

1-1 By: Paxton S.B. No. 2598  
1-2 (In the Senate - Filed April 6, 2023; April 11, 2023, read  
1-3 first time and referred to Committee on Local Government;  
1-4 May 2, 2023, reported adversely, with favorable Committee  
1-5 Substitute by the following vote: Yeas 9, Nays 0; May 2, 2023, sent  
1-6 to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8				
1-9	<u>Bettencourt</u>	X		
1-10	<u>Springer</u>	X		
1-11	<u>Eckhardt</u>	X		
1-12	<u>Gutierrez</u>	X		
1-13	<u>Hall</u>	X		
1-14	<u>Nichols</u>	X		
1-15	<u>Parker</u>	X		
1-16	<u>Paxton</u>	X		
1-17	<u>West</u>	X		

1-18 COMMITTEE SUBSTITUTE FOR S.B. No. 2598 By: Parker

1-19 A BILL TO BE ENTITLED  
1-20 AN ACT

1-21 relating to the creation of the Honey Creek Improvement District  
1-22 No. 1; providing authority to issue bonds; providing authority to  
1-23 impose assessments and fees.

1-24 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:  
1-25 SECTION 1. Subtitle C, Title 4, Special District Local Laws  
1-26 Code, is amended by adding Chapter 3796 to read as follows:

1-27 CHAPTER 3796. HONEY CREEK IMPROVEMENT DISTRICT NO. 1

1-28 SUBCHAPTER A. GENERAL PROVISIONS

1-29 Sec. 3796.0101. DEFINITIONS. In this chapter:

1-30 (1) "Board" means the district's board of directors.

1-31 (2) "City" means the City of McKinney.

1-32 (3) "Development agreement" means a development  
1-33 agreement between the city and a developer of lands in the district  
1-34 that establishes the standards that apply to development in the  
1-35 district.

1-36 (4) "Director" means a board member.

1-37 (5) "District" means the Honey Creek Improvement  
1-38 District No. 1.

1-39 Sec. 3796.0102. NATURE OF DISTRICT. The Honey Creek  
1-40 Improvement District No. 1 is a special district created under  
1-41 Section 59, Article XVI, Texas Constitution.

1-42 Sec. 3796.0103. PURPOSE; DECLARATION OF INTENT. (a) The  
1-43 creation of the district is essential to accomplish the purposes of  
1-44 Sections 52 and 52-a, Article III, and Section 59, Article XVI,  
1-45 Texas Constitution, and other public purposes stated in this  
1-46 chapter.

1-47 (b) By creating the district and in authorizing the city and  
1-48 other political subdivisions to contract with the district, the  
1-49 legislature has established a program to accomplish the public  
1-50 purposes set out in Section 52-a, Article III, Texas Constitution.

1-51 (c) The creation of the district is necessary to promote,  
1-52 develop, encourage, and maintain employment, commerce,  
1-53 transportation, housing, tourism, recreation, the arts,  
1-54 entertainment, economic development, safety, and the public  
1-55 welfare in the district.

1-56 (d) This chapter and the creation of the district may not be  
1-57 interpreted to relieve the city from providing the level of  
1-58 services provided as of the effective date of the Act enacting this  
1-59 chapter to the area in the district. The district is created to  
1-60 supplement and not to supplant city services provided in the

2-1 district.  
 2-2 Sec. 3796.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.  
 2-3 (a) All land and other property included in the district will  
 2-4 benefit from the improvements and services to be provided by the  
 2-5 district under powers conferred by Sections 52 and 52-a, Article  
 2-6 III, and Section 59, Article XVI, Texas Constitution, and other  
 2-7 powers granted under this chapter.  
 2-8 (b) The district is created to serve a public use and  
 2-9 benefit.  
 2-10 (c) The creation of the district is in the public interest  
 2-11 and is essential to further the public purposes of:  
 2-12 (1) developing and diversifying the economy of the  
 2-13 state;  
 2-14 (2) eliminating unemployment and underemployment; and  
 2-15 (3) developing or expanding transportation and  
 2-16 commerce.  
 2-17 (d) The district will:  
 2-18 (1) promote the health, safety, and general welfare of  
 2-19 residents, employers, potential employees, employees, visitors,  
 2-20 and consumers in the district, and of the public;  
 2-21 (2) provide needed funding for the district to  
 2-22 preserve, maintain, and enhance the economic health and vitality of  
 2-23 the district territory as a community and business center;  
 2-24 (3) promote the health, safety, welfare, and enjoyment  
 2-25 of the public by providing pedestrian ways and by landscaping and  
 2-26 developing certain areas in the district, which are necessary for  
 2-27 the restoration, preservation, and enhancement of scenic beauty;  
 2-28 and  
 2-29 (4) provide for water, wastewater, drainage, road, and  
 2-30 recreational facilities for the district.  
 2-31 (e) Pedestrian ways along or across a street, whether at  
 2-32 grade or above or below the surface, and street lighting, street  
 2-33 landscaping, parking, and street art objects are parts of and  
 2-34 necessary components of a street and are considered to be a street  
 2-35 or road improvement.  
 2-36 (f) The district will not act as the agent or  
 2-37 instrumentality of any private interest even though the district  
 2-38 will benefit many private interests as well as the public.  
 2-39 Sec. 3796.0105. INITIAL DISTRICT TERRITORY. (a) The  
 2-40 district is initially composed of the territory described by  
 2-41 Section 2 of the Act enacting this chapter.  
 2-42 (b) The boundaries and field notes contained in Section 2 of  
 2-43 the Act enacting this chapter form a closure. A mistake in the  
 2-44 field notes or in copying the field notes in the legislative process  
 2-45 does not affect the district's:  
 2-46 (1) organization, existence, or validity;  
 2-47 (2) right to issue any type of bonds for the purposes  
 2-48 for which the district is created or to pay the principal of and  
 2-49 interest on the bonds;  
 2-50 (3) right to impose or collect an assessment; or  
 2-51 (4) legality or operation.  
 2-52 Sec. 3796.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.  
 2-53 All or any part of the area of the district is eligible to be  
 2-54 included in:  
 2-55 (1) a tax increment reinvestment zone created under  
 2-56 Chapter 311, Tax Code; or  
 2-57 (2) a tax abatement reinvestment zone created under  
 2-58 Chapter 312, Tax Code.  
 2-59 Sec. 3796.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT  
 2-60 DISTRICTS LAW. Except as otherwise provided by this chapter,  
 2-61 Chapter 375, Local Government Code, applies to the district.  
 2-62 Sec. 3796.0108. PRECONDITION; EXPIRATION. (a) The  
 2-63 district may not exercise any powers under this chapter until the  
 2-64 development agreement is executed. After the development agreement  
 2-65 is executed, the district shall notify the Texas Commission on  
 2-66 Environmental Quality of the date the agreement was executed.  
 2-67 (b) This chapter, including Section 3796.0503, expires  
 2-68 September 1, 2024, if the development agreement is not executed by  
 2-69 that date.

3-1 Sec. 3796.0109. CONSTRUCTION OF CHAPTER. This chapter  
3-2 shall be liberally construed in conformity with the findings and  
3-3 purposes stated in this chapter.

3-4 SUBCHAPTER B. BOARD OF DIRECTORS

3-5 Sec. 3796.0201. GOVERNING BODY; TERMS. (a) The district is  
3-6 governed by a board of five elected directors who serve staggered  
3-7 terms of four years.

3-8 (b) Directors are elected in the manner provided by  
3-9 Subchapter D, Chapter 49, Water Code.

3-10 Sec. 3796.0202. COMPENSATION; EXPENSES. (a) The district  
3-11 may compensate each director in an amount not to exceed \$150 for  
3-12 each board meeting. The total amount of compensation for each  
3-13 director in one year may not exceed \$7,200.

3-14 (b) A director is entitled to reimbursement for necessary  
3-15 and reasonable expenses incurred in carrying out the duties and  
3-16 responsibilities of the board.

3-17 Sec. 3796.0203. INITIAL DIRECTORS. (a) The initial board  
3-18 consists of the following directors:

<u>Pos. No.</u>	<u>Name of Director</u>
3-19 <u>1</u>	<u>Rafael Parker</u>
3-20 <u>2</u>	<u>Mateo Jaramillo</u>
3-21 <u>3</u>	<u>Hector Alba</u>
3-22 <u>4</u>	<u>Laura Santos</u>
3-23 <u>5</u>	<u>Ricardo Soto</u>

3-24 (b) Of the initial directors, the terms of directors  
3-25 appointed for positions one through three expire June 1, 2025, and  
3-26 the terms of directors appointed for positions four and five expire  
3-27 June 1, 2027.

3-28 SUBCHAPTER C. POWERS AND DUTIES

3-29 Sec. 3796.0301. GENERAL POWERS AND DUTIES. The district  
3-30 has the powers and duties necessary to accomplish the purposes for  
3-31 which the district is created.

3-32 Sec. 3796.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The  
3-33 district, using any money available to the district for the  
3-34 purpose, may provide, design, construct, acquire, improve,  
3-35 relocate, operate, maintain, or finance an improvement project or  
3-36 service authorized under a development agreement described by  
3-37 Section 3796.0108, under this chapter, or under Chapter 375, Local  
3-38 Government Code.

3-39 (b) The district may contract with a governmental or private  
3-40 entity to carry out an action under Subsection (a).

3-41 (c) The implementation of a district project or service is a  
3-42 governmental function or service for the purposes of Chapter 791,  
3-43 Government Code.

3-44 Sec. 3796.0303. NONPROFIT CORPORATION. (a) The board by  
3-45 resolution may authorize the creation of a nonprofit corporation to  
3-46 assist and act for the district in implementing a project or  
3-47 providing a service authorized by this chapter.

3-48 (b) The nonprofit corporation:  
3-49 (1) has each power of and is considered to be a local  
3-50 government corporation created under Subchapter D, Chapter 431,  
3-51 Transportation Code; and

3-52 (2) may implement any project and provide any service  
3-53 authorized by this chapter.

3-54 (c) The board shall appoint the board of directors of the  
3-55 nonprofit corporation. The board of directors of the nonprofit  
3-56 corporation shall serve in the same manner as the board of directors  
3-57 of a local government corporation created under Subchapter D,  
3-58 Chapter 431, Transportation Code, except that a board member is not  
3-59 required to reside in the district.

3-60 Sec. 3796.0304. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.  
3-61 The district may join and pay dues to a charitable or nonprofit  
3-62 organization that performs a service or provides an activity  
3-63 consistent with the furtherance of a district purpose.

3-64 Sec. 3796.0305. PARKING FACILITIES. (a) The district may  
3-65 acquire, lease as lessor or lessee, construct, develop, own,  
3-66 operate, and maintain parking facilities or a system of parking  
3-67 facilities, including lots, garages, parking terminals, or other  
3-68 structures or accommodations for parking motor vehicles off the  
3-69

4-1 streets and related appurtenances.

4-2 (b) The district's parking facilities serve the public  
 4-3 purposes of the district and are owned, used, and held for a public  
 4-4 purpose even if leased or operated by a private entity for a term of  
 4-5 years.

4-6 (c) The district's parking facilities are parts of and  
 4-7 necessary components of a street and are considered to be a street  
 4-8 or road improvement.

4-9 (d) The development and operation of the district's parking  
 4-10 facilities may be considered an economic development program.

