

### THIRD AMENDMENT TO 2012 DEVELOPMENT AGREEMENT

This Third Amendment to 2012 Development Agreement (this “Third Amendment”) is executed between Trinity Falls Holdings LP, a Delaware limited partnership (the “Owner”) and the City of McKinney, Texas (the “City”) to be effective only upon Owner’s satisfaction of the “MUD Annexation Condition” (defined in Paragraph 7 below, and which date of satisfaction shall be the “Effective Date” as provided thereunder). The Owner and the City are sometimes herein referred to individually as a “Party” and collectively as the “Parties”.

#### RECITALS

A. WHEREAS, CH-B Trinity Falls, LP and the City entered into that certain 2012 Development Agreement effective December 4, 2012, recorded in the Real Property Records of Collin County, Texas on January 16, 2013, as Document Number 20130116000067920 (the “2012 Agreement”) which was subsequently amended by that certain First Amendment to 2012 Development Agreement effective February 27, 2014, recorded in the Real Property Records of Collin County as Document Number 20140227000184320 (the “First Amendment”); and

B. WHEREAS, CH-B Trinity Falls, LP assigned its interest in the 2012 Agreement and the First Amendment to Owner on July 20, 2016; and

C. WHEREAS, Owner and the City entered into that certain Second Amendment to the 2012 Agreement effective November 2, 2016, recorded in the Real Property Records of Collin County on January 17, 2017, as Document Number 20170117000067090 (the “Second Amendment”, which together with the 2012 Agreement and the First Amendment are collectively called the “Development Agreement”); and

D. WHEREAS, the Parties desire to amend the Development Agreement as reflected in this Third Amendment; and

E. WHEREAS, in the event of any conflict or inconsistency between this Third Amendment and the Development Agreement, the provisions and intent of this Third Amendment shall control; and

F. WHEREAS, except as amended by this Third Amendment, the Parties intend that the Development Agreement shall remain in full force and effect; and

G. WHEREAS, terms used in this Third Amendment that have their initial letter capitalized but which are not defined in the Third Amendment shall have the meanings given to such terms in the Development Agreement.

NOW THEREFORE, for and in consideration for the mutual obligations of the Parties set forth herein, the Parties agree as follows:

1. Section 2.3 of the 2012 Agreement is replaced in its entirety by the following:

*Section 2.3 Planning Unit Preliminary-Final Plats. The submittal of each preliminary-final plat within a Planning Unit (a “Preliminary-Final Plat”) shall be accompanied by a plan showing the approximate location of arterial and collector streets within that Planning Unit and a schedule showing, for that Preliminary-Final Plat and on a cumulative basis for all Preliminary-Final Plats submitted to date, the mean lot size, the number of single family attached and detached lots to be develop in conformance with the standards set forth in the Development Agreement, as amended from time to time. Each Preliminary-Final Plat will be prepared in accordance with the requirements of the City and the Governing Regulations. Each Preliminary-Final Plat shall be reviewed by the City staff to determine compliance with the Governing Regulations and shall be approved by the Planning and Zoning Commission if it determines to Preliminary-Final Plat complies with the Governing Regulations.*

2. Section 3.9.3 of the 2012 Agreement is replaced in its entirety by the following:

*Section 3.9.3 Prior to eighteen (18) months after Owner or District completes all required adjacent streets and water and sanitary sewer utilities necessary to serve the Fire Station Facility (defined below), City shall have completed the construction and equipping of a fire station facility, as such is more fully described hereafter. The fire station facility shall be located on the parcel (which shall have all required adjacent streets and water and sanitary sewer utilities installed by Owner or District no later than November 31, 2018) so identified on **Exhibit C-6** (the “Fire Station Property”), unless otherwise mutually agreed, in writing, by Owner, City and District. The City, at its cost, however combined with the Owner’s Share (defined hereafter), shall complete the construction and equipping of the fire station facility, including all soft costs, equipment, furniture, fixtures, fire apparatus, and vehicles, having reasonably consistent characteristics of size, type, quality and quantity as the fire station facility currently known as Station #9, located at 4900 Summit View Dr., McKinney, Texas (the “Fire Station Facility”) as described in **Exhibit C-6A**. Notwithstanding the foregoing, Owner shall share in the soft costs and capital costs of the Fire Station Facility’s improvements and equipment (the “Owner’s Share”) in an amount equal to the lesser of (a) 90% of the City’s estimated capital costs of the Fire Station Facility, or (b) \$7,650,000.00. Not earlier than January 1, 2018, City shall notify Owner of the date at which Owner shall convey the Fire Station Property to the City at no cost, including an owner’s policy of title insurance, satisfying all Schedule C items required by City on the owner’s policy of title insurance (the “Closing”). On a date determined by City and which date is after January 1, 2018, Owner shall pay to the City \$765,000.00 of the Owner’s Share. On or before July 1, 2018, Owner shall fund \$6,885,000.00 into the required account under a Set Aside Letter, in form acceptable to the City, from which the City may draw Owner’s funds at its discretion for soft costs and capital costs beginning not sooner than July 1, 2018. If Owner cannot provide a Set Aside Letter acceptable to City, Owner shall pay City the balance of Owner’s Share in cash on July 1, 2018. Notwithstanding the foregoing allocation of Fire*

*Station Facility costs, the Owner's Share shall be proportionally adjusted upward if the acreage (after inclusion by the terms of this Amendment of Tract C, MUD No. 2 as shown on **Exhibit B-4C**) contained in the Property increases through annexation by MUD No. 1 or MUD No. 2 under Section 12.18.6. If the Owner's Share increases due to District annexation, the Owner shall simultaneously pay to City the correlative amount of Fire Station Facility capital costs as applied to such increase, less any equipment depreciation (on a straight-line basis), at the time of each annexation. In addition to the obligation to pay the Owner's Share above, Owner shall be responsible to pay an amount equal to 70% of one (1) year's aggregate cost of the employee compensation and training costs for eighteen (18) newly-hired personnel necessitated by the opening of the Fire Station Facility, based upon the annual, budgeted costs of a firefighter position (and training) in the budget year in which the Closing occurs (the "Owner's Training Costs Share"). The payment of the Owner's Training Costs Share shall be in two (2) installments, with the first installment equal to 60% of the Owner's Training Costs Share being due and payable at the time of Owner's first payment of the Owner's Share and the balance being due and payable six (6) months thereafter. Thereafter, and on an annual basis and beginning on the first anniversary of the first day of operations at the Fire Station Facility, Owner or MUD No. 1 or MUD No. 2 shall make payments to the City for a percentage of all personnel, equipment, building maintenance, and other costs to provide Fire Services, save and except the costs of providing EMS services from the Fire Station Facility, based upon the geographic areas within and outside of MUD No. 1 and MUD No. 2 served by the Fire Station Facility, as such geographic areas are reasonably defined from time to time by the City as shown on **Exhibit C-6B**. The parties acknowledge that EMS services are rendered and billed to the resident/patient on a per-occurrence basis; in the same manner that such services are provided to persons within the city limits.*

