

RESOLUTION NO. 2022-12-__ (R)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY,
TEXAS, CONDITIONALLY CONSENTING TO THE CREATION OF A
DISTRICT TO BE KNOWN AS HONEY CREEK IMPROVEMENT
DISTRICT NO. 1**

WHEREAS, the Honey Creek Improvement District No. 1 (“District”) is contemplated to be created by special act of the 88th Texas Legislature (the “District Act”) to finance and provide public improvements and services to benefit both the property within the District and the City; and

WHEREAS, the City wishes to evidence its current support for the creation of the District within the City’s corporate limits, subject to the landowners’ voluntary annexation, zoning, and the terms of a Development Agreement to be negotiated between the City and the landowners (the “Development Agreement”).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS:

Section 1. That the City Council hereby grants its conditional consent to and conditional permission for the creation of a district operating pursuant to Article XVI, Section 59 and Article III, Section 52, Texas Constitution by special act of the 88th Texas Legislature within its corporate limits and inclusion of lands within the District (the “Subject Property”) which is described more fully in the field notes attached to the Petition attached as Exhibit “A”, and the City Manager is hereby authorized to execute any documents necessary to effectuate this Resolution.

Section 2. That the City Council further states that it has not relinquished any rights, duties or powers relating to the inclusion of the District within its corporate limits, and specifically its zoning authority.

Section 3. That the City Council of the City further states that this Resolution is provided subject to the landowners’ voluntary annexation, zoning, and the terms of a Development Agreement, to be negotiated, which Development Agreement may be entered into between the City and all landowners within the District, as required by the District Act. The City shall not be obligated to enter into a Development Agreement. This Resolution solely provides conditional consent for the creation of the District by the Legislature and does not constitute the formal consent for the creation of the District that will be contemplated by the District Act. The City does not consent to the organization, election, or issuance of bonds from any revenue available to the District until the Development Agreement is executed, if at all, and until the City has provided a separate Consent Resolution contemporaneously with the execution of such Development Agreement by the City. Should the landowners’ voluntary annexation, zoning, and formal approval of a Development Agreement as contemplated by this Section not occur within one (1) year of the effective date of the District Act, this Resolution shall thereafter be null and void. The District Act shall be composed and filed in a format consistent with this Section 3, and the City Manager’s approval of the provisions of the District Act shall be affixed thereto as a condition of its filing.

Section 4. That this Resolution take effect immediately from and after its passage.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
MCKINNEY, TEXAS ON THE 20th DAY OF DECEMBER, 2022.**

CITY OF MCKINNEY, TEXAS

GEORGE C. FULLER
Mayor

ATTEST:

EMPRESS DRANE
City Secretary

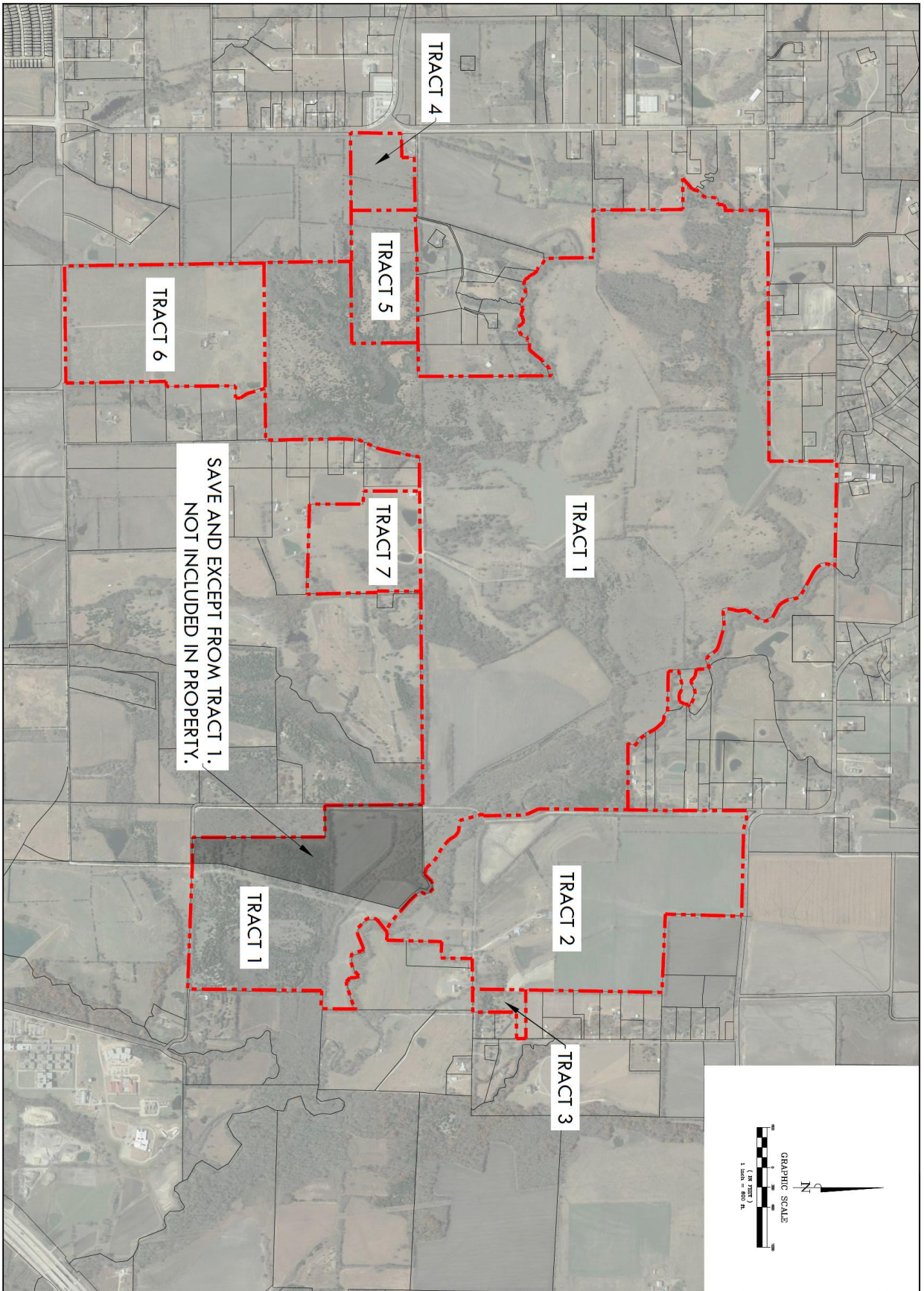
APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

EXHIBIT A

Metes and Bounds Description of the Subject Property

EXHIBIT A CONTINUED



<p>EXHIBIT</p>	<p>CROSS F</p>	<p>MCKINNEY RANCH LIMITED</p>	<p>THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY</p>	 <p>WILD LAND DEVELOPMENT CONSULTING 3899 Maple Ave, Suite 300 Dallas, TX 75219 Tel 972 742 8545 Certificate of Registration No. F-18512</p>
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Plot: 2024 - Cross F.dwg Date: 6/14/2022 Project Number: 0310262002

EXHIBIT A CONTINUED

TRACT 1

LEGAL DESCRIPTION

1218.714 ACRES

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

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

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

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

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

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

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

South 23°24'12" West a distance of 128.37 feet to a point for corner;

South 08°30'42" East a distance of 83.53 feet to a point for corner;

South 30°17'56" East a distance of 75.19 feet to a point for corner;

South 52°40'13" East a distance of 96.34 feet to a point for corner;

South 61°30'47" East a distance of 352.39 feet to a point for corner;

South 53°06'14" East a distance of 95.82 feet to a point for corner;