4-11 Sec. 3796.0306. ADDING OR EXCLUDING LAND. (a) Subject to  
 4-12 Subsection (b), the district may add or exclude land in the manner  
 4-13 provided by Subchapter J, Chapter 49, Water Code, or by Subchapter  
 4-14 H, Chapter 54, Water Code.

4-15 (b) The district may add territory as described by  
 4-16 Subsection (a) only if the governing body of the city by ordinance  
 4-17 or resolution consents to the addition.

4-18 Sec. 3796.0307. DISBURSEMENTS AND TRANSFERS OF MONEY. The  
 4-19 board by resolution shall establish the number of directors'  
 4-20 signatures and the procedure required for a disbursement or  
 4-21 transfer of district money.

4-22 Sec. 3796.0308. DIVISION OF DISTRICT. (a) The district may  
 4-23 be divided into two or more new districts only if the district:

4-24 (1) has no outstanding bonded debt; and

4-25 (2) is not imposing ad valorem taxes.

4-26 (b) This chapter applies to any new district created by the  
 4-27 division of the district, and a new district has all the powers and  
 4-28 duties of the district.

4-29 (c) Any new district created by the division of the district  
 4-30 may not, at the time the new district is created, contain any land  
 4-31 outside the area described by Section 2 of the Act enacting this  
 4-32 chapter.

4-33 (d) The board, on its own motion or on receipt of a petition  
 4-34 signed by the owner or owners of a majority of the assessed value of  
 4-35 the real property in the district, may adopt an order dividing the  
 4-36 district.

4-37 (e) An order dividing the district must:

4-38 (1) name each new district;

4-39 (2) include the metes and bounds description of the  
 4-40 territory of each new district;

4-41 (3) appoint initial directors for each new district;  
 4-42 and

4-43 (4) provide for the division of assets and liabilities  
 4-44 between or among the new districts.

4-45 (f) On or before the 30th day after the date of adoption of  
 4-46 an order dividing the district, the district shall file the order  
 4-47 with the Texas Commission on Environmental Quality and record the  
 4-48 order in the real property records of each county in which the  
 4-49 district is located.

4-50 (g) Municipal consent to the creation of the district and to  
 4-51 the inclusion of land in the district granted under Section  
 4-52 3796.0503 acts as municipal consent to the creation of any new  
 4-53 district created by the division of the district and to the  
 4-54 inclusion of land in the new district.

4-55 Sec. 3796.0309. CERTAIN RESIDENTIAL PROPERTY NOT EXEMPT.  
 4-56 Section 375.161, Local Government Code, does not apply to the  
 4-57 district.

4-58 Sec. 3796.0310. NO AD VALOREM TAX. The district may not  
 4-59 impose an ad valorem tax.

4-60 Sec. 3796.0311. NO EMINENT DOMAIN POWER. The district may  
 4-61 not exercise the power of eminent domain.

#### 4-62 SUBCHAPTER D. ASSESSMENTS

4-63 Sec. 3796.0401. PETITION REQUIRED FOR FINANCING SERVICES  
 4-64 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a  
 4-65 service or improvement project with assessments under this chapter  
 4-66 unless a written petition requesting that service or improvement  
 4-67 has been filed with the board.

4-68 (b) A petition filed under Subsection (a) must be signed by  
 4-69 the owners of a majority of the assessed value of real property in

5-1 the district subject to assessment according to the most recent  
5-2 certified tax appraisal roll for the county.

5-3 Sec. 3796.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)  
5-4 The board by resolution may impose and collect an assessment for any  
5-5 purpose authorized by this chapter in all or any part of the  
5-6 district.

5-7 (b) An assessment, a reassessment, or an assessment  
5-8 resulting from an addition to or correction of the assessment roll  
5-9 by the district, penalties and interest on an assessment or  
5-10 reassessment, an expense of collection, and reasonable attorney's  
5-11 fees incurred by the district:

5-12 (1) are a first and prior lien against the property  
5-13 assessed;

5-14 (2) are superior to any other lien or claim other than  
5-15 a lien or claim for county, school district, or municipal ad valorem  
5-16 taxes; and

5-17 (3) are the personal liability of and a charge against  
5-18 the owners of the property even if the owners are not named in the  
5-19 assessment proceedings.

5-20 (c) The lien is effective from the date of the board's  
5-21 resolution imposing the assessment until the date the assessment is  
5-22 paid. The board may enforce the lien in the same manner that a  
5-23 taxing unit, as that term is defined by Section 1.04, Tax Code, may  
5-24 enforce an ad valorem tax lien against real property.

5-25 (d) The board may make a correction to or deletion from the  
5-26 assessment roll that does not increase the amount of assessment of  
5-27 any parcel of land without providing notice and holding a hearing in  
5-28 the manner required for additional assessments.

5-29 SUBCHAPTER E. BONDS

5-30 Sec. 3796.0501. AUTHORITY TO BORROW MONEY AND TO ISSUE  
5-31 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on  
5-32 terms determined by the board.

5-33 (b) The district may issue, by public or private sale,  
5-34 bonds, notes, or other obligations payable wholly or partly from  
5-35 assessments, revenue, contract payments, grants, or other district  
5-36 money, or any combination of those sources of money, to pay for any  
5-37 authorized district purpose.

5-38 (c) The district may issue, by public or private sale,  
5-39 bonds, notes, or other obligations payable wholly or partly from  
5-40 assessments in the manner provided by Subchapter A, Chapter 372,  
5-41 Local Government Code, if the improvement financed by the  
5-42 obligation issued under this section will be conveyed to or  
5-43 operated and maintained by a municipality or other retail utility  
5-44 provider pursuant to an agreement with the district entered into  
5-45 before the issuance of the obligation.

5-46 Sec. 3796.0502. BONDS SECURED BY REVENUE OR CONTRACT  
5-47 PAYMENTS. The district may issue, without an election, bonds  
5-48 secured by:

5-49 (1) revenue other than ad valorem taxes, including  
5-50 contract revenues; or

5-51 (2) contract payments, provided that the requirements  
5-52 of Section 49.108, Water Code, have been met.

5-53 Sec. 3796.0503. CONSENT OF CITY REQUIRED. The board may not  
5-54 issue bonds until the city has consented by ordinance or resolution  
5-55 to the creation of the district and to the inclusion of land in the  
5-56 district as required by applicable law.

5-57 SUBCHAPTER I. DISSOLUTION

5-58 Sec. 3796.0901. DISSOLUTION. (a) The board shall dissolve  
5-59 the district on written petition filed with the board by the owners  
5-60 of:

5-61 (1) at least two-thirds of the assessed value of the  
5-62 property subject to assessment by the district based on the most  
5-63 recent certified county property tax rolls; or

5-64 (2) at least two-thirds of the surface area of the  
5-65 district, excluding roads, streets, highways, utility  
5-66 rights-of-way, other public areas, and other property exempt from  
5-67 assessment by the district according to the most recent certified  
5-68 county property tax rolls.

5-69 (b) The district may not be dissolved if the district:

6-1 (1) has any outstanding bonded or other indebtedness  
6-2 until that bonded or other indebtedness has been repaid or defeased  
6-3 in accordance with the order or resolution authorizing the issuance  
6-4 of the bonded or other indebtedness;

6-5 (2) has a contractual obligation to pay money until  
6-6 that obligation has been fully paid in accordance with the  
6-7 contract; or

6-8 (3) owns, operates, or maintains public works,  
6-9 facilities, or improvements unless the district contracts with  
6-10 another person for the ownership, operation, or maintenance of the  
6-11 public works, facilities, or improvements.

6-12 (c) Section 375.262, Local Government Code, does not apply  
6-13 to the district.

6-14 SECTION 2. The Honey Creek Improvement District No. 1  
6-15 initially includes all territory contained in the following area:

6-16 LEGAL DESCRIPTION

6-17 HONEY CREEK IMPROVEMENT DISTRICT NO. 1

6-18 TRACT 1

6-19 BEING a 1218.714 acre tract of land situated in the in the L.D.  
6-20 Davidson Survey, Abstract No. 285, the E. Hamilton Survey, Abstract  
6-21 No. 372, the W.H. Horn Survey, Abstract No. 1070, the W.M. Rice  
6-22 Survey, Abstract No. 770, and the Meredith Hart Survey, Abstract  
6-23 No. 371, City of McKinney, Collin County, Texas, and being the  
6-24 remainder of a 189.1 acre tract and 1064.2 acre tract of land  
6-25 described in a deed to Franklin Family Partnership recorded in  
6-26 Volume 5540, Page 826, Land Records, Collin County, Texas, and  
6-27 being part of a 3.00 acre tract of land described in a deed to Lela  
6-28 M. Fryar recorded in Volume 703, Page 617, Land Records, Collin  
6-29 County, Texas, and being all of a 10.00 acre tract of land described  
6-30 in a deed to Richard Loren Franklin recorded in Clerk File  
6-31 No. 95-0015568 Land Records, Collin County, Texas, and being more  
6-32 particularly described as follows:

6-33 COMMENCING at a railroad spike found in asphalt at the intersection  
6-34 of the centerline of County Road 166 and County Road 168, said point  
6-35 being the apparent intersection of four surveys: the southeast  
6-36 corner of the Thomas E. Pelham Survey, Abstract Number 724, the  
6-37 southwest corner of the Jno. Cahill Survey, Abstract number 143,  
6-38 the northeast corner of said D. J. Franklin Survey, and the  
6-39 northwest corner of said L. D. Davidson Survey;

6-40 THENCE North 89°41'47" East along the centerline of said County Road  
6-41 168 a distance 1278.96 feet to a 5/8" iron rod set for corner at the  
6-42 POINT OF BEGINNING, said point being the northeast corner of a tract  
6-43 of land described in a deed to Richard K. Hester et ux. Sarah P.  
6-44 Hester recorded in Volume 4171, Page 3124, Land Records, Collin  
6-45 County, Texas;

6-46 THENCE North 89°41'47" East continuing along the centerline of said  
6-47 County Road 168 a distance of 3769.64 feet to a 1/2" iron rod found  
6-48 at the southeast corner of a tract of land described in a deed to  
6-49 Elizabeth Langston recorded in Volume 1372, Page 595, Land Records,  
6-50 Collin County, Texas;

6-51 THENCE North 00°06'09" West with the east line of said Elizabeth  
6-52 Langston a distance of 1018.25 feet to a 5/8" iron rod with red cap  
6-53 marked KHA set at the northeast corner of a tract of land described  
6-54 in a deed to R.J. Knowles recorded in Volume 1372, Page 589, Land  
6-55 Records, Collin County, Texas;

6-56 THENCE South 89°01'12" East passing at 314.35 feet a PK nail with  
6-57 washer found in asphalt at the most southerly southwest corner of a  
6-58 tract of land described in a deed to Charles M. and Jean A. Hicks  
6-59 recorded in Volume 5273, Page 6598, Land Records, Collin County,  
6-60 Texas, and continuing for a total distance of 1592.06 feet to an  
6-61 X-Cut set for corner on top of a concrete bridge in the west line of  
6-62 a tract of land described in a deed to Theresa N. Roeder recorded in  
6-63 Clerk File No. 95-0077977, Land Records, Collin County, Texas, said  
6-64 point being in the centerline of Honey Creek;

6-65 THENCE along the centerline of said Honey Creek and with the west  
6-66 line of said Theresa N. Roeder the following calls:

6-67 South 23°24'12" West a distance of 128.37 feet to a point for corner;  
6-68 South 08°30'42" East a distance of 83.53 feet to a point for corner;  
6-69 South 30°17'56" East a distance of 75.19 feet to a point for corner;