3. Section 5.1.1.2.4 of the 2012 Agreement is replaced in its entirety by the following:

*Section 5.1.1.2.4 design, acquire easements for, construct, and tender for dedication to and acceptance by the City, those additional on-Property water Public Infrastructure items ("water Public Infrastructure") described on the City's Water Master Plan or as otherwise required by the City Engineer, said additional water Public Infrastructure to be constructed prior to or at the time of need, depending on Property development phasing, or as may be necessitated due to concurrent construction of other improvements, such as roadways. Any and all dedications of water Public Infrastructure to the City shall include the dedication of water easements within which such water Public Infrastructure is constructed thereby affording the City the right to construct, reconstruct, inspect, patrol, maintain, and add to or remove all or parts of water Public Infrastructure, without the necessity, at any time, of procuring the permission of anyone. To the extent that any water Public Infrastructure has been, or is hereafter, constructed within a right-of-way dedicated to District, Owner shall convey or direct the*

*District to convey, by separate easement instrument, in form acceptable to the City, the corresponding water easement(s) that contain such water Public Infrastructure to City thereby affording the City the right to construct, reconstruct, inspect, patrol, maintain, and add to or remove all or parts of water Public Infrastructure at any time.*

4. Section 5.1.2.2.2 of the 2012 Agreement is replaced in its entirety by the following:

*Section 5.1.2.2.2 design, acquire easements for, construct, and tender for dedication to and acceptance by the City in accordance with the Subdivision Ordinance, those additional sewer Public Infrastructure items required to serve the Property, as typically required elsewhere in the City. Any and all dedications of sewer Public Infrastructure to the City shall include the dedication of sewer easements within which such sewer Public Infrastructure is constructed thereby affording the City the right to construct, reconstruct, inspect, patrol, maintain, and add to or remove all or parts of sewer Public Infrastructure, without the necessity, at any time, of procuring the permission of anyone. To the extent that any sewer Public Infrastructure has been, or is hereafter, constructed within a right-of-way dedicated to District, Owner shall convey or direct the District to convey, by separate instrument, in form acceptable to the City, the corresponding sewer easement(s) that contain such sewer Public Infrastructure to City thereby affording the City the right to construct, reconstruct, inspect, patrol, maintain, and add to or remove all or parts of sewer Public Infrastructure, at any time.*

5. A new Section 5.1.2.4 is added to the Development Agreement as follows:

*Section 5.1.2.4 The Owner may construct, at its expense and not subject to impact fee credits and utilize a temporary sanitary sewer lift station (the "**Lift Station**") for those areas located along the western side of the Property which do not gravity feed into the Off-Site Sewer constructed by Developer pursuant to Section 5.1.2.2.1 in the 2012 Agreement until such time, and in City's sole discretion, as a sanitary sewer gravity line is extended by the City or others along Hardin Road adjacent to the those areas being served by such Lift Station, at which time Owner, at Owner's expense, shall decommission the Lift Station and connect its facilities to gravity feed lines.*

6. Section 5.1.3.5 of the Development Agreement is replaced in its entirety by the following:

*Section 5.1.3.5 In the event the City uses its power of eminent domain under Section 5.1.3.12 for the acquisition of off-Property right-of-way and easements for the construction of FM 543/Trinity Falls Parkway as a four-lane, divided thoroughfare and Owner has delivered to the City by May 31, 2017, legal descriptions of all such off-Property right-of-way interests sufficient to begin eminent domain proceedings for those rights-of-way and easements that Owner*

*has been unable to acquire through negotiation, City shall diligently pursue such proceedings. Within 90 days after all right-of-way and easements have been acquired, Owner shall commence construction of FM 543/Trinity Falls Parkway as shown on Exhibit C-5 and shall diligently pursue completion thereof in conformance with City standards prior to the issuance of the 1,100th building permit, after which any building permit issuance shall cease until completion; and upon completion and approval by the City of FM 543/Trinity Falls Parkway, building permits for up to an aggregate total of 1,760 Dwelling Units may be issued until the conditions described in Section 5.1.3.7 are satisfied; however, permit issuance shall otherwise cease until the conditions in Section 5.1.3.7 are satisfied. The City Engineer, at his discretion, may allow additional Dwelling Unit permits prior to approval of the completion of construction if the road is safe for public use. Without limiting the items required for opening the road for public use, the following must be completed where applicable: pavement, striping, lighting, signage, guard rails, sidewalks, and other items the construction and installation of which would cause unsafe conditions if performed while the roadway is open.*

7. Article VI is replaced in its entirety by the following:

*ARTICLE VI. TERM OF AGREEMENT. The term of this Agreement shall extend from the Effective Date until October 17, 2034, however, it shall be automatically extended for successive five (5) year periods if the Owner and District obligations are not completed by October 17, 2034. If extended under this article, the Agreement shall terminate upon City's written acknowledgement of the full performance of all obligations hereunder, whether by Owner or District, unless extended by mutual agreement of Owner and the City (as extended, the "Term"). The Term shall not be affected by any limited purpose annexation pursuant to Section 7.3.*

8. A new Section 12.18.8 is added to the Development Agreement as follows:

*Section 12.18.8 Right of Entry. For so long as the CCOL ROW is held in escrow under the provisions of Section 12.18.1 above, Owner grants to the City a right of entry onto the CCOL ROW for the purpose of performing inspections and relocating existing utilities as may be required by Collin County as a prerequisite to the use of the CCOL ROW for the CCOL.*

9. Section 12.18.3 is replaced in its entirety by the following:

*Section 12.18.3 Reserved Land. Owner agrees to reserve for development approximately 52 acres adjacent to the north and south boundaries of the CCOL ROW as depicted on the Concept Plan - Land Use attached hereto as Exhibit C-1 (the "Reserved Land"). If the CCOL Deed is returned to Owner as provided in subsection "(a)" above, the reservation described herein terminates and the*

*Reserved Land can be developed in accordance with the Concept Plan Alternate – Land Use attached as **Exhibit C-1A**.*

10. Since the effective date of the Second Amendment, the Parties acknowledge certain additions to the Property as described therein. In order to accurately reflect the depiction of the Property to which the Development Agreement applies, a new exhibit entitled “*Exhibit A District M.U.D. Map*” has been prepared to be substituted for the Exhibit A in the Development Agreement. From and after the effective date of this Third Amendment, all references in the Development Agreement to Exhibit A shall mean and refer to the **Exhibit A** attached hereto, which is incorporated herein for all purposes. Notwithstanding any other provision of this Third Amendment, Owner shall acquire fee title to M.U.D. No. 2 Tract C on or before November 1, 2017 as an express condition of this Agreement becoming effective (the “MUD Annexation Condition”). Upon written notice and presentment of a filed deed(s) evidencing Owner’s acquisition of the entire M.U.D. No. 2 Tract C, this agreement shall be in full force and effect (the “Effective Date”). If Owner fails to satisfy the MUD Annexation Condition, this Agreement shall automatically be null and void, and the Second Amendment to the 2012 Development Agreement shall continue in full force and effect and without amendment.