South 10°46'14" East a distance of 114.32 feet to a point for corner;

South 12°54'15" East a distance of 67.33 feet to a point for corner;

South 31°17'25" East a distance of 99.36 feet to a point for corner;

South 45°27'58" East a distance of 51.57 feet to a point for corner;

South 64°03'22" East a distance of 108.23 feet to a point for corner;

South 59°27'11" East a distance of 107.89 feet to a point for corner;

South 20°52'23" East a distance of 108.15 feet to a point for corner;

South 13°47'15" West a distance of 62.76 feet to a point for corner;

South 35°01'12" West a distance of 271.26 feet to a point for corner;

South 06°27'44" East a distance of 137.08 feet to a point for corner;

South 21°49'33" West a distance of 62.38 feet to a point for corner;

South 06°52'20" West a distance of 90.73 feet to a point for corner;

South 15°37'43" East a distance of 52.21 feet to a point for corner;

South 64°55'40" East a distance of 29.37 feet to a point for corner;

North 85°47'24" East a distance of 225.38 feet to a point for corner;

South 73°52'41" East a distance of 284.02 feet to a point for corner;

South 70°08'41" East a distance of 69.22 feet to a point for corner;

South 46°07'44" East a distance of 58.55 feet to a point for corner;

South 30°27'53" East a distance of 74.84 feet to a point for corner;

South 45°09'41" East a distance of 73.01 feet to a point for corner;

South 86°20'18" East a distance of 45.67 feet to a point for corner;

North 70°07'08" East a distance of 125.46 feet to a point for corner in the west line of a tract of land described in a deed called "Tract One" to J.A. and Imogene Gooch Revocable Living Trust, recorded in Volume 5636, Page 4136, Land Records, Collin County, Texas;

THENCE South 03°48'49" East departing the centerline of said Honey Creek and with the west line of said Tract One J.A. and Imogene Gooch Revocable Living Trust along a barbwire fence passing at 51.57 feet a 1/2 inch iron rod found and continuing for a total distance of 199.72 feet to a 5/8" iron rod with red cap marked KHA set at the southwest corner of said Tract One J.A. and Imogene Gooch Revocable Living Trust;

THENCE with the south line of said Tract One J.A. and Imogene Gooch Revocable Living Trust the following calls:

South 79°35'20" East a distance of 110.76 feet to a 5/8" iron rod with red cap marked KHA set for corner;
South 44°57'54" East a distance of 90.13 feet to a 5/8" iron rod with red cap marked KHA set for corner;
North 67°12'40" East a distance of 174.48 feet to a 5/8" iron rod with red cap marked KHA set for corner;
South 81°24'25" East a distance of 71.46 feet to a 5/8" iron rod with red cap marked KHA set for corner;
South 66°47'34" East a distance of 178.26 feet to a point for corner in the centerline of said Honey Creek;

THENCE along the centerline of said Honey Creek the following calls:

South 59°29'36" West a distance of 48.92 feet to a point for corner;
South 07°03'42" West a distance of 54.33 feet to the northwest corner of a tract of land described in a deed called "Tract Two" to J.A. and Imogene Gooch Revocable Living Trust recorded in Volume 5636, Page 4136, Land Records, Collin County, Texas;

THENCE departing the centerline of said Honey Creek and with the north, line of said Tract Two J.A. and Imogene Gooch Revocable Living Trust the following calls:

South 25°06'09" West a distance of 85.01 feet to a 5/8" iron rod with red cap marked KHA set for corner;
South 86°06'11" West a distance of 105.59 feet to a 5/8" iron rod with red cap marked KHA set for corner;

North 62°04'42" West a distance of 70.34 feet to a 5/8" iron rod with red cap marked KHA set for corner;
North 79°09'48" West a distance of 78.47 feet to a 5/8" iron rod with red cap marked KHA set for corner;
South 76°09'56" West a distance of 228.54 feet to a 5/8" iron rod with red cap marked KHA set at the northwest corner of said Tract Two J.A. and Imogene Gooch Revocable Living Trust;

THENCE South 03°23'52" East a along a barbwire fence a distance of 152.85 feet to a 5/8" iron rod found at the southwest corner of said Tract Two J.A. and Imogene Gooch Revocable Living Trust;

THENCE with the south line of said Tract Two J.A. and Imogene Gooch Revocable Living Trust and along the general course of a barbwire fence the following calls:

South 87°28'40" East a distance of 72.08 feet to a 5/8" iron rod with red cap marked KHA set for corner;
South 88°58'34" East passing at 497.31 feet a 1/2 iron rod found and continuing for a total distance of 541.00 feet to a point for corner in the centerline of said Honey Creek, said point being in the west line of a tract of land described in a deed to J.A. and Imogene Gooch Revocable Living Trust recorded Clerk File Number 93-0106681, Land Records, Collin County, Texas;

THENCE along the centerline of said Honey Creek and along the west line of said J.A. and Imogene Gooch Revocable Living Trust the following calls:

South 30°08'34" East a distance of 29.56 feet to a point for corner;
South 57°19'01" East a distance of 47.61 feet to a point for corner;
South 82°37'56" East a distance of 90.58 feet to a point for corner;
South 42°52'24" East a distance of 162.01 feet to a point at the northwest corner of a tract of land described in a deed to Tom E. Engle and Karen A. Engle recorded in Volume 5418, Page 4142, Land Records, Collin County, Texas;

THENCE South 30°34'59" East with the west line of said Tom E. Engle and Karen A. Engle and continuing along the centerline of said Honey Creek a distance of 152.05 feet to a point at the northwest corner of a tract of land described in a deed to Tom E. Engle and Karen A. Engle recorded in Volume 5380, Page 4044, Land Records, Collin County, Texas;

THENCE along the centerline of said Honey Creek and along the west line of said Tom E. Engle and Karen A. Engle the following calls:

South 30°08'44" East a distance of 33.20 feet to a point for corner;
South 36°32'02" East a distance of 121.42 feet to a point for corner;
South 66°37'07" East a distance of 60.66 feet to a point for corner;
South 43°37'28" East a distance of 56.43 feet to a point for corner;
South 00°08'40" East a distance of 35.47 feet to a point for corner;
South 30°29'42" West a distance of 24.38 feet to a point for corner;
South 47°51'01" West a distance of 49.96 feet to a point for corner;

THENCE South 89°53'34" East departing the centerline of said Honey Creek and with the south line of said Tom E. Engle and Karen A. Engle passing at 58.03 feet a 1/2 inch iron rod with cap found and continuing along a barbwire fence for a total distance of 983.93 feet to a metal fence post found for corner, from which a one inch iron rod found in asphalt in the centerline of County Road 202 bears South 89°53'34" East a distance of 21.86 feet;

THENCE South 00°25'41" West along the general course of a barbwire fence a distance of 1552.26 feet to a point for corner in the centerline of said Honey Creek;

THENCE along the centerline of said Honey Creek the following calls:

South 69°49'58" East a distance of 82.17 feet to a point for corner;
South 14°23'29" East a distance of 70.58 feet to a point for corner;
South 02°11'17" West a distance of 169.40 feet to a point for corner;
South 40°43'43" West a distance of 72.63 feet to a point for corner;