7-1 South 52°40'13" East a distance of 96.34 feet to a point for corner;  
 7-2 South 61°30'47" East a distance of 352.39 feet to a point for corner;  
 7-3 South 53°06'14" East a distance of 95.82 feet to a point for corner;  
 7-4 South 10°46'14" East a distance of 114.32 feet to a point for corner;  
 7-5 South 12°54'15" East a distance of 67.33 feet to a point for corner;  
 7-6 South 31°17'25" East a distance of 99.36 feet to a point for corner;  
 7-7 South 45°27'58" East a distance of 51.57 feet to a point for corner;  
 7-8 South 64°03'22" East a distance of 108.23 feet to a point for corner;  
 7-9 South 59°27'11" East a distance of 107.89 feet to a point for corner;  
 7-10 South 20°52'23" East a distance of 108.15 feet to a point for corner;  
 7-11 South 13°47'15" West a distance of 62.76 feet to a point for corner;  
 7-12 South 35°01'12" West a distance of 271.26 feet to a point for corner;  
 7-13 South 06°27'44" East a distance of 137.08 feet to a point for corner;  
 7-14 South 21°49'33" West a distance of 62.38 feet to a point for corner;  
 7-15 South 06°52'20" West a distance of 90.73 feet to a point for corner;  
 7-16 South 15°37'43" East a distance of 52.21 feet to a point for corner;  
 7-17 South 64°55'40" East a distance of 29.37 feet to a point for corner;  
 7-18 North 85°47'24" East a distance of 225.38 feet to a point for corner;  
 7-19 South 73°52'41" East a distance of 284.02 feet to a point for corner;  
 7-20 South 70°08'41" East a distance of 69.22 feet to a point for corner;  
 7-21 South 46°07'44" East a distance of 58.55 feet to a point for corner;  
 7-22 South 30°27'53" East a distance of 74.84 feet to a point for corner;  
 7-23 South 45°09'41" East a distance of 73.01 feet to a point for corner;  
 7-24 South 86°20'18" East a distance of 45.67 feet to a point for corner;  
 7-25 North 70°07'08" East a distance of 125.46 feet to a point for corner  
 7-26 in the west line of a tract of land described in a deed called "Tract  
 7-27 One" to J.A. and Imogene Gooch Revocable Living Trust, recorded in  
 7-28 Volume 5636, Page 4136, Land Records, Collin County, Texas;  
 7-29 THENCE South 03°48'49" East departing the centerline of said Honey  
 7-30 Creek and with the west line of said Tract One J.A. and Imogene  
 7-31 Gooch Revocable Living Trust along a barbwire fence passing at  
 7-32 51.57 feet a 1/2 inch iron rod found and continuing for a total  
 7-33 distance of 199.72 feet to a 5/8" iron rod with red cap marked KHA  
 7-34 set at the southwest corner of said Tract One J.A. and Imogene Gooch  
 7-35 Revocable Living Trust;  
 7-36 THENCE with the south line of said Tract One J.A. and Imogene Gooch  
 7-37 Revocable Living Trust the following calls:  
 7-38 South 79°35'20" East a distance of 110.76 feet to a 5/8" iron rod  
 7-39 with red cap marked KHA set for corner;  
 7-40 South 44°57'54" East a distance of 90.13 feet to a 5/8" iron rod with  
 7-41 red cap marked KHA set for corner;  
 7-42 North 67°12'40" East a distance of 174.48 feet to a 5/8" iron rod  
 7-43 with red cap marked KHA set for corner;  
 7-44 South 81°24'25" East a distance of 71.46 feet to a 5/8" iron rod with  
 7-45 red cap marked KHA set for corner;  
 7-46 South 66°47'34" East a distance of 178.26 feet to a point for corner  
 7-47 in the centerline of said Honey Creek;  
 7-48 THENCE along the centerline of said Honey Creek the following  
 7-49 calls:  
 7-50 South 59°29'36" West a distance of 48.92 feet to a point for corner;  
 7-51 South 07°03'42" West a distance of 54.33 feet to the northwest  
 7-52 corner of a tract of land described in a deed called "Tract Two" to  
 7-53 J.A. and Imogene Gooch Revocable Living Trust recorded in Volume  
 7-54 5636, Page 4136, Land Records, Collin County, Texas;  
 7-55 THENCE departing the centerline of said Honey Creek and with the  
 7-56 north, line of said Tract Two J.A. and Imogene Gooch Revocable  
 7-57 Living Trust the following calls:  
 7-58 South 25°06'09" West a distance of 85.01 feet to a 5/8" iron rod with  
 7-59 red cap marked KHA set for corner;  
 7-60 South 86°06'11" West a distance of 105.59 feet to a 5/8" iron rod  
 7-61 with red cap marked KHA set for corner;  
 7-62 North 62°04'42" West a distance of 70.34 feet to a 5/8" iron rod with  
 7-63 red cap marked KHA set for corner;  
 7-64 North 79°09'48" West a distance of 78.47 feet to a 5/8" iron rod with  
 7-65 red cap marked KHA set for corner;  
 7-66 South 76°09'56" West a distance of 228.54 feet to a 5/8" iron rod  
 7-67 with red cap marked KHA set at the northwest corner of said Tract  
 7-68 Two J.A. and Imogene Gooch Revocable Living Trust;  
 7-69 THENCE South 03°23'52" East a along a barbwire fence a distance of

8-1 152.85 feet to a 5/8" iron rod found at the southwest corner of said  
 8-2 Tract Two J.A. and Imogene Gooch Revocable Living Trust;  
 8-3 THENCE with the south line of said Tract Two J.A. and Imogene Gooch  
 8-4 Revocable Living Trust and along the general course of a barbwire  
 8-5 fence the following calls:  
 8-6 South 87°28'40" East a distance of 72.08 feet to a 5/8" iron rod with  
 8-7 red cap marked KHA set for corner;  
 8-8 South 88°58'34" East passing at 497.31 feet a 1/2 iron rod found and  
 8-9 continuing for a total distance of 541.00 feet to a point for corner  
 8-10 in the centerline of said Honey Creek, said point being in the west  
 8-11 line of a tract of land described in a deed to J.A. and Imogene Gooch  
 8-12 Revocable Living Trust recorded Clerk File Number 93-0106681, Land  
 8-13 Records, Collin County, Texas;  
 8-14 THENCE along the centerline of said Honey Creek and along the west  
 8-15 line of said J.A. and Imogene Gooch Revocable Living Trust the  
 8-16 following calls:  
 8-17 South 30°08'34" East a distance of 29.56 feet to a point for corner;  
 8-18 South 57°19'01" East a distance of 47.61 feet to a point for corner;  
 8-19 South 82°37'56" East a distance of 90.58 feet to a point for corner;  
 8-20 South 42°52'24" East a distance of 162.01 feet to a point at the  
 8-21 northwest corner of a tract of land described in a deed to Tom E.  
 8-22 Engle and Karen A. Engle recorded in Volume 5418, Page 4142, Land  
 8-23 Records, Collin County, Texas;  
 8-24 THENCE South 30°34'59" East with the west line of said Tom E. Engle  
 8-25 and Karen A. Engle and continuing along the centerline of said Honey  
 8-26 Creek a distance of 152.05 feet to a point at the northwest corner  
 8-27 of a tract of land described in a deed to Tom E. Engle and Karen A.  
 8-28 Engle recorded in Volume 5380, Page 4044, Land Records, Collin  
 8-29 County, Texas;  
 8-30 THENCE along the centerline of said Honey Creek and along the west  
 8-31 line of said Tom E. Engle and Karen A. Engle the following calls:  
 8-32 South 30°08'44" East a distance of 33.20 feet to a point for corner;  
 8-33 South 36°32'02" East a distance of 121.42 feet to a point for corner;  
 8-34 South 66°37'07" East a distance of 60.66 feet to a point for corner;  
 8-35 South 43°37'28" East a distance of 56.43 feet to a point for corner;  
 8-36 South 00°08'40" East a distance of 35.47 feet to a point for corner;  
 8-37 South 30°29'42" West a distance of 24.38 feet to a point for corner;  
 8-38 South 47°51'01" West a distance of 49.96 feet to a point for corner;  
 8-39 THENCE South 89°53'34" East departing the centerline of said Honey  
 8-40 Creek and with the south line of said Tom E. Engle and Karen A. Engle  
 8-41 passing at 58.03 feet a 1/2 inch iron rod with cap found and  
 8-42 continuing along a barbwire fence for a total distance of 983.93  
 8-43 feet to a metal fence post found for corner, from which a one inch  
 8-44 iron rod found in asphalt in the centerline of County Road 202 bears  
 8-45 South 89°53'34" East a distance of 21.86 feet;  
 8-46 THENCE South 00°25'41" West along the general course of a barbwire  
 8-47 fence a distance of 1552.26 feet to a point for corner in the  
 8-48 centerline of said Honey Creek;  
 8-49 THENCE along the centerline of said Honey Creek the following  
 8-50 calls:  
 8-51 South 69°49'58" East a distance of 82.17 feet to a point for corner;  
 8-52 South 14°23'29" East a distance of 70.58 feet to a point for corner;  
 8-53 South 02°11'17" West a distance of 169.40 feet to a point for corner;  
 8-54 South 40°43'43" West a distance of 72.63 feet to a point for corner;  
 8-55 South 67°07'59" West a distance of 69.48 feet to a point for corner;  
 8-56 South 85°04'46" West a distance of 109.78 feet to a point for corner;  
 8-57 South 32°43'24" West a distance of 60.16 feet to a point for corner;  
 8-58 South 09°08'50" East a distance of 124.19 feet to a point for corner;  
 8-59 South 56°32'04" East a distance of 73.66 feet to a point for corner;  
 8-60 South 63°18'11" East a distance of 37.12 feet to a point for corner;  
 8-61 South 69°59'42" East a distance of 111.44 feet to a point for corner;  
 8-62 South 46°14'26" East a distance of 90.73 feet to a point for corner;  
 8-63 South 11°15'17" East a distance of 191.67 feet to a point for corner;  
 8-64 South 17°55'11" East a distance of 85.72 feet to a point for corner;  
 8-65 South 69°18'16" East a distance of 235.92 feet to a point for corner;  
 8-66 South 29°14'27" East a distance of 57.98 feet to a point for corner;  
 8-67 South 51°31'28" East a distance of 440.72 feet to a point for corner;  
 8-68 South 43°32'59" East a distance of 140.07 feet to a point for corner;  
 8-69 South 62°01'13" East a distance of 104.31 feet to a point for corner;