11. In accordance with Paragraph 9 above new legal descriptions have been prepared to accurately define the limits of those areas shown on **Exhibit A** as M.U.D. No. 1, Tract A, M.U.D. No. 1 Tract B, M.U.D. No.1 Tract C, M.U.D. No. 2, Tract A, M.U.D. No. 2 Tract B and M.U.D. No. 2 Tract C. Accordingly, from and after the effective date of this Third Amendment, all references in the Development Agreement to Exhibit B-2 shall mean and refer to **Exhibit B-2A, Exhibit B-2B and Exhibit B-2C** which are attached hereto and incorporated herein for all purposes; and all references in the Development Agreement to Exhibit B-4 shall mean and refer to **Exhibit B-4A, Exhibit B-4B and Exhibit B-4C** which are attached hereto and incorporated herein for all purposes.

12. A new Concept Plan and Concept Plan Alternative, a new Concept Plan and Concept Plan Alternate for Planning Units, a new Concept Plan and Concept Plan Alternate for Thoroughfare Plan, and new Concept Plan and Concept Plan Alternative for Trinity Falls Park Phasing and a new Concept Plan for Major Infrastructure have been prepared to accurately reflect the proposed limits of land uses within the Property. Accordingly, from and after the effective date of this Third Amendment, all references in the Development Agreement to Exhibit C-1 or Exhibit C-1A shall mean and refer, as applicable, to **Exhibit C-1** or **Exhibit C-1A**, all references to Exhibit C-2 or Exhibit C-2A shall mean and refer, as applicable, to **Exhibit C-2** or **Exhibit C-2A**, all references to Exhibit C-3 or Exhibit C-3A shall mean and refer, as applicable, to **Exhibit C-3** or **Exhibit C-3A**, all references to Exhibit C-4 or Exhibit C-4A shall mean and refer, as applicable, to **Exhibit C-4** or **Exhibit C-4A** and all references to Exhibit C-5 shall mean and refer to **Exhibit C-5**, all of which are attached hereto and incorporated herein for all purposes.

13. Exhibit F, Special Regulations, Section 2, Subsection d. is replaced in its entirety with the following:

d. *Lot dimensions shall conform to those set forth in Exhibit G, Development Regulations, of the Development Agreement.*

14. A new Section 6 is added to Exhibit F, Special Regulations, as follows:

6. *Private Utility Easements. Without the prior written consent of the City, the Developer shall not grant a private or public utility easement over, under, across or through the Property to serve private property that is not located within the limits of the Trinity Falls Property or as provided on an approved plat of the Trinity Falls Property.*

15. Exhibit G, Development Regulations, Section 1 is replaced in its entirety with the following:

1. *Land Use Areas. The Concept Plan divides the Property into “Single Family Residential” and “Commercial” land use areas (“Land Use Areas”). The Concept Plan identifies other areas, including drainage and floodplain areas, amenity centers, parks, schools and thoroughfares located on and off the Property. The sizes and configurations of the Land Use Areas and other areas shown on the Concept Plan are approximations and subject to change.*

a. *Single-Family Residential. Single-Family Residential Land Use Areas shown on the Concept Plan allow the following single-family lot types anywhere within the Property subject to the following standards and limitations set forth below.*

i. *SFD-27.5 (Rear Loaded)*

- *minimum lot size 2,750 square feet;*
- *minimum lot width 31 feet;*
- *minimum front yard setback 10 feet (front porches and/or stoops may encroach front yard by 5 feet);*
- *minimum rear yard setback 8 feet;*
- *minimum yard side 1 foot (minimum separation between units is 6 feet with an acceptable fire wall);*
- *minimum corner side setback 15 feet; and*
- *all lots must be served by alleys.*

ii. *SFD-46 (Rear Loaded)*

- *minimum lot size 4,600 square feet;*
- *minimum lot width 40 feet;*
- *minimum front yard setback 10 feet (front porches and/or stoops may encroach front yard by 5 feet);*
- *minimum rear yard setback 8 feet;*

- *minimum side 1 foot (minimum separation between units is 6 feet with an acceptable fire wall);*
  - *minimum corner side setback 15 feet; and*
    - *all lots must be served by alleys.*
- iii. SFD-50
- *minimum lot size 5,000 square feet;*
  - *minimum lot width 50 feet;*
  - *minimum lot depth 100 feet;*
  - *minimum front yard setback 25 feet;*
  - *minimum rear yard setback 15 feet;*
  - *minimum side yard setback 5 feet;*
  - *minimum corner side setback 15 feet.*
- iv. SFD-60
- *minimum lot size 6,000 square feet;*
  - *minimum lot width 60 feet;*
  - *minimum lot depth 100 feet;*
  - *minimum front yard setback 25 feet;*
  - *minimum rear yard setback 15 feet;*
  - *minimum side yard setback 5 feet;*
  - *minimum corner side setback 15 feet.*
- v. SFD-48 (Front Loaded Age Restricted Active Adult)
- *minimum lot size 4,800 square feet;*
  - *minimum lot width 44 feet;*
  - *minimum front yard setback 20 feet (front porches and/or stoops may encroach front yard by 5 feet);*
  - *minimum rear yard setback 10 feet;*
  - *minimum side yard 0 feet (minimum separation between units is 14 feet);*
  - *minimum corner side setback 15 feet.*
- vi. SFD-55 (Front Loaded Age Restricted Active Adult)
- *minimum lot size 5,500 square feet;*
  - *minimum lot width 50 feet;*
  - *minimum front yard setback 20 feet (front porches and/or stoops may encroach front yard by 5 feet);*
  - *minimum rear yard setback 15 feet;*
  - *minimum side yard 0 feet (minimum separation between units is 10 feet);*
  - *minimum corner side setback 15 feet.*



- vii. SFD-71 (Front Loaded Age Restricted Active Adult)
  - minimum lot size 7,100 square feet;
  - minimum lot width 60 feet;
  - minimum front yard setback 20 feet (front porches and/or stoops may encroach front yard by 5 feet);
  - minimum rear yard setback 15 feet;
  - minimum side yard 0 feet (minimum separation between units is 10 feet);
  - minimum corner side setback 15 feet.
  
- viii. TH-18.5 Rear Loaded (Townhomes)
  - minimum lot size 1,850 square feet;
  - minimum 3 attached units per dwelling unit cluster;
  - maximum 6 attached units per dwelling unit cluster;
  - minimum lot width 22 feet;
  - minimum front yard setback 10 feet (front porches and/or stoops may encroach front yard by 5 feet);
  - minimum rear yard setback 8 feet;
  - minimum (detached units) side yard 1 foot (minimum separation for detached units is 6 feet with an acceptable fire wall);
  - minimum (attached units) side yard 0 feet;
  - minimum corner side setback 15 feet; and
  - all lots must be served by alleys.
  