South 67°07'59" West a distance of 69.48 feet to a point for corner;
South 85°04'46" West a distance of 109.78 feet to a point for corner;
South 32°43'24" West a distance of 60.16 feet to a point for corner;
South 09°08'50" East a distance of 124.19 feet to a point for corner;
South 56°32'04" East a distance of 73.66 feet to a point for corner;
South 63°18'11" East a distance of 37.12 feet to a point for corner;
South 69°59'42" East a distance of 111.44 feet to a point for corner;
South 46°14'26" East a distance of 90.73 feet to a point for corner;
South 11°15'17" East a distance of 191.67 feet to a point for corner;
South 17°55'11" East a distance of 85.72 feet to a point for corner;
South 69°18'16" East a distance of 235.92 feet to a point for corner;
South 29°14'27" East a distance of 57.98 feet to a point for corner;
South 51°31'28" East a distance of 440.72 feet to a point for corner;
South 43°32'59" East a distance of 140.07 feet to a point for corner;
South 62°01'13" East a distance of 104.31 feet to a point for corner;
North 69°11'35" East a distance of 73.64 feet to a point for corner;
North 50°17'09" East a distance of 128.74 feet to a point for corner;
North 74°01'37" East a distance of 82.53 feet to a point for corner;
South 48°40'54" East a distance of 124.07 feet to a point for corner;
South 26°42'21" West a distance of 77.82 feet to a point for corner;
South 05°56'42" East a distance of 73.50 feet to a point for corner;
South 45°47'12" East a distance of 501.35 feet to a point for corner;
South 55°49'11" East a distance of 191.12 feet to a point for corner;
South 14°28'12" West a distance of 75.33 feet to a point for corner;
South 52°02'47" West a distance of 124.63 feet to a point for corner;
South 17°36'16" West a distance of 89.41 feet to a point for corner;
South 08°17'38" East a distance of 60.50 feet to a point for corner;
South 46°25'51" East a distance of 223.59 feet to a point for corner;
North 86°02'30" East a distance of 68.62 feet to a point for corner;
North 68°04'39" East a distance of 251.87 feet to a point for corner;
South 38°28'19" East a distance of 46.61 feet to a point for corner;
South 13°57'02" East a distance of 143.42 feet to a point for corner;
South 74°53'01" East a distance of 55.67 feet to a point for corner;
South 89°34'39" East a distance of 76.12 feet to a point for corner;
North 74°24'09" East a distance of 112.70 feet to a point for corner;
North 48°36'26" East a distance of 133.78 feet to a point for corner;
South 40°05'49" East a distance of 40.71 feet to a point for corner;
South 01°35'11" East a distance of 106.35 feet to a point for corner;
South 47°59'10" East a distance of 79.63 feet to a point for corner;
North 83°01'26" East a distance of 57.88 feet to a point for corner;
North 71°34'34" East a distance of 308.45 feet to a point for corner;
North 49°30'50" East a distance of 80.60 feet to a point for corner in the west line of a tract of land described in a deed to E.R. Hartley et ux. Elga Hartley recorded in Volume 592, Page 35, Land Records, Collin County, Texas;
THENCE South 00°34'13" West with the west line of said E.R. Hartley and along a barbwire fence a distance of 538.17 feet to a six inch diameter Bois d'Arc fence post found for corner;
THENCE North 87°27'55" West departing the west line of said E.R. Hartley a distance of 272.40 feet to a six inch diameter Bois d'Arc fence post found at the northwest corner of a tract of land described in a deed to Eddie P. Howell et ux. Gailyn A. Howell recorded in Volume 1128, Page 160, Land Records, Collin County, Texas;
THENCE South 00°40'35" West with the west line of said Eddie P. Howell and along the general course of a barbwire fence a distance of 2013.95 feet to a 1/2" iron rod found for corner in asphalt in the centerline of County Road 201;
THENCE North 87°51'07" West along the centerline of said County Road 201 passing at 1612.90 feet a 100D nail found 1.27 feet to the left at a right angle to this course, said point being the southeast corner of said 3.00 acre Lela M. Fryar tract, and passing at 1862.71 feet a 100D nail found 2.06 feet to the left at a right angle to this course, said point being the southwest corner of said 3.00 acre Lela M. Fryar tract, and continuing for a total distance of 2286.16 feet to a 1/2" iron rod found for corner;
THENCE North 00°15'13" East along the general course of a barbwire fence a distance of 1969.91 feet to a 1/2" iron rod found for corner, from which a wood fence post found bears North 24°56'54" West a distance of 3.4 feet;
THENCE North 89°06'26" West along the general course of a barbwire fence passing at 466.94 feet a wood fence post found 0.9 feet to the right and at right angles to this course, and continuing for a total distance of 507.01 feet to a 1/2" iron rod found for corner in the east line of a tract of land described in a deed to RAJICA 131, L.P. recorded in Volume 5894, Page 3815, Land Records, Collin County, Texas;
THENCE North 00°27'12" East with the east line of said RAJICA 131, L.P. a distance of 1470.19 feet to a 1/2" iron rod found for corner in asphalt at the intersection of the centerline of County Road 201 and County Road 1006;

THENCE South 89°25'38" West along the centerline of said County Road 1006 a distance of 4793.69 feet to a 1/2" iron rod found in gravel pavement at the northeast corner of a tract of land described in a deed to Perry J. Graham et ux. Donna M. Graham recorded in Volume 1233, Page 811, Land Records, Collin County, Texas;

THENCE South 89°30'39" West continuing along the centerline of said County Road 1006 and with the north line of said Perry J. Graham a distance of 431.57 feet to a 5/8" iron rod found for corner;

THENCE in a southerly direction continuing along the centerline of said County Road 1006 the following calls:

South 10°38'17" West a distance of 428.46 feet to a 1/2" iron rod found for corner in asphalt;

South 13°53'52" West a distance of 203.34 feet to a bent 1/2" iron rod found for corner in asphalt;

South 24°17'55" West a distance of 316.45 feet to a 5/8" iron rod set for corner in asphalt;

South 03°15'22" West a distance of 290.50 feet to a 5/8" iron rod set for corner in asphalt;

South 01°02'46" East passing at 1043.25 feet a 3/8" iron rod found in asphalt at the southwest corner of a tract of land described in a deed to Rene Bates et ux. Beverly Bates recorded in Volume 3419, Page 878, Land Records, Collin County, Texas, and continuing for a total distance of 1113.87 feet to a 1/2" iron rod found in asphalt at the northeast corner of a tract of land described in a deed to Don W. Collins et ux.

Carol A. Collins recorded in Volume 4355, Page 2347, Land Records, Collin County, Texas;

THENCE South 89°31'09" West departing the centerline of said County Road 1006 and with the north line of said Don W. Collins and along the general course of a barbwire fence a distance of 795.63 feet to a 1/2" iron rod found at the base of an 18 inch diameter hackberry tree at the northwest corner of said Don W. Collins;

THENCE South 89°41'41" West continuing along the general course of a barbwire fence a distance of 1875.27 feet to a PK nail found in a fence post for corner;

THENCE North 00°43'53" West a distance of 1307.74 feet to a 1/2" iron rod with cap marked "RPLS 3963" found in the south line of a tract of land described in a deed to Baylor Health Care System as "Tract Two," recorded in Volume 5848, Page 4498, Land Records, Collin County, Texas;

THENCE with the south and east lines of said Tract Two Baylor Health Care System the following calls:
North 89°24'24" East a distance of 1227.09 feet to a 1/2" iron rod with cap marked "RPLS 3963" found for corner;

North 00°33'36" West a distance of 985.72 feet to a 1/2" iron rod with cap marked "RPLS 3963" found for corner in the south line of a tract of land described in a deed to Paul H. Powell III et ux. Lois M. Powell recorded in Clerk's File number 94-0015097, Land Records, Collin County, Texas;

THENCE North 89°14'20" East with the south line of said Paul H. Powell III passing at 40.07 feet a 1/2" iron rod found at the southeast corner of said Paul H. Powell III and continuing for a total distance of 512.56 feet to a 1/2" iron rod found at the southeast corner of a tract of land described in a deed to Harris Living Trust recorded in Volume 5272, Page 4335, Land Records, Collin County, Texas;