9-1 North 69°11'35" East a distance of 73.64 feet to a point for corner;  
 9-2 North 50°17'09" East a distance of 128.74 feet to a point for corner;  
 9-3 North 74°01'37" East a distance of 82.53 feet to a point for corner;  
 9-4 South 48°40'54" East a distance of 124.07 feet to a point for corner;  
 9-5 South 26°42'21" West a distance of 77.82 feet to a point for corner;  
 9-6 South 05°56'42" East a distance of 73.50 feet to a point for corner;  
 9-7 South 45°47'12" East a distance of 501.35 feet to a point for corner;  
 9-8 South 55°49'11" East a distance of 191.12 feet to a point for corner;  
 9-9 South 14°28'12" West a distance of 75.33 feet to a point for corner;  
 9-10 South 52°02'47" West a distance of 124.63 feet to a point for corner;  
 9-11 South 17°36'16" West a distance of 89.41 feet to a point for corner;  
 9-12 South 08°17'38" East a distance of 60.50 feet to a point for corner;  
 9-13 South 46°25'51" East a distance of 223.59 feet to a point for corner;  
 9-14 North 86°02'30" East a distance of 68.62 feet to a point for corner;  
 9-15 North 68°04'39" East a distance of 251.87 feet to a point for corner;  
 9-16 South 38°28'19" East a distance of 46.61 feet to a point for corner;  
 9-17 South 13°57'02" East a distance of 143.42 feet to a point for corner;  
 9-18 South 74°53'01" East a distance of 55.67 feet to a point for corner;  
 9-19 South 89°34'39" East a distance of 76.12 feet to a point for corner;  
 9-20 North 74°24'09" East a distance of 112.70 feet to a point for corner;  
 9-21 North 48°36'26" East a distance of 133.78 feet to a point for corner;  
 9-22 South 40°05'49" East a distance of 40.71 feet to a point for corner;  
 9-23 South 01°35'11" East a distance of 106.35 feet to a point for corner;  
 9-24 South 47°59'10" East a distance of 79.63 feet to a point for corner;  
 9-25 North 83°01'26" East a distance of 57.88 feet to a point for corner;  
 9-26 North 71°34'34" East a distance of 308.45 feet to a point for corner;  
 9-27 North 49°30'50" East a distance of 80.60 feet to a point for corner;  
 9-28 in the west line of a tract of land described in a deed to E.R.  
 9-29 Hartley et ux. Elga Hartley recorded in Volume 592, Page 35, Land  
 9-30 Records, Collin County, Texas;  
 9-31 THENCE South 00°34'13" West with the west line of said E.R. Hartley  
 9-32 and along a barbwire fence a distance of 538.17 feet to a six inch  
 9-33 diameter Bois d'Arc fence post found for corner;  
 9-34 THENCE North 87°27'55" West departing the west line of said E.R.  
 9-35 Hartley a distance of 272.40 feet to a six inch diameter Bois d'Arc  
 9-36 fence post found at the northwest corner of a tract of land  
 9-37 described in a deed to Eddie P. Howell et ux. Gailyn A. Howell  
 9-38 recorded in Volume 1128, Page 160, Land Records, Collin County,  
 9-39 Texas;  
 9-40 THENCE South 00°40'35" West with the west line of said Eddie P.  
 9-41 Howell and along the general course of a barbwire fence a distance  
 9-42 of 2013.95 feet to a 1/2" iron rod found for corner in asphalt in the  
 9-43 centerline of County Road 201;  
 9-44 THENCE North 87°51'07" West along the centerline of said County Road  
 9-45 201 passing at 1612.90 feet a 100D nail found 1.27 feet to the left  
 9-46 at a right angle to this course, said point being the southeast  
 9-47 corner of said 3.00 acre Lela M. Fryar tract, and passing at 1862.71  
 9-48 feet a 100D nail found 2.06 feet to the left at a right angle to this  
 9-49 course, said point being the southwest corner of said 3.00 acre Lela  
 9-50 M. Fryar tract, and continuing for a total distance of 2286.16 feet  
 9-51 to a 1/2" iron rod found for corner;  
 9-52 THENCE North 00°15'13" East along the general course of a barbwire  
 9-53 fence a distance of 1969.91 feet to a 1/2" iron rod found for  
 9-54 corner, from which a wood fence post found bears North 24°56'54"  
 9-55 West a distance of 3.4 feet;  
 9-56 THENCE North 89°06'26" West along the general course of a barbwire  
 9-57 fence passing at 466.94 feet a wood fence post found 0.9 feet to the  
 9-58 right and at right angles to this course, and continuing for a total  
 9-59 distance of 507.01 feet to a 1/2" iron rod found for corner in the  
 9-60 east line of a tract of land described in a deed to RAJICA 131, L.P.  
 9-61 recorded in Volume 5894, Page 3815, Land Records, Collin County,  
 9-62 Texas;  
 9-63 THENCE North 00°27'12" East with the east line of said RAJICA 131,  
 9-64 L.P. a distance of 1470.19 feet to a 1/2" iron rod found for corner  
 9-65 in asphalt at the intersection of the centerline of County Road 201  
 9-66 and County Road 1006;  
 9-67 THENCE South 89°25'38" West along the centerline of said County Road  
 9-68 1006 a distance of 4793.69 feet to a 1/2" iron rod found in gravel  
 9-69 pavement at the northeast corner of a tract of land described in a

10-1 deed to Perry J. Graham et ux. Donna M. Graham recorded in Volume  
10-2 1233, Page 811, Land Records, Collin County, Texas;  
10-3 THENCE South 89°30'39" West continuing along the centerline of said  
10-4 County Road 1006 and with the north line of said Perry J. Graham a  
10-5 distance of 431.57 feet to a 5/8" iron rod found for corner;  
10-6 THENCE in a southerly direction continuing along the centerline of  
10-7 said County Road 1006 the following calls:  
10-8 South 10°38'17" West a distance of 428.46 feet to a 1/2" iron rod  
10-9 found for corner in asphalt;  
10-10 South 13°53'52" West a distance of 203.34 feet to a bent 1/2" iron  
10-11 rod found for corner in asphalt;  
10-12 South 24°17'55" West a distance of 316.45 feet to a 5/8" iron rod set  
10-13 for corner in asphalt;  
10-14 South 03°15'22" West a distance of 290.50 feet to a 5/8" iron rod set  
10-15 for corner in asphalt;  
10-16 South 01°02'46" East passing at 1043.25 feet a 3/8" iron rod found in  
10-17 asphalt at the southwest corner of a tract of land described in a  
10-18 deed to Rene Bates et ux. Beverly Bates recorded in Volume 3419,  
10-19 Page 878, Land Records, Collin County, Texas, and continuing for a  
10-20 total distance of 1113.87 feet to a 1/2" iron rod found in asphalt  
10-21 at the northeast corner of a tract of land described in a deed to Don  
10-22 W. Collins et ux. Carol A. Collins recorded in Volume 4355, Page  
10-23 2347, Land Records, Collin County, Texas;  
10-24 THENCE South 89°31'09" West departing the centerline of said County  
10-25 Road 1006 and with the north line of said Don W. Collins and along  
10-26 the general course of a barbwire fence a distance of 795.63 feet to  
10-27 a 1/2" iron rod found at the base of an 18 inch diameter hackberry  
10-28 tree at the northwest corner of said Don W. Collins;  
10-29 THENCE South 89°41'41" West continuing along the general course of a  
10-30 barbwire fence a distance of 1875.27 feet to a PK nail found in a  
10-31 fence post for corner;  
10-32 THENCE North 00°43'53" West a distance of 1307.74 feet to a 1/2" iron  
10-33 rod with cap marked "RPLS 3963" found in the south line of a tract of  
10-34 land described in a deed to Baylor Health Care System as "Tract  
10-35 Two," recorded in Volume 5848, Page 4498, Land Records, Collin  
10-36 County, Texas;  
10-37 THENCE with the south and east lines of said Tract Two Baylor Health  
10-38 Care System the following calls:  
10-39 North 89°24'24" East a distance of 1227.09 feet to a 1/2" iron rod  
10-40 with cap marked "RPLS 3963" found for corner;  
10-41 North 00°33'36" West a distance of 985.72 feet to a 1/2" iron rod  
10-42 with cap marked "RPLS 3963" found for corner in the south line of a  
10-43 tract of land described in a deed to Paul H. Powell III et ux. Lois  
10-44 M. Powell recorded in Clerk's File number 94-0015097, Land Records,  
10-45 Collin County, Texas;  
10-46 THENCE North 89°14'20" East with the south line of said Paul H.  
10-47 Powell III passing at 40.07 feet a 1/2" iron rod found at the  
10-48 southeast corner of said Paul H. Powell III and continuing for a  
10-49 total distance of 512.56 feet to a 1/2" iron rod found at the  
10-50 southeast corner of a tract of land described in a deed to Harris  
10-51 Living Trust recorded in Volume 5272, Page 4335, Land Records,  
10-52 Collin County, Texas;  
10-53 THENCE with the east line of said Harris Living Trust and along the  
10-54 general course of a barbwire fence the following calls:  
10-55 North 00°12'24" West a distance of 583.36 feet to a 5/8" iron rod  
10-56 with red cap marked KHA set for corner;  
10-57 North 00°04'15" West a distance of 407.78 feet to a 5/8" iron rod  
10-58 with red cap marked KHA set for corner;  
10-59 North 00°32'47" West a distance of 436.72 feet to a 5/8" iron rod  
10-60 with red cap marked KHA set for corner;  
10-61 North 00°12'16" West a distance of 186.87 feet to a 5/8" iron rod  
10-62 with red cap marked KHA set for corner;  
10-63 North 00°23'27" West passing at 365.71 a one inch iron pipe found and  
10-64 continuing for a total distance of 386.47 feet to a point for corner  
10-65 in the centerline of a branch of Honey Creek;  
10-66 THENCE South 00°25'41" West along the general course of a barbwire  
10-67 fence a distance of 1552.26 feet to a point for corner in the  
10-68 centerline of said Honey Creek;  
10-69 THENCE along the centerline of said Honey Creek the following