- b. Commercial. Commercial Land Use Areas are shown on the Concept Plan, Exhibits C-1 and C-1A. Development of those Commercial Land Use Areas designated as “CCOL Commercial” shall conform to the requirements of Section 146-113, C3 - Regional Commercial district regulations provided under the City of McKinney Code of Ordinances. Development of those Commercial Land Use Areas designated as “Commercial” shall conform to the requirement of Section 146-112, C2 Local Commercial district regulations provided under the City of McKinney Code of Ordinances.
  
- c. Multi-Family. Multi-family Land Use Areas are not shown on the Concept Plan; however, multi-family development is allowed with the approval of the City Council.

16. Exhibit G, Development Regulations, Section 2 is replaced in its entirety with the following:

2. *Residential Lot Type.* All Residential Lot Types, other than those designated Age Restricted Active Adult, may be located anywhere within a Single Family Area. The Residential Lot Types designated Age Restricted Active Adult may only be located within an age restricted active adult community area as designated on a plat therefore.

17. Exhibit G, Development Regulations, Section 3, Subsection c. is replaced in its entirety with the following:

- c. *Residential Lots less than 50 feet wide must be alley entry, except for those within an identified and separate age restricted active adult community Land Use Area.*

18. Exhibit G, Development Regulations, Section 11 is replaced in its entirety with the following:

11. *Maximum Single Family Lots.* The maximum number of single family lots allowed within the Property shall be 5,200. For purposes of this Paragraph 11, the "Property" shall mean only MUD No.1, MUD No.2 and any annexed land; and it shall not include the New MUD Land, as such is described in Section 12.18.5 of the Agreement. If, however, pursuant to Section 12.18.2 of the Agreement, the CCOL Deed for the CCOL ROW is returned to Owner, the New MUD Land may be developed in accordance with the Alternative Concept Plan Land Use Plan attached as Exhibit C-1A to the Agreement; whereupon an additional 520 single-family lots may be developed. No more than 2,000 single-family lots with lot widths less than 50 feet may be developed in the Property.

19. A new subsection d. to Section 13 of Exhibit G, Development Regulations, is added as follows:

- d. *The following additional residential architectural and site standards are required within an age restricted active adult community area in the Property:*
  - i. *The age restricted active adult community area shall be screened by a six-foot perimeter masonry wall constructed consistent as shown on **Exhibit C-7B and Exhibit C-7C**;*
  - ii. *Individual lots may have ornamental or tubular steel see-through fences, no privacy fences shall be allowed;*
  - iii. *The active adult community area shall have a system of trails as generally shown on **Exhibit C-7A***
  - iv. *Each residence on lots with widths of less than 50 feet shall be configured generally as shown on **Exhibit C-7D** and include carriage-style garage doors (cedar/hardie board façade) with*

*coach lights on each side of the garage façade and at least one of the following additional garage façade enhancements:*

- a. Split garage doors (double doors with divider)*
- b. Enhanced brick detail over garage (example, eye brow arches, herring bone patterns)*
- c. Decorative trellis or arbor over the garage door*
- d. Decorative window or dormer over the garage door*
- e. Shed Roof over the garage door*
- f. Gable/Dutch Gable*

20. A new Section 14 of Exhibit G, Development Regulations, entitled **Commercial Architectural and Site Standards**, is added as follows:

*14. **Commercial Architectural and Site Standards**. The architectural and site standards for the commercial land use areas shall conform to the provisions of Section 146-139 of the McKinney Code of Ordinances, as amended from time to time, as the same apply to other non-residential uses in non-industrial districts.*

21. **Consent to Assignment and Assumption**. The City of McKinney hereby consents to the July 19, 2016 Assignment and Assumption of the Development Agreement by and between CH-B Trinity Falls, LP, a Texas limited partnership and Trinity Falls Holding LP, a Delaware limited partnership.

**[SIGNATURES APPEAR ON THE FOLLOWING PAGES]**

IN WITNESS WHEREOF, the Parties hereto have executed this Third Amendment in multiple copies, each of equal dignity, as of the date first given above.

**CITY:**

ATTEST:

City of McKinney

\_\_\_\_\_  
\_\_\_\_\_, City Secretary  
\_\_\_\_\_

By: \_\_\_\_\_  
Name: Paul G. Grimes  
Its: City Manager

Date: \_\_\_\_\_

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
City Attorney

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, by \_\_\_\_\_, \_\_\_\_\_ of the City of McKinney, Texas, on its behalf.

\_\_\_\_\_  
Notary Public, State of Texas

**OWNER:**

**Trinity Falls Holdings, LP,**  
a Delaware limited partnership

By: Johnson Trinity Falls GP, LLC,  
a Texas limited liability company  
Its General Partner

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

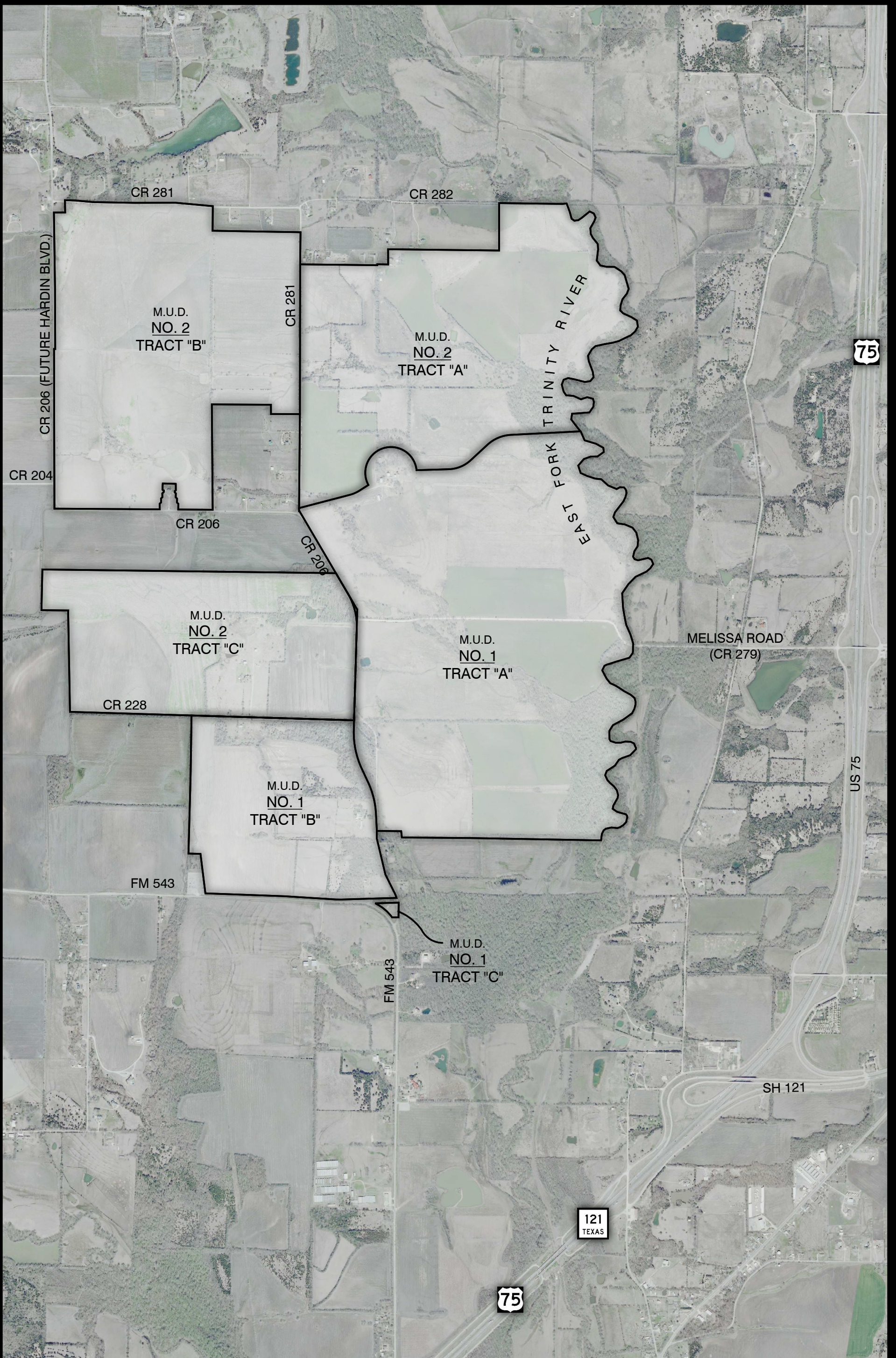
STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2017, by \_\_\_\_\_, \_\_\_\_\_ of Johnson Trinity Falls GP, LLC, a Texas limited liability company, General Partner of Trinity Falls Holdings, LP, a Delaware limited partnership, on its behalf.