THENCE with the east line of said Harris Living Trust and along the general course of a barbwire fence the following calls:

North 00°12'24" West a distance of 583.36 feet to a 5/8" iron rod with red cap marked KHA set for corner;

North 00°04'15" West a distance of 407.78 feet to a 5/8" iron rod with red cap marked KHA set for corner;

North 00°32'47" West a distance of 436.72 feet to a 5/8" iron rod with red cap marked KHA set for corner;

North 00°12'16" West a distance of 186.87 feet to a 5/8" iron rod with red cap marked KHA set for corner;

North 00°23'27" West passing at 365.71 a one inch iron pipe found and continuing for a total distance of 386.47 feet to a point for corner in the centerline of a branch of Honey Creek;

THENCE South 00°25'41" West along the general course of a barbwire fence a distance of 1552.26 feet to a point for corner in the centerline of said Honey Creek;

THENCE along the centerline of said Honey Creek the following calls:

South 69°49'58" East a distance of 82.17 feet to a point for corner;

South 14°23'29" East a distance of 70.58 feet to a point for corner;

South 02°11'17" West a distance of 169.40 feet to a point for corner;

South 40°43'43" West a distance of 72.63 feet to a point for corner;

South 67°07'59" West a distance of 69.48 feet to a point for corner;

South 85°04'46" West a distance of 109.78 feet to a point for corner;

South 32°43'24" West a distance of 60.16 feet to a point for corner;

South 09°08'50" East a distance of 124.19 feet to a point for corner;

South 56°32'04" East a distance of 73.66 feet to a point for corner;

South 63°18'11" East a distance of 37.12 feet to a point for corner;

South 69°59'42" East a distance of 111.44 feet to a point for corner;

South 46°14'26" East a distance of 90.73 feet to a point for corner;

South 11°15'17" East a distance of 191.67 feet to a point for corner;

South 17°55'11" East a distance of 85.72 feet to a point for corner;

South 69°18'16" East a distance of 235.92 feet to a point for corner;

South 29°14'27" East a distance of 57.98 feet to a point for corner;

South 51°31'28" East a distance of 440.72 feet to a point for corner;

South 43°32'59" East a distance of 140.07 feet to a point for corner;
South 62°01'13" East a distance of 104.31 feet to a point for corner;
North 69°11'35" East a distance of 73.64 feet to a point for corner;
North 50°17'09" East a distance of 128.74 feet to a point for corner;
North 74°01'37" East a distance of 82.53 feet to a point for corner;
South 48°40'54" East a distance of 124.07 feet to a point for corner;
South 26°42'21" West a distance of 77.82 feet to a point for corner;
South 05°56'42" East a distance of 73.50 feet to a point for corner;
South 45°47'12" East a distance of 501.35 feet to a point for corner;
South 55°49'11" East a distance of 191.12 feet to a point for corner;
South 14°28'12" West a distance of 75.33 feet to a point for corner;
South 52°02'47" West a distance of 124.63 feet to a point for corner;
South 17°36'16" West a distance of 89.41 feet to a point for corner;
South 08°17'38" East a distance of 60.50 feet to a point for corner;
South 46°25'51" East a distance of 223.59 feet to a point for corner;
North 86°02'30" East a distance of 68.62 feet to a point for corner;
North 68°04'39" East a distance of 251.87 feet to a point for corner;
South 38°28'19" East a distance of 46.61 feet to a point for corner;
South 13°57'02" East a distance of 143.42 feet to a point for corner;
South 74°53'01" East a distance of 55.67 feet to a point for corner;
South 89°34'39" East a distance of 76.12 feet to a point for corner;
North 74°24'09" East a distance of 112.70 feet to a point for corner;
North 48°36'26" East a distance of 133.78 feet to a point for corner;
South 40°05'49" East a distance of 40.71 feet to a point for corner;
South 01°35'11" East a distance of 106.35 feet to a point for corner;
South 47°59'10" East a distance of 79.63 feet to a point for corner;
North 83°01'26" East a distance of 57.88 feet to a point for corner;
North 71°34'34" East a distance of 308.45 feet to a point for corner;
North 49°30'50" East a distance of 80.60 feet to a point for corner in the west line of a tract of land described in a deed to E.R. Hartley et ux. Elga Hartley recorded in Volume 592, Page 35, Land Records, Collin County, Texas;
THENCE South 00°34'13" West with the west line of said E.R. Hartley and along a barbwire fence a distance of 538.17 feet to a six inch diameter Bois d'Arc fence post found for corner;
THENCE North 87°27'55" West departing the west line of said E.R. Hartley a distance of 272.40 feet to a six inch diameter Bois d'Arc fence post found at the northwest corner of a tract of land described in a deed to Eddie P. Howell et ux. Gailyn A. Howell recorded in Volume 1128, Page 160, Land Records, Collin County, Texas;
THENCE South 00°40'35" West with the west line of said Eddie P. Howell and along the general course of a barbwire fence a distance of 2013.95 feet to a 1/2" iron rod found for corner in asphalt in the centerline of County Road 201;
THENCE North 87°51'07" West along the centerline of said County Road 201 passing at 1612.90 feet a 100D nail found 1.27 feet to the left at a right angle to this course, said point being the southeast corner of said 3.00 acre Lela M. Fryar tract, and passing at 1862.71 feet a 100D nail found 2.06 feet to the left at a right angle to this course, said point being the southwest corner of said 3.00 acre Lela M. Fryar tract, and continuing for a total distance of 2286.16 feet to a 1/2" iron rod found for corner;
THENCE North 00°15'13" East along the general course of a barbwire fence a distance of 1969.91 feet to a 1/2" iron rod found for corner, from which a wood fence post found bears North 24°56'54" West a distance of 3.4 feet;
THENCE North 89°06'26" West along the general course of a barbwire fence passing at 466.94 feet a wood fence post found 0.9 feet to the right and at right angles to this course, and continuing for a total distance of 507.01 feet to a 1/2" iron rod found for corner in the east line of a tract of land described in a deed to RAJICA 131, L.P. recorded in Volume 5894, Page 3815, Land Records, Collin County, Texas;
THENCE North 00°27'12" East with the east line of said RAJICA 131, L.P. a distance of 1470.19 feet to a 1/2" iron rod found for corner in asphalt at the intersection of the centerline of County Road 201 and County Road 1006;
THENCE South 89°25'38" West along the centerline of said County Road 1006 a distance of 4793.69 feet to a 1/2" iron rod found in gravel pavement at the northeast corner of a tract of land described in a deed to Perry J. Graham et ux. Donna M. Graham recorded in Volume 1233, Page 811, Land Records, Collin County, Texas;
THENCE South 89°30'39" West continuing along the centerline of said County Road 1006 and with the north line of said Perry J. Graham a distance of 431.57 feet to a 5/8" iron rod found for corner;
THENCE in a southerly direction continuing along the centerline of said County Road 1006 the following calls:
South 10°38'17" West a distance of 428.46 feet to a 1/2" iron rod found for corner in asphalt;
South 13°53'52" West a distance of 203.34 feet to a bent 1/2" iron rod found for corner in asphalt;
South 24°17'55" West a distance of 316.45 feet to a 5/8" iron rod set for corner in asphalt;
South 03°15'22" West a distance of 290.50 feet to a 5/8" iron rod set for corner in asphalt;

