, A DISTANCE OF 2505.18 FEET TO A 1/2 INCH  
 18-7 IRON ROD FOUND ON A SOUTH LINE OF SAID 1113.084 ACRE TRACT AND THE  
 18-8 COMMON NORTHEAST CORNER OF A CALLED 3.000 ACRE TRACT OF LAND  
 18-9 CONVEYED TO TERRY L. HARTWICK AND ROSE ETTA JONES BY DEED RECORDED  
 18-10 IN COUNTY CLERK'S FILE NO. 2002-0001673, LAND RECORDS, COLLIN  
 18-11 COUNTY, TEXAS; THENCE, NORTH 89 DEGREES 54 MINUTES 23 SECONDS WEST,  
 18-12 ALONG THE SOUTH LINE OF SAID 1113.084 ACRE TRACT, AND THE COMMON  
 18-13 NORTH LINE OF SAID 3.000 ACRE TRACT, A DISTANCE OF 484.37 FEET TO A  
 18-14 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS"  
 18-15 SET FOR CORNER ON THE EAST LINE OF A 19.33 ACRE TRACT OF LAND  
 18-16 CONVEYED TO TERRY L. HARTWICK AND ROSE ETTA JONES BY DEED RECORDED  
 18-17 IN COUNTY CLERK'S FILE NO. 94-0065235, LAND RECORDS, COLLIN COUNTY,  
 18-18 TEXAS;  
 18-19 THENCE, NORTH 00 DEGREES 14 MINUTES 32 SECONDS WEST, A DISTANCE OF  
 18-20 154.99 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF  
 18-21 SAID 19.33 ACRE TRACT;  
 18-22 THENCE, NORTH 89 DEGREES 39 MINUTES 30 SECONDS WEST, ALONG THE SOUTH  
 18-23 LINE OF SAID 1113.084 ACRE TRACT AND THE COMMON NORTH LINE OF SAID  
 18-24 19.33 ACRE TRACT, A DISTANCE OF 988.76 FEET TO A 5/8 INCH IRON ROD  
 18-25 WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER ON  
 18-26 THE EAST LINE OF SAID 158.524 ACRE TRACT;  
 18-27 THENCE, SOUTH 00 DEGREES 26 MINUTES 33 SECONDS EAST, ALONG THE EAST  
 18-28 LINE OF SAID 158.524 ACRE TRACT AND THE COMMON WEST LINES OF SAID  
 18-29 19.33 ACRE TRACT AND A CALLED 11.06 ACRE TRACT OF LAND CONVEYED TO  
 18-30 HUGH P. McADAMS BY DEED RECORDED IN COUNTY CLERK'S FILE NO.  
 18-31 92-0003436, LAND RECORDS, COLLIN COUNTY, TEXAS, A DISTANCE OF  
 18-32 1763.02 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 158.524  
 18-33 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF SAID 11.06 ACRE TRACT  
 18-34 AND BEING IN THE APPROXIMATE CENTERLINE OF COLLIN COUNTY ROAD NO.  
 18-35 206 (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY) AND BEING ON THE  
 18-36 NORTH LINE OF A CALLED 72 ACRE TRACT OF LAND CONVEYED TO J.L. MELL,  
 18-37 BEVERLY ANN ALLEN & NANCY JO. LAWRENCE BY DEED RECORDED IN COUNTY  
 18-38 CLERKS' FILE NO. 2000-0101341, LAND RECORDS, COLLIN COUNTY, TEXAS;  
 18-39 THENCE NORTH 89 DEGREES 36 MINUTES 20 SECONDS WEST, ALONG THE SOUTH  
 18-40 LINE OF AFORESAID 158.524 ACRE TRACT AND THE COMMON NORTH LINE OF  
 18-41 AFORESAID 72 ACRE TRACT AND ALONG THE APPROXIMATE CENTERLINE OF  
 18-42 AFORESAID COLLIN COUNTY ROAD NO. 206 A DISTANCE OF 576.42 FEET TO A  
 18-43 POINT FOR AN ELL CORNER OF SAID 158.524 ACRE TRACT AND BEING THE  
 18-44 SOUTHEAST CORNER OF THE REMAINDER OF A TRACT OF LAND CONVEYED TO  
 18-45 DONALD M. MOTSENBACKER AND WIFE, NORMA FAYE MOTSENBACKER BY DEED  
 18-46 RECORDED IN VOLUME 2678, PAGE 833, DEED RECORDS, COLLIN COUNTY,  
 18-47 TEXAS;  
 18-48 THENCE ALONG THE COMMON LINES BETWEEN AFORESAID 158.524 ACRE TRACT  
 18-49 AND AFORESAID REMAINDER MOTSENBACKER TRACT THE FOLLOWING COURSES  
 18-50 AND DISTANCES:  
 18-51 NORTH 01 DEGREES 01 MINUTES 34 SECONDS EAST, PASSING AT A  
 18-52 DISTANCE OF 28.19 FEET A 1/2 INCH IRON ROD FOUND FOR WITNESS,  
 18-53 CONTINUING A TOTAL DISTANCE OF 95.45 FEET TO A 1/2 INCH IRON ROD  
 18-54 FOUND FOR CORNER;  
 18-55 NORTH 46 DEGREES 22 MINUTES 09 SECONDS WEST, A DISTANCE OF  
 18-56 30.04 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
 18-57 NORTH 01 DEGREES 02 MINUTES 48 SECONDS EAST, A DISTANCE OF  
 18-58 66.35 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
 18-59 NORTH 48 DEGREES 15 MINUTES 02 SECONDS WEST, A DISTANCE OF  
 18-60 30.38 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
 18-61 NORTH 01 DEGREES 27 MINUTES 43 SECONDS EAST, A DISTANCE OF  
 18-62 66.57 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
 18-63 NORTH 46 DEGREES 58 MINUTES 13 SECONDS WEST, A DISTANCE OF  
 18-64 23.59 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
 18-65 NORTH 00 DEGREES 24 MINUTES 20 SECONDS EAST, A DISTANCE OF  
 18-66 25.48 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
 18-67 NORTH 71 DEGREES 03 MINUTES 06 SECONDS EAST, A DISTANCE OF  
 18-68 10.41 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
 18-69 NORTH 39 DEGREES 44 MINUTES 59 SECONDS EAST, A DISTANCE OF