\_\_\_\_\_  
Notary Public, State of Texas

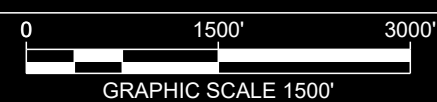
**List of Exhibits:**

- Exhibit A – District M.U.D. Map
- Exhibit B-2A – Legal Description of 673.759 acres (MUD 1/TRACT A)
- Exhibit B-2B – Legal Description of 206.286 acres (MUD 1/TRACT B)
- Exhibit B-2C – Legal Description of 1.276 acres (MUD 1/TRACT C)
- Exhibit B-4A – Legal Description of 423.553 acres (MUD 2/TRACT A)
- Exhibit B-4B – Legal Description of 404.156 acres (MUD 2/TRACT B)
- Exhibit B-4C – Legal Description of 270.720 acres (MUD 2/TRACT C)
- Exhibit C-1 – Concept Plan – Land Use
- Exhibit C-1A – Concept Plan Alternate – Land Use
- Exhibit C-2 – Concept Plan – Planning Units
- Exhibit C-2A – Concept Plan Alternate – Planning Units
- Exhibit C-3 – Concept Plan – Thoroughfare Plan
- Exhibit C-3A – Concept Plan Alternate – Thoroughfare Plan
- Exhibit C-4 Concept Plan – Trinity Falls Park Phasing
- Exhibit C-4A – Concept Plan Alternate – Trinity Falls Park Phasing
- Exhibit C-5 – Concept Plan – Major Infrastructure
- Exhibit C-6 – Fire Station Location Map
- Exhibit C-6A Description of Components, Equipment and Rolling Stock for Fire Station #9
- Exhibit C-6B Description of Fire Station Service Area
- Exhibit C-7A Age Restricted Area/Trail Exhibit
- Exhibit C-7B Age Restricted Area/Masonry Wall Exhibit
- Exhibit C-7C Age Restricted Area/Stone Wall Cross Section
- Exhibit C-7D Age Restricted Area/45' Lot Exhibit



**Trinity Falls**  
 McKinney E.T.J.  
 Collin County, Texas

Exhibit A District M.U.D. Map



Date: April 2017

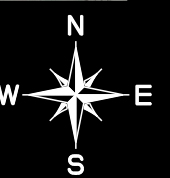


Exhibit B-2A  
Legal Description  
673.759 Acres  
(MUD 1/Tract A)

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

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

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

THENCE, NORTH 89 DEGREES 19 MINUTES 40 SECONDS WEST, ALONG A SOUTH LINE OF SAID 1113.084 ACRE TRACT AND THE COMMON NORTH LINE OF AFORESAID 1 ACRE TRACT, PASSING AT A DISTANCE OF 381.99 FEET A 3/8 INCH IRON ROD FOUND FOR WITNESS, CONTINUING A TOTAL DISTANCE OF 408.28 FEET TO A POINT FOR A SOUTHWEST CORNER OF SAID 1113.084 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 1 ACRE TRACT, SAID POINT ALSO BEING ON THE EAST LINE OF SAID 26.423 ACRE TRACT AND THE COMMON APPROXIMATE CENTERLINE OF COLLIN COUNTY ROAD NO. 206 (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);

THENCE, NORTH 00 DEGREES 34 MINUTES 35 SECONDS WEST, ALONG THE WEST LINE OF SAID 1113.084 ACRE TRACT, THE EAST LINE OF SAID 26.423 ACRE TRACT AND THE COMMON APPROXIMATE CENTERLINE OF AFORESAID COLLIN COUNTY ROAD NO. 206, A DISTANCE OF 41.52 FEET TO A POINT FOR CORNER;



THENCE, OVER AND ACROSS SAID 26.423 ACRE TRACT, SAID 0.653 ACRE TRACT AND SAID 182.711 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

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

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

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

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

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

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

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

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

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

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

NORTH 30 DEGREES 25 MINUTES 03 SECONDS WEST, A DISTANCE OF 1907.40

FEET TO A PK NAIL SET FOR CORNER IN COLLIN COUNTY ROAD NO. 281 (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF - WAY);

NORTH 88 DEGREES 57 MINUTES 17 SECONDS WEST, A DISTANCE OF 8.67 FEET TO A 112 INCH IRON ROD FOUND FOR CORNER IN THE APPROXIMATE CENTERLINE OF SAID COLLIN COUNTY ROAD NO. 281;

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

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

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

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

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

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

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

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

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

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 438.11

FEET TO A POINT FOR CORNER;

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

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

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

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

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

SOUTH 6 1 DEGREES 18 MINUTES 14 SECONDS EAST, A DISTANCE OF 140.67 FEET TO A POINT FOR CORNER;

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

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

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

SOUTH 70 DEGREES 15 MINUTES 18 SECONDS WEST, A DISTANCE OF 121.85 FEET TO A POINT FOR CORNER;