South 01°02'46" East passing at 1043.25 feet a 3/8" iron rod found in asphalt at the southwest corner of a tract of land described in a deed to Rene Bates et ux. Beverly Bates recorded in Volume 3419, Page 878, Land Records, Collin County, Texas, and continuing for a total distance of 1113.87 feet to a 1/2" iron rod found in asphalt at the northeast corner of a tract of land described in a deed to Don W. Collins et ux. Carol A. Collins recorded in Volume 4355, Page 2347, Land Records, Collin County, Texas;
THENCE South 89°31'09" West departing the centerline of said County Road 1006 and with the north line of said Don W. Collins and along the general course of a barbwire fence a distance of 795.63 feet to a 1/2" iron rod found at the base of an 18 inch diameter hackberry tree at the northwest corner of said Don W. Collins;
THENCE South 89°41'41" West continuing along the general course of a barbwire fence a distance of 1875.27 feet to a PK nail found in a fence post for corner;
THENCE North 00°43'53" West a distance of 1307.74 feet to a 1/2" iron rod with cap marked "RPLS 3963" found in the south line of a tract of land described in a deed to Baylor Health Care System as "Tract Two," recorded in Volume 5848, Page 4498, Land Records, Collin County, Texas;
THENCE with the south and east lines of said Tract Two Baylor Health Care System the following calls:
North 89°24'24" East a distance of 1227.09 feet to a 1/2" iron rod with cap marked "RPLS 3963" found for corner;
North 00°33'36" West a distance of 985.72 feet to a 1/2" iron rod with cap marked "RPLS 3963" found for corner in the south line of a tract of land described in a deed to Paul H. Powell III et ux. Lois M. Powell recorded in Clerk's File number 94-0015097, Land Records, Collin County, Texas;
THENCE North 89°14'20" East with the south line of said Paul H. Powell III passing at 40.07 feet a 1/2" iron rod found at the southeast corner of said Paul H. Powell III and continuing for a total distance of 512.56 feet to a 1/2" iron rod found at the southeast corner of a tract of land described in a deed to Harris Living Trust recorded in Volume 5272, Page 4335, Land Records, Collin County, Texas;
THENCE with the east line of said Harris Living Trust and along the general course of a barbwire fence the following calls:
North 00°12'24" West a distance of 583.36 feet to a 5/8" iron rod with red cap marked KHA set for corner;
North 00°04'15" West a distance of 407.78 feet to a 5/8" iron rod with red cap marked KHA set for corner;
North 00°32'47" West a distance of 436.72 feet to a 5/8" iron rod with red cap marked KHA set for corner;
North 00°12'16" West a distance of 186.87 feet to a 5/8" iron rod with red cap marked KHA set for corner;
North 00°23'27" West passing at 365.71 a one inch iron pipe found and continuing for a total distance of 386.47 feet to a point for corner in the centerline of a branch of Honey Creek;

SAVE AND EXCEPT

BEING a 73.436 acre tract located in the Meredith Hart Survey, Abstract No. 371, Collin County, Texas, being part of that called 189.1 acre tract described in Exhibit A to Special Warranty Deed recorded in Volume 5540, Page 826, Deed Records Collin County, Texas (D.R.C.C.T.), said 73.780 acre tract being more particularly described by metes and bounds as follows:
BEGINNING at a found ½ inch iron rod for the most Westerly Southwest corner of said 189.1 acre tract, being called Southwest corner of a 81.43 acre tract described in Volume 294, Page 623. D.R.C.C.T., and being the Northwest corner of that called 23.09 acre tract described in Deed to MAC TMK, Inc. as recorded in the County Clerk's File No. 93-0088052, Official Public Records Collin County, Texas (O.P.R.C.C.T.), being on the East line that tract described in Deed to RAIJCA 131, L.P. as recorded in Volume 5894, Page 3815, D.R.C.C.T., said iron rod being on the Westerly side of Collin County Road 201 (undefined prescriptive right of way);
THENCE N 00°24'41" E, with the West line of said 189.1 acre tract and the East line of said RAIJCA 131 tract, a distance of 1459.36 feet to a point for corner;
THENCE EAST, a distance of 1009.10 feet to point for corner in Honey Creek;
THENCE Southeasterly, 50.00 feet southerly of and parallel with the center of Honey Creek as follows:
N 89°17'25" E a distance of 65.31 feet, to a 5/8 inch CIRS; N 45°54'31" E a distance of 104.17 feet; to a 5/8 inch CIRS;
N 68°40'59" E a distance of 91.84 feet, to a 5/8 inch CIRS;
S 52°57'13" E a distance of 63.08 feet to a 5/8 inch CIRS;
S 14°09'17" W a distance of 100.37 feet, to a 5/8 inch CIRS;
S 37°37'12" E a distance of 162.18 feet, to a 5/8 inch CIRS;
S 46°25'07" E a distance of 294.74 feet, to a 5/8 inch CIRS;
S 14°31'28" W a distance of 2613.97 feet, to a 5/8 inch CIRS in the center line of a proposed 120.00 foot Right-of-Way;
THENCE S 14°31'38" W along the center line of said proposed Right-of-Way, a distance of 2671.17 feet to a 5/8 inch CIRS, said CIRS, said corner also being the beginning to a tangent curve to the left, having a central angle of 13°35'36", with a chord length of 248.53 feet, and radius of 1050 feet, whose chord bears S 07°43'50" W;
THENCE continuing along the center line of said proposed Right-of-Way and following said curve to the left a distance of 249.11 feet to a point for corner;

THENCE S 00°56'02" W leaving said curve to the left and continuing along the center line of said proposed Right-of-Way, a distance of 317.34 feet to a found 120d nail in the center of County Road 201; THENCE N 89°36'02" W, with said centerline, a distance of 391.763 feet to a point for corner; THENCE N 00°13'29" E, leaving said centerline, at a distance of 15.5 feet pass a found 1/2-inch iron rod at a fence post, continuing for a total distance of 1984.82 feet to a found 1/2-inch iron rod at a fence post; THENCE N 89°08'40" W, generally with a fence, at a distance of 466.13 feet passing a fence corner post on the eastern line of County Road 201, continuing for a total distance of 6.15 feet to the POINT OF BEGINNING, and containing 73.436 acres (3,198,870 square feet) of land, more or less.

TRACT 2

Being, a tract of land situated in the Meredith Hart Survey, Abstract Number 371, Collin County, Texas, and being all of the called 254.64 acre tract of land to Honey Creek Joint Venture II, as recorded in Collin County File Number 94-0092023, of the Deed Records of Collin County, Texas, and being more particularly described as follows:

Beginning at a 1 inch iron pipe found in a North-South paved road (County Road Number 202) at the northwest corner of said Meredith Hart Survey and the northwest corner of said Honey Creek tract, said point also being the southwest corner of a tract of land to Malinda A. Warden called tract 2 as recorded in Collin County File No. 2005-0055890 of said Deed Records and lying on the east line of a tract of land to Robert Allen Davis and Laurie L. Davis as recorded in Volume 3543, Page 396 of said Deed Records;

Thence South 88 degrees 52 minutes 49 seconds East along the north line of said Honey Creek tract a distance of 155.17 feet to a 5/8 inch iron rod found for the southeast corner of said Warden tract lying on the south right-of-way line of Farm Road No. 543, (a variable width right-of-way), said point also lying at the beginning of a curve to the left;

Thence with said curve to the left and along said south line of Farm Road No. 543 having a radius of 359.62 feet, a central angle of 27 degrees 16 minutes, 51 seconds, and arc length of 171.23 feet, a chord bearing of south 75 degrees 14 minutes 21 seconds East a distance of 169.62 feet to a broken concrete highway monument found for corner;