11-1 calls:  
 11-2 South 69°49'58" East a distance of 82.17 feet to a point for corner;  
 11-3 South 14°23'29" East a distance of 70.58 feet to a point for corner;  
 11-4 South 02°11'17" West a distance of 169.40 feet to a point for corner;  
 11-5 South 40°43'43" West a distance of 72.63 feet to a point for corner;  
 11-6 South 67°07'59" West a distance of 69.48 feet to a point for corner;  
 11-7 South 85°04'46" West a distance of 109.78 feet to a point for corner;  
 11-8 South 32°43'24" West a distance of 60.16 feet to a point for corner;  
 11-9 South 09°08'50" East a distance of 124.19 feet to a point for corner;  
 11-10 South 56°32'04" East a distance of 73.66 feet to a point for corner;  
 11-11 South 63°18'11" East a distance of 37.12 feet to a point for corner;  
 11-12 South 69°59'42" East a distance of 111.44 feet to a point for corner;  
 11-13 South 46°14'26" East a distance of 90.73 feet to a point for corner;  
 11-14 South 11°15'17" East a distance of 191.67 feet to a point for corner;  
 11-15 South 17°55'11" East a distance of 85.72 feet to a point for corner;  
 11-16 South 69°18'16" East a distance of 235.92 feet to a point for corner;  
 11-17 South 29°14'27" East a distance of 57.98 feet to a point for corner;  
 11-18 South 51°31'28" East a distance of 440.72 feet to a point for corner;  
 11-19 South 43°32'59" East a distance of 140.07 feet to a point for corner;  
 11-20 South 62°01'13" East a distance of 104.31 feet to a point for corner;  
 11-21 North 69°11'35" East a distance of 73.64 feet to a point for corner;  
 11-22 North 50°17'09" East a distance of 128.74 feet to a point for corner;  
 11-23 North 74°01'37" East a distance of 82.53 feet to a point for corner;  
 11-24 South 48°40'54" East a distance of 124.07 feet to a point for corner;  
 11-25 South 26°42'21" West a distance of 77.82 feet to a point for corner;  
 11-26 South 05°56'42" East a distance of 73.50 feet to a point for corner;  
 11-27 South 45°47'12" East a distance of 501.35 feet to a point for corner;  
 11-28 South 55°49'11" East a distance of 191.12 feet to a point for corner;  
 11-29 South 14°28'12" West a distance of 75.33 feet to a point for corner;  
 11-30 South 52°02'47" West a distance of 124.63 feet to a point for corner;  
 11-31 South 17°36'16" West a distance of 89.41 feet to a point for corner;  
 11-32 South 08°17'38" East a distance of 60.50 feet to a point for corner;  
 11-33 South 46°25'51" East a distance of 223.59 feet to a point for corner;  
 11-34 North 86°02'30" East a distance of 68.62 feet to a point for corner;  
 11-35 North 68°04'39" East a distance of 251.87 feet to a point for corner;  
 11-36 South 38°28'19" East a distance of 46.61 feet to a point for corner;  
 11-37 South 13°57'02" East a distance of 143.42 feet to a point for corner;  
 11-38 South 74°53'01" East a distance of 55.67 feet to a point for corner;  
 11-39 South 89°34'39" East a distance of 76.12 feet to a point for corner;  
 11-40 North 74°24'09" East a distance of 112.70 feet to a point for corner;  
 11-41 North 48°36'26" East a distance of 133.78 feet to a point for corner;  
 11-42 South 40°05'49" East a distance of 40.71 feet to a point for corner;  
 11-43 South 01°35'11" East a distance of 106.35 feet to a point for corner;  
 11-44 South 47°59'10" East a distance of 79.63 feet to a point for corner;  
 11-45 North 83°01'26" East a distance of 57.88 feet to a point for corner;  
 11-46 North 71°34'34" East a distance of 308.45 feet to a point for corner;  
 11-47 North 49°30'50" East a distance of 80.60 feet to a point for corner;  
 11-48 in the west line of a tract of land described in a deed to E.R.  
 11-49 Hartley et ux. Elga Hartley recorded in Volume 592, Page 35, Land  
 11-50 Records, Collin County, Texas;  
 11-51 THENCE South 00°34'13" West with the west line of said E.R. Hartley  
 11-52 and along a barbwire fence a distance of 538.17 feet to a six inch  
 11-53 diameter Bois d'Arc fence post found for corner;  
 11-54 THENCE North 87°27'55" West departing the west line of said E.R.  
 11-55 Hartley a distance of 272.40 feet to a six inch diameter Bois d'Arc  
 11-56 fence post found at the northwest corner of a tract of land  
 11-57 described in a deed to Eddie P. Howell et ux. Gailyn A. Howell  
 11-58 recorded in Volume 1128, Page 160, Land Records, Collin County,  
 11-59 Texas;  
 11-60 THENCE South 00°40'35" West with the west line of said Eddie P.  
 11-61 Howell and along the general course of a barbwire fence a distance  
 11-62 of 2013.95 feet to a 1/2" iron rod found for corner in asphalt in the  
 11-63 centerline of County Road 201;  
 11-64 THENCE North 87°51'07" West along the centerline of said County Road  
 11-65 201 passing at 1612.90 feet a 100D nail found 1.27 feet to the left  
 11-66 at a right angle to this course, said point being the southeast  
 11-67 corner of said 3.00 acre Lela M. Fryar tract, and passing at 1862.71  
 11-68 feet a 100D nail found 2.06 feet to the left at a right angle to this  
 11-69 course, said point being the southwest corner of said 3.00 acre Lela

12-1 M. Fryar tract, and continuing for a total distance of 2286.16 feet  
12-2 to a 1/2" iron rod found for corner;  
12-3 THENCE North 00°15'13" East along the general course of a barbwire  
12-4 fence a distance of 1969.91 feet to a 1/2" iron rod found for  
12-5 corner, from which a wood fence post found bears North 24°56'54"  
12-6 West a distance of 3.4 feet;  
12-7 THENCE North 89°06'26" West along the general course of a barbwire  
12-8 fence passing at 466.94 feet a wood fence post found 0.9 feet to the  
12-9 right and at right angles to this course, and continuing for a total  
12-10 distance of 507.01 feet to a 1/2" iron rod found for corner in the  
12-11 east line of a tract of land described in a deed to RAJICA 131, L.P.  
12-12 recorded in Volume 5894, Page 3815, Land Records, Collin County,  
12-13 Texas;  
12-14 THENCE North 00°27'12" East with the east line of said RAJICA 131,  
12-15 L.P. a distance of 1470.19 feet to a 1/2" iron rod found for corner  
12-16 in asphalt at the intersection of the centerline of County Road 201  
12-17 and County Road 1006;  
12-18 THENCE South 89°25'38" West along the centerline of said County Road  
12-19 1006 a distance of 4793.69 feet to a 1/2" iron rod found in gravel  
12-20 pavement at the northeast corner of a tract of land described in a  
12-21 deed to Perry J. Graham et ux. Donna M. Graham recorded in Volume  
12-22 1233, Page 811, Land Records, Collin County, Texas;  
12-23 THENCE South 89°30'39" West continuing along the centerline of said  
12-24 County Road 1006 and with the north line of said Perry J. Graham a  
12-25 distance of 431.57 feet to a 5/8" iron rod found for corner;  
12-26 THENCE in a southerly direction continuing along the centerline of  
12-27 said County Road 1006 the following calls:  
12-28 South 10°38'17" West a distance of 428.46 feet to a 1/2" iron rod  
12-29 found for corner in asphalt;  
12-30 South 13°53'52" West a distance of 203.34 feet to a bent 1/2" iron  
12-31 rod found for corner in asphalt;  
12-32 South 24°17'55" West a distance of 316.45 feet to a 5/8" iron rod set  
12-33 for corner in asphalt;  
12-34 South 03°15'22" West a distance of 290.50 feet to a 5/8" iron rod set  
12-35 for corner in asphalt;  
12-36 South 01°02'46" East passing at 1043.25 feet a 3/8" iron rod found in  
12-37 asphalt at the southwest corner of a tract of land described in a  
12-38 deed to Rene Bates et ux. Beverly Bates recorded in Volume 3419,  
12-39 Page 878, Land Records, Collin County, Texas, and continuing for a  
12-40 total distance of 1113.87 feet to a 1/2" iron rod found in asphalt  
12-41 at the northeast corner of a tract of land described in a deed to Don  
12-42 W. Collins et ux. Carol A. Collins recorded in Volume 4355, Page  
12-43 2347, Land Records, Collin County, Texas;  
12-44 THENCE South 89°31'09" West departing the centerline of said County  
12-45 Road 1006 and with the north line of said Don W. Collins and along  
12-46 the general course of a barbwire fence a distance of 795.63 feet to  
12-47 a 1/2" iron rod found at the base of an 18 inch diameter hackberry  
12-48 tree at the northwest corner of said Don W. Collins;  
12-49 THENCE South 89°41'41" West continuing along the general course of a  
12-50 barbwire fence a distance of 1875.27 feet to a PK nail found in a  
12-51 fence post for corner;  
12-52 THENCE North 00°43'53" West a distance of 1307.74 feet to a 1/2" iron  
12-53 rod with cap marked "RPLS 3963" found in the south line of a tract of  
12-54 land described in a deed to Baylor Health Care System as "Tract  
12-55 Two," recorded in Volume 5848, Page 4498, Land Records, Collin  
12-56 County, Texas;  
12-57 THENCE with the south and east lines of said Tract Two Baylor Health  
12-58 Care System the following calls:  
12-59 North 89°24'24" East a distance of 1227.09 feet to a 1/2" iron rod  
12-60 with cap marked "RPLS 3963" found for corner;  
12-61 North 00°33'36" West a distance of 985.72 feet to a 1/2" iron rod  
12-62 with cap marked "RPLS 3963" found for corner in the south line of a  
12-63 tract of land described in a deed to Paul H. Powell III et ux. Lois  
12-64 M. Powell recorded in Clerk's File number 94-0015097, Land Records,  
12-65 Collin County, Texas;  
12-66 THENCE North 89°14'20" East with the south line of said Paul H.  
12-67 Powell III passing at 40.07 feet a 1/2" iron rod found at the  
12-68 southeast corner of said Paul H. Powell III and continuing for a  
12-69 total distance of 512.56 feet to a 1/2" iron rod found at the

13-1 southeast corner of a tract of land described in a deed to Harris  
 13-2 Living Trust recorded in Volume 5272, Page 4335, Land Records,  
 13-3 Collin County, Texas;  
 13-4 THENCE with the east line of said Harris Living Trust and along the  
 13-5 general course of a barbwire fence the following calls:  
 13-6 North 00°12'24" West a distance of 583.36 feet to a 5/8" iron rod  
 13-7 with red cap marked KHA set for corner;  
 13-8 North 00°04'15" West a distance of 407.78 feet to a 5/8" iron rod  
 13-9 with red cap marked KHA set for corner;  
 13-10 North 00°32'47" West a distance of 436.72 feet to a 5/8" iron rod  
 13-11 with red cap marked KHA set for corner;  
 13-12 North 00°12'16" West a distance of 186.87 feet to a 5/8" iron rod  
 13-13 with red cap marked KHA set for corner;  
 13-14 North 00°23'27" West passing at 365.71 a one inch iron pipe found and  
 13-15 continuing for a total distance of 386.47 feet to a point for corner  
 13-16 in the centerline of a branch of Honey Creek;  
 13-17 SAVE AND EXCEPT  
 13-18 BEING a 73.436 acre tract located in the Meredith Hart Survey,  
 13-19 Abstract No. 371, Collin County, Texas, being part of that called  
 13-20 189.1 acre tract described in Exhibit A to Special Warranty Deed  
 13-21 recorded in Volume 5540, Page 826, Deed Records Collin County,  
 13-22 Texas (D.R.C.C.T.), said 73.780 acre tract being more particularly  
 13-23 described by metes and bounds as follows:  
 13-24 BEGINNING at a found 1/2 inch iron rod for the most Westerly  
 13-25 Southwest corner of said 189.1 acre tract, being called Southwest  
 13-26 corner of a 81.43 acre tract described in Volume 294, Page 623.  
 13-27 D.R.C.C.T., and being the Northwest corner of that called 23.09  
 13-28 acre tract described in Deed to MAC TMK, Inc. as recorded in the  
 13-29 County Clerk's File No. 93-0088052, Official Public Records Collin  
 13-30 County, Texas (O.P.R.C.C.T.), being on the East line that tract  
 13-31 described in Deed to RAIJCA 131, L.P. as recorded in Volume 5894,  
 13-32 Page 3815, D.R.C.C.T., said iron rod being on the Westerly side of  
 13-33 Collin County Road 201 (undefined prescriptive right of way);  
 13-34 THENCE N 00°24'41" E, with the West line of said 189.1 acre tract and  
 13-35 the East line of said RAIJCA 131 tract, a distance of 1459.36 feet  
 13-36 to a point for corner;  
 13-37 THENCE EAST, a distance of 1009.10 feet to point for corner in Honey  
 13-38 Creek;  
 13-39 THENCE Southeasterly, 50.00 feet southerly of and parallel with the  
 13-40 center of Honey Creek as follows:  
 13-41 N 89°17'25" E a distance of 65.31 feet, to a 5/8 inch CIRS; N  
 13-42 45°54'31" E a distance of 104.17 feet; to a 5/8 inch CIRS;  
 13-43 N 68°40'59" E a distance of 91.84 feet, to a 5/8 inch CIRS;  
 13-44 S 52°57'13" E a distance of 63.08 feet to a 5/8 inch CIRS;  
 13-45 S 14°09'17" W a distance of 100.37 feet, to a 5/8 inch CIRS;  
 13-46 S 37°37'12" E a distance of 162.18 feet, to a 5/8 inch CIRS;  
 13-47 S 46°25'07" E a distance of 294.74 feet, to a 5/8 inch CIRS;  
 13-48 S 14°31'28" W a distance of 2613.97 feet, to a 5/8 inch CIRS in  
 13-49 the center line of a proposed 120.00 foot Right-of-Way;  
 13-50 THENCE S 14°31'38" W along the center line of said proposed  
 13-51 Right-of-Way, a distance of 2671.17 feet to a 5/8 inch CIRS, said  
 13-52 CIRS, said corner also being the beginning to a tangent curve to the  
 13-53 left, having a central angle of 13°35'36", with a chord length of  
 13-54 248.53 feet, and radius of 1050 feet, whose chord bears S 07°43'50"  
 13-55 W;  
 13-56 THENCE continuing along the center line of said proposed  
 13-57 Right-of-Way and following said curve to the left a distance of  
 13-58 249.11 feet to a point for corner;  
 13-59 THENCE S 00°56'02" W leaving said curve to the left and vonintuing  
 13-60 along the center line of said proposed Right-of-Way, a distance of  
 13-61 317.34 feet to found 120d nail in the center of County Road 201;  
 13-62 THENCE N 89°36'02" W, with said centerline, a distance of 391.763  
 13-63 feet to a point for corner;  
 13-64 THENCE N 00°13'29" E, leaving said centerline, at a distance of 15.5  
 13-65 feet pass a found 1/2-inch iron rod at a fence post, continuing for  
 13-66 a total distance of 1984.82 feet to a found 1/2-inch iron rod at a  
 13-67 fence post;  
 13-68 THENCE N 89°08'40" W, generally with a fence, at a distance of 466.13  
 13-69 feet passing a fence corner post on the ea.stem line of County Road