19-1 10.78 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
 19-2 NORTH 00 DEGREES 21 MINUTES 32 SECONDS WEST, A DISTANCE OF  
 19-3 98.69 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
 19-4 NORTH 43 DEGREES 09 MINUTES 55 SECONDS WEST, A DISTANCE OF  
 19-5 11.67 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
 19-6 NORTH 88 DEGREES 23 MINUTES 42 SECONDS WEST, A DISTANCE OF  
 19-7 201.10 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
 19-8 SOUTH 46 DEGREES 23 MINUTES 42 SECONDS WEST, A DISTANCE OF  
 19-9 10.70 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
 19-10 SOUTH 14 DEGREES 06 MINUTES 56 SECONDS WEST, A DISTANCE OF  
 19-11 10.35 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
 19-12 SOUTH 01 DEGREES 47 MINUTES 24 SECONDS WEST, A DISTANCE OF  
 19-13 81.41 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
 19-14 SOUTH 19 DEGREES 38 MINUTES 16 SECONDS EAST, A DISTANCE OF  
 19-15 10.39 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
 19-16 SOUTH 52 DEGREES 48 MINUTES 19 SECONDS EAST, A DISTANCE OF  
 19-17 10.82 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
 19-18 SOUTH 76 DEGREES 36 MINUTES 21 SECONDS EAST, A DISTANCE OF  
 19-19 10.30 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
 19-20 SOUTH 02 DEGREES 21 MINUTES 20 SECONDS WEST, A DISTANCE OF  
 19-21 25.12 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
 19-22 SOUTH 47 DEGREES 10 MINUTES 36 SECONDS WEST, A DISTANCE OF  
 19-23 33.81 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
 19-24 SOUTH 00 DEGREES 47 MINUTES 06 SECONDS EAST, A DISTANCE OF  
 19-25 63.78 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
 19-26 SOUTH 44 DEGREES 58 MINUTES 54 SECONDS WEST, A DISTANCE OF  
 19-27 31.86 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
 19-28 SOUTH 00 DEGREES 34 MINUTES 55 SECONDS EAST, A DISTANCE OF  
 19-29 65.94 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
 19-30 SOUTH 48 DEGREES 15 MINUTES 30 SECONDS WEST, A DISTANCE OF  
 19-31 30.58 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
 19-32 SOUTH 00 DEGREES 40 MINUTES 17 SECONDS EAST, PASSING AT A  
 19-33 DISTANCE OF 66.78 FEET A 1/2 INCH IRON ROD FOUND FOR WITNESS,  
 19-34 CONTINUING A TOTAL DISTANCE OF 95.05 FEET TO A POINT FOR AN ELL  
 19-35 CORNER OF AFORESAID 158.524 ACRE TRACT AND THE SOUTHWEST CORNER OF  
 19-36 AFORESAID REMAINDER MOTSENBACKER TRACT AND BEING ON THE NORTH LINE  
 19-37 OF A CALLED 36.145 ACRE TRACT OF LAND CONVEYED TO CAROLYN PUTNEY BY  
 19-38 DEED RECORDED IN COUNTY CLERK'S FILE NO. 2003-0016137, LAND  
 19-39 RECORDS, COLLIN COUNTY, TEXAS AND BEING IN THE APPROXIMATE  
 19-40 CENTERLINE OF AFORESAID COLLIN COUNTY ROAD NO.206;  
 19-41 THENCE NORTH 89 DEGREES 36 MINUTES 20 SECONDS WEST, ALONG THE SOUTH  
 19-42 LINE OF AFORESAID 158.524 ACRE TRACT AND THE COMMON NORTH LINE OF  
 19-43 AFORESAID 36.145 ACRE TRACT AND THE APPROXIMATE CENTERLINE OF  
 19-44 AFORESAID COLLIN COUNTY ROAD NO. 206, A DISTANCE OF 1762.31 FEET TO  
 19-45 A POINT FOR CORNER;  
 19-46 THENCE NORTH 00 DEGREES 08 MINUTES 15 SECONDS WEST, PASSING AT A  
 19-47 DISTANCE OF 26.32 FEET A 1/2 INCH IRON ROD FOUND FOR WITNESS,  
 19-48 CONTINUING ALONG THE WEST LINE OF AFORESAID 158.524 ACRE TRACT AND  
 19-49 THE COMMON EAST LINE OF THE FOLLOWING TRACTS, A CALLED 22.030 ACRE  
 19-50 TRACT OF LAND CONVEYED TO BILLY J. DRURY, ET AL BY DEED RECORDED IN  
 19-51 VOLUME 1043, PAGE 346, DEED RECORDS, COLLIN COUNTY, TEXAS AND A  
 19-52 CALLED 22.030 ACRE TRACT OF LAND CONVEYED TO JIMMIE L. DRURY BY DEED  
 19-53 RECORDED IN COUNTY CLERK'S FILE NO. 2003-0060252, LAND RECORDS,  
 19-54 COLLIN COUNTY, TEXAS AND A CALLED 3.67 ACRE TRACT OF LAND CONVEYED  
 19-55 TO RODNEY C. NIXON BY DEED RECORDED IN COUNTY CLERK'S FILE NO.  
 19-56 93-0108403, LAND RECORDS, COLLIN COUNTY, TEXAS AND A CALLED 3.67  
 19-57 ACRE TRACT OF LAND CONVEYED TO RODNEY C. NIXON BY DEED RECORDED IN  
 19-58 COUNTY CLERK'S FILE NO. 93-0108402, LAND RECORDS, COLLIN COUNTY,  
 19-59 TEXAS AND A CALLED 11.015 ACRE TRACT OF LAND CONVEYED TO QUIDA NIXON  
 19-60 BY DEED RECORDED IN VOLUME 1043, PAGE 338, DEED RECORDS, COLLIN  
 19-61 COUNTY, TEXAS AND A CALLED 11.015 ACRE TRACT OF LAND CONVEYED TO  
 19-62 DEAN ANDERSON BY DEED RECORDED IN VOLUME 1043, PAGE 333, DEED  
 19-63 RECORDS, COLLIN COUNTY, TEXAS AND ALONG THE APPROXIMATE CENTERLINE  
 19-64 OF AFORESAID COLLIN COUNTY ROAD NO. 206, A DISTANCE OF 2672.26 FEET  
 19-65 TO A POINT FOR CORNER;  
 19-66 THENCE, SOUTH 88 DEGREES 53 MINUTES 46 SECONDS EAST, A DISTANCE OF  
 19-67 19.61 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
 19-68 "CARTER BURGESS" SET FOR THE SOUTHWEST CORNER OF SAID 1113.084 ACRE  
 19-69 TRACT;