Thence South 88 degrees 52 minutes 49 seconds East continuing along said south line of Farm Road No. 543 a distance of 1135.30 feet to a broken concrete highway monument found for corner at the beginning of a curve to the right;

Thence with said curve to the right continuing along said south line of Farm Road No. 543 having a radius of 2825.16 feet, a central angle of 02 degrees 43 minutes 37 seconds, and arc length of 134.47 feet, and chord bearing of South 87 degrees 20 minutes 32 seconds East a distance of 134.46 feet to a 1/2 inch iron rod found for the most northerly northeast corner of said Honey Creek tract and the northwest corner of a tract of land to Elelyn Cole Family, LTD as recorded in Collin County File Number 2000-0040586 of said Deed Records;

Thence South 01 degrees 39 minutes 39 seconds West departing said south line of Farm Road No. 543 and along the common line of said Honey Creek tract and said Cole tract a distance of 1147.33 feet to a 1 inch iron pipe found for the southwest corner of said Cole tract and an inner ell corner of said Honey Creek tract;

Thence South 87 degrees 32 minutes 32 seconds East along the south line of said Cole tract and the south line of a tract of land to Mescal Hill Wilson as recorded in Instrument Number 20091215001497350 of the Official Public Records of Collin County, Texas, passing the common southeast and southwest corner of said Cole and Wilson tracts and continuing a total distance of 1177.20 feet to a 3/8 inch iron rod found for the most easterly northeast corner of said Honey Creek tract and the northwest corner of a tract of land to Gregory Mills as recorded in Collin County File Number 2001-0044545 of said Deed Records;

Thence South 01 degree 00 minutes 36 seconds West along the east line of said Honey Creek tract a distance of 1783.23 feet to a square bolt found for corner at an angle point on said east line, said point also being the southwest corner of a tract of land to Mackuehn Partners, LLC. as recorded in Instrument Number 20140131000096000 of said Official Records and the northwest corner of a tract of land to Robert Nicholas Oliver as recorded in Instrument Number 20070510000633 570 of said Official Records;

Thence South 00 degrees 57 minutes 33 seconds West continuing along the east line of said Honey Creek and along the west line of said Oliver tract a distance of 1062.76 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for a southeast corner of said Honey Creek tract and the southwest corner of said Oliver tract, said point also lying in the aforementioned County Road Number 202 and on the North line of a tract of land to Helen L. Cambell Supplemental Needs Trust as recorded in Instrument Number 20130423000545440 of said Official Records;

Thence South 89 degrees 14 minutes 22 seconds West along the common line of said Honey Creek tract and said Trust tract along said County Road Number 202 a distance of 457.49 feet to

a PK nail found for the northwest corner of a tract of land to Daniel Travis Squires and Dalana Lin Squires as recorded in Instrument Number 20140401000304730 of said Official Records;
Thence South 01 degree 12 minutes 08 seconds West departing said County Road Number 202 and along the common line of said Honey Creek tract and said Squires tract a distance of 469.12 feet to a 5/8 inch iron rod found for corner;
Thence North 87 degrees 11 minutes 23 seconds West continuing along said common line a distance of 245.21 feet to a 5/8 inch iron rod found for corner;
Thence South 01 degree 33 minutes 59 seconds West continuing along said common line and along the west line of said Trust tract a distance of 829.22 feet to a 5/8 inch iron rod found for corner;
Thence North 85 degrees 17 minutes 53 seconds West along the southerly line of said Honey Creek tract a distance of 184.73 feet to a point in the center of Honey Creek;
Thence with the southerly line of said Honey Creek tract and the center of Honey Creek the following course and distance;
North 60 degrees 24 minutes 45 seconds West a distance of 109.27 feet;
North 46 degrees 36 minutes 54 seconds West a distance of 72.41 feet;
North 54 degrees 51 minutes 40 seconds West a distance of 59.44 feet;
North 42 degrees 36 minutes 58 seconds West a distance of 84.43 feet;
North 49 degrees 15 minutes 50 seconds West a distance of 200.09 feet;
North 43 degrees 14 minutes 41 seconds West a distance of 168.42 feet;
North 18 degrees 52 minutes 24 seconds West a distance of 52.83 feet;
North 25 degrees 56 minutes 16 seconds East a distance of 66.43 feet;
North 12 degrees 20 minutes 03 seconds West a distance of 67.01 feet;
North 51 degrees 09 minutes 18 seconds West a distance of 90.73 feet;
South 80 degrees 11 minutes 04 seconds West a distance of 105.97 feet;
South 44 degrees 09 minutes 44 seconds West a distance of 157.50 feet;
North 71 degrees 32 minutes 52 seconds West a distance of 102.21 feet;
North 43 degrees 44 minutes 50 seconds West a distance of 177.80 feet;
North 60 degrees 01 minutes 30 seconds West a distance of 206.11 feet;
North 48 degrees 50 minutes 27 seconds West a distance of 157.77 feet;
North 30 degrees 38 minutes 03 seconds West a distance of 105.92 feet;
North 53 degrees 16 minutes 07 seconds West a distance of 86.80 feet;
North 83 degrees 45 minutes 32 seconds West a distance of 167.62 feet;
North 15 degrees 09 minutes 06 seconds West a distance of 212.76 feet;
North 13 degrees 24 minutes 18 seconds West a distance of 90.73 feet;
North 40 degrees 03 minutes 14 seconds West a distance of 41.74 feet;
Thence North 47 degrees 29 minutes 14 seconds East departing said corner of Honey Creek a distance of 44.08 feet to a 5/8 inch iron rod found for corner on the west line of said Honey Creek tract;
Thence North 00 degrees 45 minutes 31 seconds West along the west line of said Honey Creek tract a distance of 582.40 feet to a 5/8 inch iron rod found for corner;
Thence North 12 degrees 05 minutes 41 seconds West continuing along said west line a distance of 84.06 feet to a 5/8 inch iron rod found for corner;
Thence North 25 degrees 09 minutes 52 seconds West continuing along said west line a distance of 181.31 feet to a 5/8 inch iron rod found for corner;
Thence North 00 degrees 31 minutes 02 seconds East continuing along said west line and generally near the center of said County Road Number 202 a distance of 1340.78 feet to a 1/2 inch iron rod found for corner;
Thence North 01 degrees 14 minutes 46 seconds East continuing along said west line and said County Road Number 202 a distance of 538.52 feet to a 5/8 inch iron rod with cap stamped "R.P.:S. 5430" set for corner;
Thence North 00 degrees 00 minutes 58 seconds West continuing along said west line and said County Road Number 202 a distance of 671.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;
Thence North 00 degrees 09 minutes 16 seconds East continuing along said west line and said County Road Number 202 a distance of 576.89 feet to the POINT OF BEGINNING containing 11,090,197 square Feet, or 254.596 acres of land.