14-1 201, continuing for a total distance 06.15 feet to the POINT OF  
14-2 BEGINNING, and containing 73.436 acres (3,198,870 square feet) of  
14-3 land, more or less.  
14-4 TRACT 2  
14-5 Being a tract of land situated in the Meredith Hart Survey, Abstract  
14-6 Number 371, Collin County, Texas, and being all of the called 254.64  
14-7 acre tract of land to Honey Creek Joint Venture II, as recorded in  
14-8 Collin County File Number 94-0092023, of the Deed Records of Collin  
14-9 County, Texas, and being more particularly described as follows:  
14-10 Beginning at a 1 inch iron pipe found in a North-South paved road  
14-11 (County Road Number 202) at the northwest corner of said Meredith  
14-12 Hart Survey and the northwest corner of said Honey Creek tract, said  
14-13 point also being the southwest corner of a tract of land to Malinda  
14-14 A. Warden called tract 2 as recorded in Collin County File  
14-15 No. 2005-0055890 of said Deed Records and lying on the east line of  
14-16 a tract of land to Robert Allen Davis and Laurie L. Davis as  
14-17 recorded in Volume 3543, Page 396 of said Deed Records;  
14-18 Thence South 88 degrees 52 minutes 49 seconds East along the north  
14-19 line of said Honey Creek tract a distance of 155.17 feet to a 5/8  
14-20 inch iron rod found for the southeast corner of said Warden tract  
14-21 lying on the south right-of-way line of Farm Road No. 543, (a  
14-22 variable width right-of-way), said point also lying at the  
14-23 beginning of a curve to the left;  
14-24 Thence with said curve to the left and along said south line of Farm  
14-25 Road No. 543 having a radius of 359.62 feet, a central angle of 27  
14-26 degrees 16 minutes, 51 seconds, and arc length of 171.23 feet, a  
14-27 chord bearing of south 75 degrees 14 minutes 21 seconds East a  
14-28 distance of 169.62 feet to a broken concrete highway monument found  
14-29 for corner;  
14-30 Thence South 88 degrees 52 minutes 49 seconds East continuing along  
14-31 said south line of Farm Road No. 543 a distance of 1135.30 feet to a  
14-32 broken concrete highway monument found for corner at the beginning  
14-33 of a curve to the right;  
14-34 Thence with said curve to the right continuing along said south line  
14-35 of Farm Road No. 543 having a radius of 2825.16 feet, a central  
14-36 angle of 02 degrees 43 minutes 37 seconds, and arc length of 134.47  
14-37 feet, and chord bearing of South 87 degrees 20 minutes 32 seconds  
14-38 East a distance of 134.46 feet to a 1/2 inch iron rod found for the  
14-39 most northerly northeast corner of said Honey Creek tract and the  
14-40 northwest corner of a tract of land to Elelyn Cole Family, LTD as  
14-41 recorded in Collin County File Number 2000-0040586 of said Deed  
14-42 Records;  
14-43 Thence South 01 degrees 39 minutes 39 seconds West departing said  
14-44 south line of Farm Road No. 543 and along the common line of said  
14-45 Honey Creek tract and said Cole tract a distance of 1147.33 feet to  
14-46 a 1 inch iron pipe found for the southwest corner of said Cole tract  
14-47 and an inner ell corner of said Honey Creek tract;  
14-48 Thence South 87 degrees 32 minutes 32 seconds East along the south  
14-49 line of said Cole tract and the south line of a tract of land to  
14-50 Mescal Hill Wilson as recorded in Instrument Number  
14-51 20091215001497350 of the Official Public Records of Collin County,  
14-52 Texas, passing the common southeast and southwest corner of said  
14-53 Cole and Wilson tracts and continuing a total distance of 1177.20  
14-54 feet to a 3/8 inch iron rod found for the most easterly northeast  
14-55 corner of said Honey Creek tract and the northwest corner of a tract  
14-56 of land to Gregory Mills as recorded in Collin County File Number  
14-57 2001-0044545 bf said Deed Records;  
14-58 Thence South 01 degree 00 minutes 3 6 seconds West along the east  
14-59 line of said Honey Creek tract a distance of 1783 .23 feet to a  
14-60 square bolt found for corner at an angle point on said east line,  
14-61 said point also being the southwest corner of a tract of land to  
14-62 Mackuehn Partners, LLC. as recorded in Instrument Number  
14-63 20140131000096000 of said Official Records and the northwest corner  
14-64 of a tract of land to Robert Nicholas Oliver as recorded in  
14-65 Instrument Number 20070510000633 570 of said Official Records;  
14-66 Thence South 00 degrees 57 minutes 33 seconds West continuing along  
14-67 the east line of said Honey Creek and along the west line of said  
14-68 Oliver tract a distance of 1062. 76 feet to a 5/8 inch iron rod with  
14-69 cap stamped "R.P.L.S. 5430" set for a southeast corner of said Honey

15-1 Creek tract and the south west corner of said Oliver tract, said  
15-2 point also lying in the aforementioned County Road Number 202 and on  
15-3 the North line of a tract of land to Helen L. Cambell Supplemental  
15-4 Needs Trust as recorded in Instrument Number 20130423000545440 of  
15-5 said Official Records;  
15-6 Thence South 89 degrees 14 minutes 22 seconds West along the common  
15-7 line of said Honey Creek tract and said Trust tract along said  
15-8 County Road Number 202 a distance of 457.49 feet to a PK nail found  
15-9 for the northwest comer of a tract of land to Daniel Travis Squires  
15-10 and Dalana Lin squires as recorded in Instrument Number  
15-11 20140401000304730 of said Official Records;  
15-12 Thence South 01 degree 12 minutes 08 seconds West departing said  
15-13 County Road Number 202 and along the common line of said Honey Creek  
15-14 tract and said Squires tract a distance of 469.12 feet to a 5/8 inch  
15-15 iron rod found for corner;  
15-16 Thence North 87 degrees 11 minutes 23 seconds West continuing along  
15-17 said common line a distance of 245.21 feet to a 5/8 inch iron rod  
15-18 found for corner;  
15-19 Thence South 01 degree 33 minutes 59 seconds West continuing along  
15-20 said common line and along the west line of said Trust tract a  
15-21 distance of 829.22 feet to a 5/8 inch iron rod found for corner;  
15-22 Thence North 85 degrees 17 minutes 53 seconds West along the  
15-23 southerly line of said Honey Creek tract a distance of 184.73 feet  
15-24 to a point in the center of Honey Creek;  
15-25 Thence with the southerly line of said Honey Creek tract and the  
15-26 center of Honey Creek the following course and distance;  
15-27 North 60 degrees 24 minutes 45 seconds West a distance of 109.27  
15-28 feet;  
15-29 North 46 degrees 36 minutes 54 seconds West a distance of 72.41  
15-30 feet;  
15-31 North 54 degrees 51 minutes 40 seconds West a distance of 59.44  
15-32 feet;  
15-33 North 42 degrees 36 minutes 58 seconds West a distance of 84.43  
15-34 feet;  
15-35 North 49 degrees 15 minutes 50 seconds West a distance of 200.09  
15-36 feet;  
15-37 North 43 degrees 14 minutes 41 seconds West a distance of 168.42  
15-38 feet;  
15-39 North 18 degrees 52 minutes 24 seconds West a distance of 52.83  
15-40 feet;  
15-41 North 25 degrees 56 minutes 16 seconds East a distance of 66.43  
15-42 feet;  
15-43 North 12 degrees 20 minutes 03 seconds West a distance of 67.01  
15-44 feet;  
15-45 North 51 degrees 09 minutes 18 seconds West a distance of 90.73  
15-46 feet;  
15-47 South 80 degrees 11 minutes 04 seconds West a distance of 105.97  
15-48 feet;  
15-49 South 44 degrees 09 minutes 44 seconds West a distance of 157.50  
15-50 feet;  
15-51 North 71 degrees 32 minutes 52 seconds West a distance of 102.21  
15-52 feet;  
15-53 North 43 degrees 44 minutes 50 seconds West a distance of 177.80  
15-54 feet;  
15-55 North 60 degrees 01 minutes 30 seconds West a distance of 206.11  
15-56 feet;  
15-57 North 48 degrees 50 minutes 27 seconds West a distance of 157.77  
15-58 feet;  
15-59 North 30 degrees 38 minutes 03 seconds West a distance of 105.92  
15-60 feet;  
15-61 North 53 degrees 16 minutes 07 seconds West a distance of 86.80  
15-62 feet;  
15-63 North 83 degrees 45 minutes 32 seconds West a distance of 167.62  
15-64 feet;  
15-65 North 15 degrees 09 minutes 06 seconds West a distance of 212.76  
15-66 feet;  
15-67 North 13 degrees 24 minutes 18 seconds West a distance of 90.73  
15-68 feet;  
15-69 North 40 degrees 03 minutes 14 seconds West a distance of 41.74

16-1 feet;

16-2 Thence North 47 degrees 29 minutes 14 seconds East departing said

16-3 corner of Honey Creek a distance of 44.08 feet to a 5/8 inch iron rod

16-4 found for corner on the west line of said Honey Creek tract;

16-5 Thence North 00 degrees 45 minutes 31 seconds West along the west

16-6 line of said Honey Creek tract a distance of 582.40 feet to a 5/8

16-7 inch iron rod found for corner;

16-8 Thence North 12 degrees 05 minutes 41 seconds West continuing along

16-9 said west line a distance of 84.06 feet to a 5/8 inch iron rod found

16-10 for corner;

16-11 Thence North 25 degrees 09 minutes 52 seconds West continuing along

16-12 said west line a distance of 181.31 feet to a 5/8 inch iron rod found

16-13 for corner;

16-14 Thence North 00 degrees 31 minutes 02 seconds East continuing along

16-15 said west line and generally near the center of said County Road

16-16 Number 202 a distance of 1340.78 feet to a 1/2 inch iron rod found

16-17 for corner;

16-18 Thence North 01 degrees 14 minutes 46 seconds East continuing along

16-19 said west line and said County Road Number 202 a distance of 538.52

16-20 feet to a 5/8 inch iron rod with cap stamped "R.P.:.S. 5430" set for

16-21 corner;

16-22 Thence North 00 degrees 00 minutes 58 seconds West continuing along

16-23 said west line and said County Road Number 202 a distance of 671.18

16-24 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for

16-25 corner;

16-26 Thence North 00 degrees 09 minutes 16 seconds East continuing along

16-27 said west line and said County Road Number 202 a distance of 576.89

16-28 feet to the POINT OF BEGINNING containing 11,090,197 square Feet,

16-29 or 254.596 acres of land.