SOUTH 40 DEGREES 45 MINUTES 34 SECONDS WEST, A DISTANCE OF 145.62 FEET TO A POINT FOR CORNER;

SOUTH 18 DEGREES 00 MINUTES 30 SECONDS EAST, A DISTANCE OF 129.56 FEET TO A POINT FOR CORNER;

SOUTH 65 DEGREES 18 MINUTES 02 SECONDS EAST, A DISTANCE OF 118.06 FEET TO A POINT FOR CORNER;

SOUTH 71 DEGREES 54 MINUTES 16 SECONDS EAST, A DISTANCE OF 144.48 FEET TO A POINT FOR CORNER;

SOUTH 83 DEGREES 52 MINUTES 48 SECONDS EAST, A DISTANCE OF 100.92 FEET TO A POINT FOR CORNER;

SOUTH 47 DEGREES 56 MINUTES 19 SECONDS EAST, A DISTANCE OF 156.94 FEET TO A POINT FOR CORNER;

SOUTH 67 DEGREES 38 MINUTES 56 SECONDS EAST, A DISTANCE OF 153.79 FEET TO A POINT FOR CORNER;

NORTH 61 DEGREES 13 MINUTES 24 SECONDS EAST, A DISTANCE OF 64.37 FEET TO A POINT FOR CORNER;

SOUTH 85 DEGREES 51 MINUTES 50 SECONDS EAST, A DISTANCE OF 65.53 FEET TO A POINT FOR CORNER;

SOUTH 4 1 DEGREES 34 MINUTES 58 SECONDS EAST, A DISTANCE OF 40.91 FEET TO A POINT FOR CORNER;

SOUTH 19 DEGREES 54 MINUTES 49 SECONDS EAST, A DISTANCE OF 29.69 FEET TO A POINT FOR CORNER;

SOUTH 06 DEGREES 11 MINUTES 20 SECONDS EAST, A DISTANCE OF 37.94 FEET TO A POINT FOR CORNER;

SOUTH 14 DEGREES 05 MINUTES 13 SECONDS WEST, A DISTANCE OF 62.62 FEET TO A POINT FOR CORNER;

SOUTH 24 DEGREES 25 MINUTES 18 SECONDS WEST, A DISTANCE OF 81.96 FEET TO A POINT FOR CORNER;

SOUTH 37 DEGREES 40 MINUTES 18 SECONDS WEST, A DISTANCE OF 234.69 FEET TO A POINT FOR CORNER;

SOUTH 18 DEGREES 54 MINUTES 14 SECONDS WEST, A DISTANCE OF 81.98 FEET TO A POINT FOR CORNER;

SOUTH 31 DEGREES 46 MINUTES 10 SECONDS EAST, A DISTANCE OF 104.64 FEET TO A POINT FOR CORNER;

SOUTH 56 DEGREES 34 MINUTES 36 SECONDS EAST, A DISTANCE OF 34.72 FEET TO A POINT FOR CORNER;

SOUTH 8 1 DEGREES 42 MINUTES 01 SECONDS EAST, A DISTANCE OF 110.27 FEET TO A POINT FOR CORNER;

SOUTH 67 DEGREES 09 MINUTES 59 SECONDS EAST, A DISTANCE OF 138.27 FEET TO A POINT FOR CORNER;

SOUTH 37 DEGREES 29 MINUTES 50 SECONDS EAST, A DISTANCE OF 105.30 FEET TO A POINT FOR CORNER;

SOUTH 13 DEGREES 20 MINUTES 33 SECONDS EAST, A DISTANCE OF 131.83 FEET TO A POINT FOR CORNER;

SOUTH 05 DEGREES 36 MINUTES 33 SECONDS WEST, A DISTANCE OF 102.37 FEET TO A POINT FOR CORNER;

SOUTH 33 DEGREES 06 MINUTES 41 SECONDS WEST, A DISTANCE OF 97.83

FEET TO A POINT FOR CORNER;

SOUTH 13 DEGREES 16 MINUTES 04 SECONDS WEST, A DISTANCE OF 92.57 FEET TO A POINT FOR CORNER;

SOUTH 30 DEGREES 25 MINUTES 24 SECONDS EAST, A DISTANCE OF 39.87 FEET TO A POINT FOR CORNER;

SOUTH 61 DEGREES 06 MINUTES 56 SECONDS EAST, A DISTANCE OF 33.44 FEET TO A POINT FOR CORNER;

SOUTH 73 DEGREES 18 MINUTES 22 SECONDS EAST, A DISTANCE OF 35.43 FEET TO A POINT FOR CORNER;

NORTH 76 DEGREES 47 MINUTES 02 SECONDS EAST, A DISTANCE OF 171.81 FEET TO A POINT FOR CORNER;

SOUTH 62 DEGREES 02 MINUTES 58 SECONDS EAST, A DISTANCE OF 64.49 FEET TO A POINT FOR CORNER;

SOUTH 22 DEGREES 03 MINUTES 32 SECONDS EAST, A DISTANCE OF 76.90 FEET TO A POINT FOR CORNER;

SOUTH 34 DEGREES 33 MINUTES 13 SECONDS WEST, A DISTANCE OF 85.11 FEET TO A POINT FOR CORNER;

SOUTH 48 DEGREES 39 MINUTES 03 SECONDS WEST, A DISTANCE OF 86.15 FEET TO A POINT FOR CORNER;

SOUTH 64 DEGREES 28 MINUTES 51 SECONDS WEST, A DISTANCE OF 59.05 FEET TO A POINT FOR CORNER;

SOUTH 64 DEGREES 31 MINUTES 40 SECONDS WEST, A DISTANCE OF 142.65 FEET TO A POINT FOR CORNER;

SOUTH 44 DEGREES 15 MINUTES 01 SECONDS WEST, A DISTANCE OF 173.52 FEET TO A POINT FOR CORNER;

SOUTH 34 DEGREES 24 MINUTES 08 SECONDS WEST, A DISTANCE OF 183.38 FEET TO A POINT FOR CORNER;

SOUTH 03 DEGREES 40 MINUTES 02 SECONDS EAST, A DISTANCE OF 250.70 FEET TO A POINT FOR CORNER;

SOUTH 09 DEGREES 55 MINUTES 21 SECONDS EAST, A DISTANCE OF 203.25 FEET TO A POINT FOR CORNER;

SOUTH 12 DEGREES 33 MINUTES 26 SECONDS EAST, A DISTANCE OF 84.94 FEET TO A POINT FOR CORNER;

SOUTH 23 DEGREES 50 MINUTES 50 SECONDS EAST, A DISTANCE OF 173.87

FEET TO A POINT FOR CORNER;

SOUTH 16 DEGREES 37 MINUTES 27 SECONDS EAST, A DISTANCE OF 153.46 FEET TO A POINT FOR CORNER;

SOUTH 02 DEGREES 31 MINUTES 58 SECONDS WEST, A DISTANCE OF 62.97 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 10 MINUTES 42 SECONDS EAST, A DISTANCE OF 67.93 FEET TO A POINT FOR CORNER;