TRACT 3

BEING A 7.730 ACRE TRACT OF LAND SITUATED IN THE MEREDITH HART SURVEY, ABSTRACT NO. 371, COLLIN COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ROBERT NICHOLAS OLIVIER, AS RECORDED IN INSTRUMENT NO. 20070510000633570, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET PK NAIL AT THE SOUTHWEST CORNER OF SAID OLIVIER TRACT, SAID PK NAIL BEING IN COUNTY ROAD 202;
THENCE NORTH, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 30.19 FEET AND CONTINUING A TOTAL DISTANCE OF 808.75 FEET ALONG THE WEST LINE OF SAID OLIVIER TRACT TO A 1/2-INCH IRON ROD SET AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;\

THENCE NORTH 89° 10' 34" EAST, DEPARTING SAID WEST LINE, PASSING A 1/2-INCH IRON ROD SET AT A DISTANCE OF 703.47 FEET AND CONTINUING A TOTAL DISTANCE OF 733.47 FEET TO A SET PK NAIL AT THE NORTHEAST CORNER OF THIS TRACT, SAID PK NAIL BEING IN AFORESAID COUNTY ROAD 202;
THENCE SOUTH 00° 52' 00" EAST, A DISTANCE OF 155.27 FEET ALONG SAID COUNTY ROAD 202 TO A SET PK NAIL AT THE MOST NORTHERLY SOUTHEAST CORNER OF THIS TRACT;
THENCE SOUTH 89° 10' 34" WEST, DEPARTING SAID COUNTY ROAD 202, PASSING A 1/2-INCH IRON ROD SET AT A DISTANCE OF 30.00 FEET AND CONTINUING A TOTAL DISTANCE OF 400.00 FEET TO A 1/2-INCH IRON ROD SET;
THENCE SOUTH 00° 52' 00" EAST, PASSING A 1/2-INCH IRON ROD SET AT A DISTANCE OF 623.40 FEET AND CONTINUING A TOTAL DISTANCE OF 653.40 FEET TO A SET PK NAIL AT THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT, SAID PK NAIL BEING IN SAID COUNTY ROAD 202;
THENCE SOUTH 89° 10' 34" WEST, A DISTANCE OF 345.70 FEET ALONG SAID COUNTY ROAD 202 TO THE POINT OF BEGINNING AND CONTAINING 336,718 SQUARE FEET OR 7.730 ACRES OF LAND.

TRACT 4

FIELD NOTES:

BEING, a tract of land situated in the T. Cunis Survey, Abstract Number 211, Collin County, Texas, and being all of a tract of land conveyed to Thomas A. Helsley, as recorded in Volume 5848, Page 4493, of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point near the center of an asphalt road called Geren Trail, said point being the northeast corner of said Helsley tract and the northwest corner of a tract of land to McKinney Ranch, LTD. as recorded in Instrument Number 20140108000018880 of the Official Public Records of Collin County, Texas, from which a 1/2 inch iron rod with cap stamped "R.P.L.S. 3963" found at an angle point on the north line of said McKinney Ranch tract bears North 89 degrees 26 minutes 30 seconds East a distance of 115.63 feet;

THENCE South 00 degrees 33 minutes 30 seconds East along the common line of said Helsley tract and said McKinney Ranch tract a distance of 980.00 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 3963" found for the southeast corner of said Helsley tract and the southwest corner of said McKinney Ranch tract, said point also lying on the north line of a tract of land to McKinney Independent School District (M.I.S.D.) as recorded in 2012040200038050 of the Official Public Records of Collin County, Texas;

THENCE South 89 degrees 27 minutes 36 seconds West along the common line of said Helsley tract and said M.I.S.D. tract, a distance of 1169.89 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 3963" found for the southwest corner of said Helsley tract lying on the east right-of-way line of F.M. Highway No. 1461 (variable width right-of-way);

THENCE North 00 degrees 06 minutes 23 seconds East along the east line of said F.M. 1461, a distance of 107.58 feet to a 1/2 inch iron rod with red cap found for corner at an angle point in same;

THENCE South 89 degrees 53 minutes 37 seconds East continuing along said East line of F.M. 1461, a distance of 19.67 feet to an inner ell corner of said Helsley tract lying on the east line of County Road 166 (variable width right-of-way);

THENCE North 00 degrees 46 minutes 08 seconds West along the east line of said County Road 166, a distance of 663.23 feet to the most westerly northwest corner of said Helsley tract, same being the southwest corner of a tract of land to Jack Geren as recorded in Volume 830, Page 770 of the Deed Records of Collin County, Texas;

THENCE North 89 degrees 19 minutes 27 seconds East along the common line of said Geren tract and said Helsley tract, a distance of 356.14 feet to a 1/2 inch iron rod found for an inner ell corner of same;

THENCE North 00 degrees 31 minutes 34 seconds West continuing along said Common line, a distance of 208.33 feet to a "PK" nail found near the center of said asphalt road called Geren Trail, said point being the most northerly northwest corner of said Helsley tract, and the northeast corner of said Geren tract;

THENCE North 89 degrees 26 minutes 30 seconds East along the north line of said Helsley tract and said Geren Trail, a distance of 795.15 feet to the POINT OF POINT OF BEGINNING containing 1,054,944 square Feet, or 24.218 acres of land with containing 1,054,944 square Feet, or 24.218 acres of land with approximately 14,473 square feet or 0.332 of an acre lying in said asphalt road called Geren Trail, (area between property line and fence line).

Tract 5

BEING, a tract of land situated in the T. Cunis Survey, Abstract Number 211, Collin County, Texas, and being all of Tract one and Tract two conveyed to Baylor Health Care System, as recorded in Volume 5848, Page 4498, of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point near the center of an asphalt road called Geren Trail, said point being the northwest corner of said Tract one;

THENCE North 89 degrees 26 minutes 29 seconds East, along the near center of said asphalt road, and the north line of said Tract one, a distance of 115.63 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 3963" found for corner at an angle point;

THENCE North 88 degrees 52 minutes 48 seconds East, leaving said asphalt road, and continuing along the north line of said Tract one, a distance of 640.35 feet to a 12 inch wood fence post found for corner from which a 60D nail found fore reference bears North 14 degrees 09 minutes 44 seconds East, 0.69 feet, said point also being the northwest corner of the aforementioned Tract two;

THENCE North 89 degrees 28 minutes 42 seconds East, along the north line of said Tract two, a distance of 1234.62 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 3963" found for the northeast corner of said Tract two, and the northwest corner of a tract of land conveyed to McKinney Ranch, LTD., as recorded in instrument number 20060208000170600, of the Official Public Records of Collin County, Texas;

THENCE South 00 degrees, 33 minutes, 31 second East, along west line of said McKinney Ranch tract, and the east line of said Tract two, a distance of 985.49 feet to a 5/8 inch iron rod found for the southeast corner of said tract two and a inner ell corner of said McKinney Ranch tract;

THENCE South 89 degrees, 26 minutes, 33 seconds West, along the common line of said Tract two and McKinney Ranch tract, passing a 1/2 inch iron rod with cap stamped "R.P.L.S. 3963" found for the southwest corner of said Tract two, the southeast corner of said Tract one, a northwest corner of said McKinney Ranch tract, and the northeast corner of a tract of land conveyed to McKinney Independent School District as recorded in instrument number 20120402000380350, of the Official Public Records of Collin County, Texas at a distance of 1230.34 feet, and continuing along the common line of said Tract two and said McKinney Independent School District, for a total distance of 1990.57 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 396311 found for the southwest corner of said Tract one and the southeast corner of a tract of land conveyed to Thomas A. Helsley recorded in Volume 5848, Page 4493, Deed Records of Collin County, Texas;

THENCE North 00 degree 33 minutes 30 seconds West, along the common line of said Tract one and said Helsley tract, a distance of 979.98 feet, to the point of beginning and containing 1,960,013 square feet or 44.996 acres of land.

TRACT 6

BEING, a tract of land situated in the T. Cunis Survey, Abstract Number 211, City of McKinney, Collin County, Texas, and being the remainder of a 184.822 acre tract of land described in deed to Eddie B. and Mary K. Maxwell, as recorded in Volume 3834, Page 84, of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 60D nail found for corner near the center of County Road 164, said point being the southwest corner of a tract of land conveyed to R & L Knipe Resource . Tract, recorded in Volume 4697, Page 1782, of the Deed Records of Collin County, Texas.