20-1 THENCE ALONG THE WEST LINE OF AFORESAID 1113.084 ACRE TRACT THE  
20-2 FOLLOWING COURSES AND DISTANCES:

20-3 NORTH 00 DEGREES 12 MINUTES 11 SECONDS WEST, A DISTANCE OF  
20-4 1035.01 FEET TO A POINT FOR CORNER;

20-5 NORTH 00 DEGREES 50 MINUTES 11 SECONDS WEST, A DISTANCE OF  
20-6 1248.29 FEET TO THE POINT OF BEGINNING, AND CONTAINING 407.211  
20-7 ACRES OF LAND, MORE OR LESS.

20-8 SECTION 4. (a) The legal notice of the intention to  
20-9 introduce this Act, setting forth the general substance of this  
20-10 Act, has been published as provided by law, and the notice and a  
20-11 copy of this Act have been furnished to all persons, agencies,  
20-12 officials, or entities to which they are required to be furnished  
20-13 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
20-14 Government Code.

20-15 (b) The governor, one of the required recipients, has  
20-16 submitted the notice and Act to the Texas Commission on  
20-17 Environmental Quality.

20-18 (c) The Texas Commission on Environmental Quality has filed  
20-19 its recommendations relating to this Act with the governor, the  
20-20 lieutenant governor, and the speaker of the house of  
20-21 representatives within the required time.

20-22 (d) All requirements of the constitution and laws of this  
20-23 state and the rules and procedures of the legislature with respect  
20-24 to the notice, introduction, and passage of this Act are fulfilled  
20-25 and accomplished.

20-26 SECTION 5. This Act takes effect September 1, 2007.

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