SOUTH 08 DEGREES 58 MINUTES 15 SECONDS WEST, A DISTANCE OF 31.06 FEET TO A POINT FOR CORNER;

SOUTH 34 DEGREES 59 MINUTES 35 SECONDS WEST, A DISTANCE OF 95.76 FEET TO A POINT FOR CORNER;

SOUTH 73 DEGREES 34 MINUTES 06 SECONDS WEST, A DISTANCE OF 219.32 FEET TO A POINT FOR CORNER;

SOUTH 72 DEGREES 18 MINUTES 27 SECONDS WEST, A DISTANCE OF 181.66 FEET TO A POINT FOR CORNER;

SOUTH 62 DEGREES 14 MINUTES 18 SECONDS WEST, A DISTANCE OF 39.13 FEET TO A POINT FOR CORNER;

SOUTH 26 DEGREES 02 MINUTES 25 SECONDS WEST, A DISTANCE OF 76.21 FEET TO A POINT FOR CORNER;

SOUTH 06 DEGREES 15 MINUTES 13 SECONDS EAST, A DISTANCE OF 15.43 FEET TO A POINT FOR CORNER;

SOUTH 27 DEGREES 46 MINUTES 10 SECONDS EAST, A DISTANCE OF 146.70 FEET TO A POINT FOR CORNER;

SOUTH 38 DEGREES 38 MINUTES 48 SECONDS EAST, A DISTANCE OF 98.77 FEET TO A POINT FOR CORNER;

SOUTH 65 DEGREES 28 MINUTES 12 SECONDS EAST, A DISTANCE OF 90.87 FEET TO A POINT FOR CORNER;

SOUTH 58 DEGREES 46 MINUTES 14 SECONDS EAST, A DISTANCE OF 89.05 FEET TO A POINT FOR CORNER;

SOUTH 55 DEGREES 38 MINUTES 18 SECONDS EAST, A DISTANCE OF 81.34 FEET TO A POINT FOR CORNER;

SOUTH 61 DEGREES 13 MINUTES 57 SECONDS EAST, A DISTANCE OF 131.93 FEET TO A POINT FOR CORNER;

SOUTH 50 DEGREES 02 MINUTES 00 SECONDS EAST, A DISTANCE OF 83.53

FEET TO A POINT FOR CORNER;

SOUTH 15 DEGREES 4 1 MINUTES 08 SECONDS EAST, A DISTANCE OF 65.63 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 25 MINUTES 17 SECONDS WEST, A DISTANCE OF 38.95 FEET TO A POINT FOR CORNER;

SOUTH 13 DEGREES 46 MINUTES 24 SECONDS WEST, A DISTANCE OF 78.87 FEET TO A POINT FOR CORNER;

SOUTH 26 DEGREES 57 MINUTES 48 SECONDS WEST, A DISTANCE OF 85.04 FEET TO A POINT FOR CORNER;

SOUTH 53 DEGREES 42 MINUTES 03 SECONDS WEST, A DISTANCE OF 103.78 FEET TO A POINT FOR CORNER;

SOUTH 54 DEGREES 31 MINUTES 27 SECONDS WEST, A DISTANCE OF 8 1.58 FEET TO A POINT FOR CORNER;

SOUTH 61 DEGREES 55 MINUTES 50 SECONDS WEST, A DISTANCE OF 124.05 FEET TO A POINT FOR CORNER;

SOUTH 6 1 DEGREES 26 MINUTES 59 SECONDS WEST, A DISTANCE OF 70.28 FEET TO A POINT FOR CORNER;

SOUTH 32 DEGREES 20 MINUTES 11 SECONDS WEST, A DISTANCE OF 99.01 FEET TO A POINT FOR CORNER;

SOUTH 10 DEGREES 50 MINUTES 27 SECONDS WEST, A DISTANCE OF 37.28 FEET TO A POINT FOR CORNER;

SOUTH 01 DEGREES 02 MINUTES 10 SECONDS EAST, A DISTANCE OF 113.13 FEET TO A POINT FOR CORNER;

SOUTH 29 DEGREES 02 MINUTES 49 SECONDS EAST, A DISTANCE OF 36.57 FEET TO A POINT FOR CORNER;

SOUTH 71 DEGREES 45 MINUTES 23 SECONDS EAST, A DISTANCE OF 91.85 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 05 MINUTES 15 SECONDS EAST, A DISTANCE OF 84.92 FEET TO A POINT FOR CORNER;

NORTH 75 DEGREES 55 MINUTES 22 SECONDS EAST, A DISTANCE OF 78.29 FEET TO A POINT FOR CORNER;

SOUTH 87 DEGREES 29 MINUTES 47 SECONDS EAST, A DISTANCE OF 86.59 FEET TO A POINT FOR CORNER;

SOUTH 64 DEGREES 37 MINUTES 20 SECONDS EAST, A DISTANCE OF 61.40

FEET TO A POINT FOR CORNER;

SOUTH 24 DEGREES 13 MINUTES 36 SECONDS EAST, A DISTANCE OF 83.75 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF 22.63 FEET TO A POINT FOR CORNER;

SOUTH 43 DEGREES 56 MINUTES 54 SECONDS WEST, A DISTANCE OF 138.97 FEET TO A POINT FOR CORNER;

SOUTH 70 DEGREES 14 MINUTES 33 SECONDS WEST, A DISTANCE OF 148.31 FEET TO A POINT FOR CORNER;

SOUTH 61 DEGREES 57 MINUTES 04 SECONDS WEST, A DISTANCE OF 54.03 FEET TO A POINT FOR CORNER;

SOUTH 34 DEGREES 32 MINUTES 38 SECONDS WEST, A DISTANCE OF 119.53 FEET TO A POINT FOR CORNER;

SOUTH 56 DEGREES 50 MINUTES 51 SECONDS WEST, A DISTANCE OF 164.17 FEET TO A POINT FOR CORNER;

SOUTH 20 DEGREES 09 MINUTES 48 SECONDS WEST, A DISTANCE OF 75.03 FEET TO A POINT FOR CORNER;

SOUTH 24 DEGREES 31 MINUTES 58 SECONDS EAST, A DISTANCE OF 91.04 FEET TO A POINT FOR CORNER;

SOUTH 43 DEGREES 08 MINUTES 09 SECONDS EAST, A DISTANCE OF 65.53 FEET TO A POINT FOR CORNER;

SOUTH 48 DEGREES 45 MINUTES 48 SECONDS EAST, A DISTANCE OF 86.33 FEET TO A POINT FOR CORNER;

SOUTH 36 DEGREES 37 MINUTES 04 SECONDS EAST, A DISTANCE OF 80.56 FEET TO A POINT FOR CORNER;

SOUTH 14 DEGREES 39 MINUTES 59 SECONDS EAST, A DISTANCE OF 83.23 FEET TO A POINT FOR CORNER;