16-30 TRACT 3

16-31 BEING A 7.730 ACRE TRACT OF LAND SITUATED IN THE MEREDITH HART

16-32 SURVEY, ABSTRACT NO. 371, COLLIN COUNTY, TEXAS, BEING A PORTION OF

16-33 THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ROBERT NICHOLAS

16-34 OLIVIER, AS RECORDED IN INSTRUMENT NO. 20070510000633570, DEED

16-35 RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY

16-36 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

16-37 BEGINNING AT A SET PK NAIL AT THE SOUTHWEST CORNER OF SAID OLIVIER

16-38 TRACT, SAID PK NAIL BEING IN COUNTY ROAD 202;

16-39 THENCE NORTH, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF

16-40 30.19 FEET AND CONTINUING A TOTAL DISTANCE OF 808.75 FEET ALONG THE

16-41 WEST LINE OF SAID OLIVIER TRACT TO A 1/2-INCH IRON ROD SET AT THE

16-42 NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;\

16-43 THENCE NORTH 89° 10' 34" EAST, DEPARTING SAID WEST LINE, PASSING A

16-44 1/2-INCH IRON ROD SET AT A DISTANCE OF 703.47 FEET AND CONTINUING A

16-45 TOTAL DISTANCE OF 733.47 FEET TO A SET PK NAIL AT THE NORTHEAST

16-46 CORNER OF THIS TRACT, SAID PK NAIL BEING IN AFORESAID COUNTY ROAD

16-47 202;

16-48 THENCE SOUTH 00° 52' 00" EAST, A DISTANCE OF 155.27 FEET ALONG SAID

16-49 COUNTY ROAD 202 TO A SET PK NAIL AT THE MOST NORTHERLY SOUTHEAST

16-50 CORNER OF THIS TRACT;

16-51 THENCE SOUTH 89° 10' 34" WEST, DEPARTING SAID COUNTY ROAD 202,

16-52 PASSING A 1/2-INCH IRON ROD SET AT A DISTANCE OF 30.00 FEET AND

16-53 CONTINUING A TOTAL DISTANCE OF 400.00 FEET TO A 1/2-INCH IRON ROD

16-54 SET;

16-55 THENCE SOUTH 00° 52' 00" EAST, PASSING A 1/2-INCH IRON ROD SET AT A

16-56 DISTANCE OF 623.40 FEET AND CONTINUING A TOTAL DISTANCE OF 653.40

16-57 FEET TO A SET PK NAIL AT THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS

16-58 TRACT, SAID PK NAIL BEING IN SAID COUNTY ROAD 202;

16-59 THENCE SOUTH 89° 10' 34" WEST, A DISTANCE OF 345.70 FEET ALONG SAID

16-60 COUNTY ROAD 202 TO THE POINT OF BEGINNING AND CONTAINING 336,718

16-61 SQUARE FEET OR 7.730 ACRES OF LAND.

16-62 TRACT 4

16-63 BEING, a tract of land situated in the T. Cunis Survey, Abstract

16-64 Number 211, Collin County, Texas, and being all of a tract of land

16-65 conveyed to Thomas A. Helsley, as recorded in Volume 5848, Page

16-66 4493, of the Deed Records of Collin County, Texas, and being more

16-67 particularly described as follows:

16-68 BEGINNING at a point near the center of an asphalt road called

16-69 Geren Trail, said point being the northeast corner of said Helsley



17-1 tract and the northwest corner of a tract of land to McKinney Ranch,  
 17-2 LTD. as recorded in Instrument Number 20140108000018880 of the  
 17-3 Official Public Records of Collin County, Texas, from which a 1/2  
 17-4 inch iron rod with cap stamped "R.P.L.S. 3963" found at an angle  
 17-5 point on the north line of said McKinney Ranch tract bears North 89  
 17-6 degrees 26 minutes 30 seconds East a distance of 115.63 feet;  
 17-7 THENCE South 00 degrees 33 minutes 30 seconds East along the common  
 17-8 line of said Helsley tract and said McKinney Ranch tract a distance  
 17-9 of 980.00 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S.  
 17-10 3963" found for the southeast corner of said Helsley tract and the  
 17-11 southwest corner of said McKinney Ranch tract, said point also  
 17-12 lying on the north line of a tract of land to McKinney Independent  
 17-13 School District (M.I.S.D.) as recorded in 2012040200038050 of the  
 17-14 Official Public Records of Collin County, Texas;  
 17-15 THENCE South 89 degrees 27 minutes 36 seconds West along the common  
 17-16 line of said Helsley tract and said M.I.S.D. tract, a distance of  
 17-17 1169.89 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 3963"  
 17-18 found for the southwest corner of said Helsley tract lying on the  
 17-19 east right-of-way line of F.M. Highway No. 1461 (variable width  
 17-20 right-of-way);  
 17-21 THENCE North 00 degrees 06 minutes 23 seconds East along the east  
 17-22 line of said F.M. 1461, a distance of 107.58 feet to a 1/2 inch iron  
 17-23 rod with red cap found for corner at an angle point in same;  
 17-24 THENCE South 89 degrees 53 minutes 37 seconds East continuing along  
 17-25 said East line of F.M. 1461, a distance of 19.67 feet to an inner ell  
 17-26 corner of said Helsley tract lying on the east line of County Road  
 17-27 166 (variable width right-of-way);  
 17-28 THENCE North 00 degrees 46 minutes 08 seconds West along the east  
 17-29 line of said County Road 166, a distance of 663.23 feet to the most  
 17-30 westerly northwest corner of said Helsley tract, same being the  
 17-31 southwest corner of a tract of land to Jack Geren as recorded in  
 17-32 Volume 830, Page 770 of the Deed Records of Collin County, Texas;  
 17-33 THENCE North 89 degrees 19 minutes 27 seconds East along the common  
 17-34 line of said Geren tract and said Helsley tract, a distance of  
 17-35 356.14 feet to a 1/2 inch iron rod found for an inner ell corner of  
 17-36 same;  
 17-37 THENCE North 00 degrees 31 minutes 34 seconds West continuing along  
 17-38 said Common line, a distance of 208.33 feet to a "PK" nail found  
 17-39 near the center of said asphalt road called Geren Trail, said point  
 17-40 being the most northerly northwest corner of said Helsley tract,  
 17-41 and the northeast corner of said Geren tract;  
 17-42 THENCE North 89 degrees 26 minutes 30 seconds East along the north  
 17-43 line of said Helsley tract and said Geren Trail, a distance of  
 17-44 795.15 feet to the POINT OF POINT OF BEGINNING containing 1,054,944  
 17-45 square Feet, or 24.218 acres of land with containing 1,054,944  
 17-46 square Feet, or 24.218 acres of land with approximately 14,473  
 17-47 square feet or 0.332 of an acre lying in said asphalt road called  
 17-48 Geren Trail, (area between property line and fence line).  
 17-49 TRACT 5  
 17-50 BEING, a tract of land situated in the T. Cunis Survey, Abstract  
 17-51 Number 211, Collin County, Texas, and being all of Tract one and  
 17-52 Tract two conveyed to Baylor Health Care System, as recorded in  
 17-53 Volume 5848, Page 4498, of the Deed Records of Collin County, Texas,  
 17-54 and being more particularly described as follows:  
 17-55 BEGINNING at a point near the center of an asphalt road called Geren  
 17-56 Trail, said point being the northwest corner of said Tract one;  
 17-57 THENCE North 89 degrees 26 minutes 29 seconds East, along the near  
 17-58 center of said asphalt road, and the north line of said Tract one, a  
 17-59 distance of 115.63 feet to a 1/2 inch iron rod with cap stamped  
 17-60 "R.P.L.S. 3963" found for corner at an angle point;  
 17-61 THENCE North 88 degrees 52 minutes 48 seconds East, leaving said  
 17-62 asphalt road, and continuing along the north line of said Tract one,  
 17-63 a distance of 640.35 feet to a 12 inch wood fence post found for  
 17-64 corner from which a 60D nail found fore reference bears North 14  
 17-65 degrees 09 minutes 44 seconds East, 0.69 feet, said point also being  
 17-66 the northwest corner of the aforementioned Tract two;  
 17-67 THENCE North 89 degrees 28 minutes 42 seconds East, along the north  
 17-68 line of said Tract two, a distance of 1234.62 feet to a 1/2 inch iron  
 17-69 rod with cap stamped "R.P.L.S. 3963" found for the northeast corner