THENCE South 89 degrees 56 minutes 56 seconds West, along the near center of said County Road 164 and the south line of said tract, a distance of 1768.09 feet to a 1/2 inch iron rod found for corner in said County Road, said point also being the southeast corner of Bloomdale estates, an addition to the City of McKinney, as recorded in Cabinet J, Page 981 of the Map records of Collin County, Texas;

THENCE North 00 degrees 56 minutes 19 seconds West, along the east line of said Bloomdale Estates, passing a 1/2 inch iron rod found for the southeast corner of Lot 10 at 60 feet, and continuing for a total distance of 1749.40 feet to a 1/2 inch iron rod found for the northeast corner of said Bloomdale Estates, said point also being the southeast corner of a tract of land conveyed to McKinney I.S.D., as recorded in Instrument number 20120402000380350, of the Official Public Records of Collin County, Texas;

THENCE North 00 degree 51 minutes 28 seconds West, along the east line of said McKinney I.S.D. tract, passing a 1/2 inch iron rod with cap stamped "R.P.L.S. 3963" found for the northeast corner of said McKinney I.S.D. tract, and the southeast corner of a tract of land conveyed to McKinney I.S.D., as recorded in Instrument number 20120402000380350, and continuing for a total distance of 1275.59 feet to a 5/8 inch iron rod found with cap stamped "KHA", said point lying on the south line of a tract of land conveyed to McKinney Ranch, Ltd., as recorded in Instrument number 20060208000170600, of the Official Public Records of Collin County, Texas;

THENCE North 89 Degrees 41 Minutes, 19 seconds East, along the south line of said McKinney Ranch tract, a distance of 1875.61 feet to a 1/2 inch iron rod found for corner at the base of a double trunked 10 inch Hackberry tree, said point also being the northwest corner of a tract of land conveyed to Rene Bates, as recorded in instrument number 20070917001294740, of the Official Public Records of Collin County, Texas;

THENCE with the west line of said Bates tract the following courses and distances:

South 17 degrees 31 minutes 38 seconds East, a distance of 287.57 feet to steel fence post for corner;

South 39 degrees 23 minutes 37 seconds East, a distance of 124.08 feet to steel fence post for corner;

South 00 degree 42 minutes 59 seconds West, a distance of 68.64 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner, said point lying on the north line of a tract of land conveyed to Dennis A. Bryant & Martha J. Bryant, as recorded in instrument number 93-0014444, of the Deed Records of Collin County, Texas;

THENCE South 89 degrees 02 minutes 44 seconds West, along the north line of said Bryant tract, a distance of 187 .67 feet to a 1/2 inch iron rod found for corner near the north base of a steel fence post, said point also being the northwest corner of said Bryant tract;

THENCE South 00 degree 59 minutes 36 seconds East, along the west line of said Bryant tract, and passing the northwest corner of a tract of land conveyed to Michael Larry Culbreath et ux, As recorded in Volume 4283, Page 2451 of the Deed Records of Collin County, Texas, and continuing with the west line of said Culbreath tract a total distance of 1056.50 feet to a 1/2 inch iron rod found for corner in the north line of a tract of land conveyed Rene Bates, as recorded in instrument number 20111004001062750, of the Official Public Records of Collin County, Texas;

THENCE with the north and west line of said Bates tract the following courses and distances;

South 89 Degrees 19 minutes 07 seconds West, a distance of 80.01 feet to a 1/2 inch iron rod found for corner at the northwest base of a steel fence post;

South 00 degree 53 minutes 58 seconds East, a distance of 530.10 feet to a 1/2 inch iron rod found for corner, said point being the northwest corner of a tract of land conveyed to Richard Knipe et ux of the Deed Records of Collin County, Texas;

THENCE South 00 Degree 57 minutes 27 second East, along the west line of said Richard Knipe et ux tract, and passing a 1/2 inch iron rod found for the northwest corner of the aforementioned R & L Knipe Resources tract at a distance of 523.10 feet, and continuing along the west line of said

R & L Knipe Resources tract, a total distance of 1004.17 feet, to the point of beginning and containing 5,519,836 square feet or 126.718 acres of land.

TRACT 7

BEING a 45.060 acre tract of land situated in the William Rice Survey, Abstract Number 769, Collin County, Texas and being all of a called 45.013 acre tract of land to Barcelona 93, LTD AS recorded in Instrument Number 20160705000847670 of the Official Public Records of Collin County, Texas and being more particularly described as follows;

BEGINNING at a 1" flat iron found in the center of County Road 1006 for the northwest corner of said 45.013 acre tract and the northeast corner of a called 10.107 acre tract of land to Randall K. Hickman and Patricia C. Hickman, Husband and Wife as recorded in Instrument Number 20150306000247630 of the Official Public Records of Collin County, Texas;

THENCE South 89 degrees 46 minutes 44 seconds East along the center of said County Road 1006, same being the north line of said 45.013 acre tract, a distance of 139.84 feet to a mag nail set for corner;

THENCE North 89 degrees 00 minutes 16 seconds East continuing along the center of said County Road 1006, same being the north line of said 45.013 acre tract, a distance of 376.07 feet to a 1/2 inch iron rod found for corner;

THENCE North 89 degrees 13 minutes 11 seconds East continuing along the center of said County Road 1006, same being the north line of said 45.013 acre tract, a distance of 1070.43 feet to a 1/2 inch iron rod found for the northeast corner of said 45.013 acre tract;

THENCE South 00 degrees 40 minutes 37 seconds East along the east line of said 45.013 acre tract and generally along a barbed wire fence, a distance of 686.16 feet to a fence corner post found for corner;

THENCE North 88 degrees 17 minutes 51 seconds East continuing along the east line of said 45.013 acre tract and generally along a barbed wire fence, a distance of 15.05 feet to a fence corner post found for corner;

THENCE South 00 degrees 34 minutes 36 seconds East continuing along the east line of said 45.013 acre tract and generally along a barbed wire fence, a distance of 755.74 feet to a 1/2 inch iron rod with cap stamped "RPLS 5190" found for the southeast corner of said 45.013 acre tract, same being the northeast corner of a called 7.00 acre tract of land to Rene Bates as recorded in Instrument Number 20110106000027310 of the Official Public Records of Collin County, Texas;

THENCE North 88 degrees 07 minutes 54 seconds West along the common line of said 45.013 acre tract and said 7.00 acre tract, a distance of 1080.82 feet to a 1/2 inch iron rod found in a north/south barbed wire fence on the east line of a called 18.97 acre tract of land to Rene Bates as recorded in Instrument Number 20151231001629740 of the Official Public Records of Collin County, Texas for the most southerly southwest corner of said 45.013 acre tract and the northwest corner of said 7.00 acre tract;

THENCE North 00 degrees 51 minutes 16 seconds West along the common line of said 45.013 acre tract and said 18.97 acre tract and generally along a barbed wire fence, a distance of 529.96 feet to a 1 inch iron pipe found on the east side of a fence corner post for an inner ell corner of said 45.013 acre tract and the northeast corner of said 18.97 acre tract;

THENCE North 88 degrees 36 minutes 28 seconds West continuing along the common line of said 45.013 acre tract and said 18.97 acre tract and generally along a barbed wire fence, a distance of 515.75 feet to a 1 inch iron pipe found on the west side of a fence corner post for the most westerly southwest corner of said 45.013 acre tract and the southeast corner of the aforementioned 10.107 acre tract;

THENCE North 00 degrees 53 minutes 46 seconds West, along the common line of said 45.013 acre tract and said 10.107 acre tract and generally along a barbed wire fence, a distance of

843.23 feet to the POINT OF BEGINNING containing 1,962,793 square feet, or 45.060 acres of land.