18-1 of said Tract two, and the northwest corner of a tract of land  
18-2 conveyed to McKinney Ranch, LTD., as recorded in instrument number  
18-3 20060208000170600, of the Official Public Records of Collin County,  
18-4 Texas;  
18-5 THENCE South 00 degrees, 33 minutes, 31 second East, along west line  
18-6 of said McKinney Ranch tract, and the east line of said Tract two, a  
18-7 distance of 985.49 feet to a 5/8 inch iron rod found for the  
18-8 southeast corner of said tract two and a inner ell corner of said  
18-9 McKinney Ranch tract;  
18-10 THENCE South 89 degrees, 26 minutes, 33 seconds West, along the  
18-11 common line of said Tract two and McKinney Ranch tract, passing a  
18-12 1/2 inch iron rod with cap stamped "R.P.L.S. 3963" found for the  
18-13 southwest corner of said Tract two, the southeast corner of said  
18-14 Tract one, a northwest corner of said McKinney Ranch tract, and the  
18-15 northeast corner of a tract of land conveyed to McKinney  
18-16 Independent School District as recorded in instrument number  
18-17 20120402000380350, of the Official Public Records of Collin County,  
18-18 Texas at a distance of 1230.34 feet, and continuing along the common  
18-19 line of said Tract two and said McKinney Independent School  
18-20 District, for a total distance of 1990.57 feet to a 1/2 inch iron  
18-21 rod with cap stamped "R.P.L.S. 396311 found for the southwest  
18-22 corner of said Tract one and the southeast corner of a tract of land  
18-23 conveyed to Thomas A. Helsley recorded in Volume 5848, Page 4493,  
18-24 Deed Records of Collin County, Texas;  
18-25 THENCE North 00 degree 33 minutes 30 seconds West, along the common  
18-26 line of said Tract one and said Helsley tract, a distance of 979.98  
18-27 feet, to the point of beginning and containing 1,960,013 square  
18-28 feet or 44.996 acres of land.  
18-29 TRACT 6  
18-30 BEING, a tract of land situated in the T. Cunis Survey, Abstract  
18-31 Number 211, City of McKinney, Collin County, Texas, and being the  
18-32 remainder of a 184.822 acre tract of land described in deed to Eddie  
18-33 B. and Mary K. Maxwell, as recorded in Volume 3834, Page 84, of the  
18-34 Deed Records of Collin County, Texas, and being more particularly  
18-35 described as follows:  
18-36 BEGINNING at a 60D nail found for comer near the center of County  
18-37 Road 164, said oint being the southwest comer of a tract of land  
18-38 conveyed to R & L Knipe Resource . Tract, recorded in Volume 4697,  
18-39 Page 1782, of the Deed Records of Collin County, Texas.  
18-40 THENCE South 89 degrees 56 minutes 56 seconds West, along the near  
18-41 center of said County Road 164 and the south line of said tract, a  
18-42 distance of 1768.09 feet to a 1 /2 inch iron rod found for comer in  
18-43 said County Road, said point also being the southeast comer of  
18-44 Bloomdale estates, an addition to the City of McKinney, as recorded  
18-45 in Cabinet J, Page 981 of the Map records of Collin County, Texas;  
18-46 THENCE North 00 degrees 56 minutes 19 seconds West, along the east  
18-47 line of said Bloomdale Estates, passing a 1/2 inch iron rod found  
18-48 for the southeast corner of Lot 10 at 60 feet, and continuing for a  
18-49 total distance of 1749.40 feet to a 1/2 inch iron rod found for the  
18-50 northeast corner of said Bloomdale Estates, said point also being  
18-51 the southeast corner of a tract of land conveyed to McKinney I.S.D.,  
18-52 as recorded in Instrument number 20120402000380350, of the Official  
18-53 Public Records of Collin County, Texas;  
18-54 THENCE North 00 degree 51 minutes 28 seconds West, along the east  
18-55 line of said McKinney I.S.D. tract, passing a 1/2 inch iron rod with  
18-56 cap stamped "R.P.L.S. 3963" found for the northeast corner of said  
18-57 McKinney I.S.D. tract, and the southeast corner of a tract of land  
18-58 conveyed to McKinney I.S.D., as recorded in Instrument number  
18-59 20120402000380350, and continuing for a total distance of 1275.59  
18-60 feet to a 5/8 inch iron rod found with cap stamped "KHA", said point  
18-61 lying of the south line of a tract of land conveyed to McKinney  
18-62 Ranch, Ltd., as recorded in Instrument number 20060208000170600, of  
18-63 the Official Public Records of Collin County, Texas;  
18-64 THENCE North 89 Degrees 41 Minutes, 19 seconds East, along the south  
18-65 line of said McKinney Ranch tract, a distance of 1875.61 feet to a  
18-66 1/2 inch iron rod found for corner at the base of a double trunked 10  
18-67 inch Hackberry tree, said point also being the northwest corner of a  
18-68 tract of land conveyed to Rene Bates, as recorded in instrument  
18-69 number 20070917001294740, of the Official Public Records of Collin

19-1 County, Texas;  
19-2 THENCE with the west line of said Bates tract the following courses  
19-3 and distances:  
19-4 South 17 degrees 31 minutes 38 seconds East, a distance of  
19-5 287.57 feet to steel fence post for corner;  
19-6 South 39 degrees 23 minutes 37 seconds East, a distance of  
19-7 124.08 feet to steel fence post for corner;  
19-8 South 00 degree 42 minutes 59 seconds West, a distance of 68.64 feet  
19-9 to a 5/8 inch iron rod with cap stamped "KHA" found for corner, said  
19-10 point lying on the north line of a tract of land conveyed to Dennis  
19-11 A. Bryant & Martha J. Bryant, as recorded in instrument number  
19-12 93-0014444, of the Deed Records of Collin County, Texas;  
19-13 THENCE South 89 degrees 02 minutes 44 seconds West, along the north  
19-14 line of said Bryant tract, a distance of 187 .67 feet to a 1 /2 inch  
19-15 iron rod found for corner near the north base of a steel fence post,  
19-16 said point also being the northwest corner of said Bryant tract;  
19-17 THENCE South 00 degree 59 minutes 36 seconds East, along the west  
19-18 line of said Bryant tract, and passing the northwest corner of a  
19-19 tract of land conveyed to Michael Larry Culbreath et ux, As recorded  
19-20 in Volume 4283, Page 2451 of the Deed Records of Collin County,  
19-21 Texas, and continuing with the west line of said Vulbreath tract a  
19-22 total distance of 1056.50 feet to a 1/2 inch iron rod found for  
19-23 corner in the north line of a tract of land conveyed Rene Bates, as  
19-24 recorded in instrument number 20111004001062750, of the Official  
19-25 Public Records of Collin County, Texas;  
19-26 THENCE with the north and west line of said Bates tract the  
19-27 following courses and distances;  
19-28 South 89 Degrees 19 minutes 07 seconds West, a distance of  
19-29 80.01 feet to a 1/2 inch iron rod found for corner at the northwest  
19-30 base of a steel fence post;  
19-31 South 00 degree 53 minutes 58 seconds East, a distance of  
19-32 530.10 feet to a 1/2 inch iron rod found for corner, said point  
19-33 being the northwest corner of a tract of land conveyed to Richard  
19-34 Knipe et ux of the Deed Records of Collin County, Texas;  
19-35 THENCE South 00 Degree 57 minutes 27 second East, along the west  
19-36 line of said Richard Knipe et ux tract, and passing a 1/2 inch iron  
19-37 rod found for the northwest corner of the aforementioned R & L Knipe  
19-38 Resources tract at a distance of 523.10 feet, and continuing along  
19-39 the west line of said R & L Knipe Resources tract, a total distance  
19-40 of 1004.17 feet, to the point of beginning and containing 5,519,836  
19-41 square feet or 126.718 acres of land.  
19-42 TRACT 7  
19-43 BEING a 45.060 acre tract of land situated in the William Rice  
19-44 Survey, Abstract Number 769, Collin County, Texas and being all of a  
19-45 called 45.013 acre tract of land to Barcelona 93, LTD AS  
19-46 recorded in Instrument Number 20160705000847670 of the Official  
19-47 Public Records of Collin County, Texas and being more particularly  
19-48 described as follows;  
19-49 BEGINNING at a 1" flat iron found in the center of County Road 1006  
19-50 for the northwest corner of said 45.013 acre tract and the northeast  
19-51 corner of a called 10.107 acre tract of land to Randall  
19-52 K. Hickman and Patricia C. Hickman, Husband and Wife as recorded in  
19-53 Instrument Number 20150306000247630 of the Official Public Records  
19-54 of Collin County, Texas;  
19-55 THENCE South 89 degrees 46 minutes 44 seconds East along the center  
19-56 of said County Road 1006, same being the north line of said 45.013  
19-57 acre tract, a distance of 139.84 feet to a mag nail  
19-58 set for corner;  
19-59 THENCE North 89 degrees 00 minutes 16 seconds East continuing along  
19-60 the center of said County Road 1006, same being the north line of  
19-61 said 45.013 acre tract, a distance of 376.07 feet to a 1/2 inch iron  
19-62 rod found for corner;  
19-63 THENCE North 89 degrees 13 minutes 11 seconds East continuing along  
19-64 the center of said County Road 1006, same being the north line of  
19-65 said 45.013 acre tract, a distance of 1070.43 feet  
19-66 to a 1/2 inch iron rod found for the northeast corner of said 45.013  
19-67 acre tract;  
19-68 THENCE South 00 degrees 40 minutes 37 seconds East along the east  
19-69 line of said 45.013 acre tract and generally along a barbed wire

20-1 fence, a distance of 686.16 feet to a fence corner post  
 20-2 found for corner;  
 20-3 THENCE North 88 degrees 17 minutes 51 seconds East continuing along  
 20-4 the east line of said 45.013 acre tract and generally along a barbed  
 20-5 wire fence, a distance of 15.05 feet to a fence  
 20-6 corner post found for corner;  
 20-7 THENCE South 00 degrees 34 minutes 36 seconds East continuing along  
 20-8 the east line of said 45.013 acre tract and generally along a barbed  
 20-9 wire fence, a distance of 755.74 feet to a 1/2 inch  
 20-10 iron rod with cap stamped "RPLS 5190" found for the southeast corner  
 20-11 of said 45.013 acre tract, same being the northeast corner of a  
 20-12 called 7.00 acre tract of land to Rene Bates as recorded  
 20-13 in Instrument Number 20110106000027310 of the Official Public  
 20-14 Records of Collin County, Texas;  
 20-15 THENCE North 88 degrees 07 minutes 54 seconds West along the common  
 20-16 line of said 45.013 acre tract and said 7.00 acre tract, a distance  
 20-17 of 1080.82 feet to a 1/2 inch iron rod found in a  
 20-18 north/south barbed wire fence on the east line of a called 18.97  
 20-19 acre tract of land to Rene Bates as recorded in Instrument Number  
 20-20 20151231001629740 of the Official Public Records of Collin  
 20-21 County, Texas for the most southerly southwest corner of said  
 20-22 45.013 acre tract and the northwest corner of said 7.00 acre tract;  
 20-23 THENCE North 00 degrees 51 minutes 16 seconds West along the common  
 20-24 line of said 45.013 acre tract and said 18.97 acre tract and  
 20-25 generally along a barbed wire fence, a distance of  
 20-26 529.96 feet to a 1 inch iron pipe found on the east side of a fence  
 20-27 corner post for an inner ell corner of said 45.013 acre tract and  
 20-28 the northeast corner of said 18.97 acre tract;  
 20-29 THENCE North 88 degrees 36 minutes 28 seconds West continuing along  
 20-30 the common line of said 45.013 acre tract and said 18.97 acre tract  
 20-31 and generally along a barbed wire fence, a  
 20-32 distance of 515.75 feet to a 1 inch iron pipe found on the west side  
 20-33 of a fence corner post for the most westerly southwest corner of  
 20-34 said 45.013 acre tract and the southeast corner of the  
 20-35 aforementioned 10.107 acre tract;  
 20-36 THENCE North 00 degrees 53 minutes 46 seconds West, along the common  
 20-37 line of said 45.013 acre tract and said 10.107 acre tract and  
 20-38 generally along a barbed wire fence, a distance of  
 20-39 843.23 feet to the POINT OF BEGINNING containing 1,962,793 square  
 20-40 feet, or 45.060 acres of land.

20-41 SECTION 3. (a) The legal notice of the intention to  
 20-42 introduce this Act, setting forth the general substance of this  
 20-43 Act, has been published as provided by law, and the notice and a  
 20-44 copy of this Act have been furnished to all persons, agencies,  
 20-45 officials, or entities to which they are required to be furnished  
 20-46 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
 20-47 Government Code.

20-48 (b) The governor, one of the required recipients, has  
 20-49 submitted the notice and Act to the Texas Commission on  
 20-50 Environmental Quality.

20-51 (c) The Texas Commission on Environmental Quality has filed  
 20-52 its recommendations relating to this Act with the governor,  
 20-53 lieutenant governor, and speaker of the house of representatives  
 20-54 within the required time.

20-55 (d) All requirements of the constitution and laws of this  
 20-56 state and the rules and procedures of the legislature with respect  
 20-57 to the notice, introduction, and passage of this Act have been  
 20-58 fulfilled and accomplished.

20-59 SECTION 4. This Act takes effect immediately if it receives  
 20-60 a vote of two-thirds of all the members elected to each house, as  
 20-61 provided by Section 39, Article III, Texas Constitution. If this  
 20-62 Act does not receive the vote necessary for immediate effect, this  
 20-63 Act takes effect September 1, 2023.

20-64 \* \* \* \* \*