SOUTH 09 DEGREES 30 MINUTES 21 SECONDS WEST, A DISTANCE OF 47.73 FEET TO A POINT FOR CORNER;

SOUTH 29 DEGREES 12 MINUTES 38 SECONDS WEST, A DISTANCE OF 148.32 FEET TO A POINT FOR CORNER;

SOUTH 10 DEGREES 23 MINUTES 51 SECONDS WEST, A DISTANCE OF 54.05 FEET TO A POINT FOR CORNER;

SOUTH 54 DEGREES 54 MINUTES 18 SECONDS EAST, A DISTANCE OF 74.80



FEET TO A POINT FOR CORNER;

SOUTH 68 DEGREES 03 MINUTES 59 SECONDS EAST, A DISTANCE OF 45.10 FEET TO A POINT FOR CORNER;

SOUTH 74 DEGREES 45 MINUTES 02 SECONDS EAST, A DISTANCE OF 120.98 FEET TO A POINT FOR CORNER;

SOUTH 37 DEGREES 58 MINUTES 42 SECONDS EAST, A DISTANCE OF 30.84 FEET TO A POINT FOR CORNER;

SOUTH 09 DEGREES 47 MINUTES 01 SECONDS EAST, A DISTANCE OF 26.13 FEET TO A POINT FOR CORNER;

SOUTH 13 DEGREES 19 MINUTES 51 SECONDS WEST, A DISTANCE OF 84.18 FEET TO A POINT FOR CORNER;

SOUTH 43 DEGREES 24 MINUTES 44 SECONDS WEST, A DISTANCE OF 68.56 FEET TO A POINT FOR CORNER;

SOUTH 58 DEGREES 05 MINUTES 12 SECONDS WEST, A DISTANCE OF 63.97 FEET TO A POINT FOR CORNER;

SOUTH 71 DEGREES 39 MINUTES 45 SECONDS WEST, A DISTANCE OF 48.06 FEET TO A POINT FOR CORNER;

NORTH 84 DEGREES 13 MINUTES 05 SECONDS WEST, A DISTANCE OF 97.44 FEET TO A POINT FOR CORNER;

SOUTH 78 DEGREES 06 MINUTES 14 SECONDS WEST, A DISTANCE OF 96.50 FEET TO A POINT FOR CORNER;

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

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

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

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

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

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

EXHIBIT B-2B  
Legal Description  
206.286 acres  
(MUD 1/TRACT B)

BEING A 206.318 ACRE TRACT OF LAND SITUATED IN THE JOHN EMBERSON SURVEY, ABSTRACT NO. 294, AND THE MEREDITH HART SURVEY, ABSTRACT NO. 371, COLLIN COUNTY, TEXAS, AND BEING PART OF A 0.469 ACRE TRACT CONVEYED AS "TRACT 2" AND A 182.711 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO MA-BBO FIVE, LP, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20060918001344730, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND PART OF A 26.423 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" AND A 0.653 ACRE TRACT OF LAND CONVEYED AS "TRACT 2" TO MA-BBO FIVE, LP, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20060918001344720, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAME ALSO BEING ALL OF A 0.901 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 1 OF COLLIN COUNTY, RECORDED IN INSTRUMENT NO. 20140109000024290 OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND PART OF A 6.72 ACRE TRACT OF LAND CONVEYED TO GRAYSON-COLLIN ELECTRIC COOPERATIVE BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2000-0133812, LAND RECORDS, COLLIN COUNTY, TEXAS. SAID 206.318 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS), DETERMINED BY GPS OBSERVATIONS ON JULIAN DAY 320, 2005, CALCULATED FROM DENTON CORS ARP (PID-DF8986), ARLINGTON RRP2 CORS ARP (PID-DF 5387) AND COLLIN CORS ARP (PID-DF8982), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF AFORESAID 182.711 ACRE TRACT AND BEING THE NORTHEAST CORNER OF A CALLED 20.300 ACRE TRACT OF LAND CONVEYED TO TOM B. WILSON BY DEED RECORDED IN VOLUME 935, PAGE 598, DEED RECORDS, COLLIN COUNTY, TEXAS AND BEING ON THE SOUTH LINE OF A CALLED 361.66 ACRE TRACT OF LAND CONVEYED TO HERITAGE FARM TRUST BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 98-0084317, LAND RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 88 DEGREES 16 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF AFORESAID 182.711 ACRE TRACT AND ALONG THE COMMON SOUTH LINE OF AFORESAID 361.66 ACRE TRACT, A DISTANCE OF 2578.42 FEET TO THE SOUTHWEST CORNER OF SAID 0.901 ACRE TRACT;

THENCE DEPARTING THE NORTH LINE OF SAID 182.711 ACRE TRACT AND ALONG THE WESTERLY LINE OF SAID 0.901 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 01 DEGREES 43 MINUTES 15 SECONDS EAST, A DISTANCE OF 65.50 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90 DEGREES 05 MINUTES 03 SECONDS, A RADIUS OF 66.00 FEET, AND A LONG CHORD THAT BEARS NORTH 46 DEGREES 40 MINUTES 44 SECONDS EAST, A DISTANCE OF 93.41 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 103.77 FEET TO A POINT FOR CORNER;

NORTH 01 DEGREES 38 MINUTES 13 SECONDS EAST, A DISTANCE OF 84.00 FEET TO A POINT FOR CORNER;

NORTH 07 DEGREES 54 MINUTES 51 SECONDS EAST, A DISTANCE OF 23.23 FEET TO THE NORTHWEST CORNER OF AFORESAID 0.901 ACRE TRACT;

THENCE SOUTH 88 DEGREES 21 MINUTES 47 SECONDS EAST, ALONG THE NORTH LINE OF SAID 0.901 ACRE TRACT, A DISTANCE OF 73.96 FEET TO THE NORTHEAST CORNER OF SAID 0.901 ACRE TRACT, AND BEING IN THE APPROXIMATE CENTERLINE OF COLLIN COUNTY ROAD NO. 206 (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);

THENCE SOUTH 22 DEGREES 24 MINUTES 21 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID 0.901 ACRE TRACT AND THE APPROXIMATE CENTERLINE OF SAID COLLIN COUNTY ROAD NO. 206, A DISTANCE OF 161.50 FEET TO A POINT FOR CORNER;

THENCE SOUTH 47 DEGREES 40 MINUTES 01 SECONDS EAST, CONTINUING ALONG THE EASTERLY LINE OF SAID 0.901 ACRE TRACT AND THE APPROXIMATE CENTERLINE OF SAID COLLIN COUNTY ROAD NO. 206, A DISTANCE OF 140.42 FEET TO THE SOUTHEAST CORNER OF SAID 0.901 ACRE TRACT, AND BEING ON THE NORTH LINE OF AFORESAID 182.711 ACRE TRACT;

THENCE NORTH 88 DEGREES 16 MINUTES 45 SECONDS WEST, DEPARTING THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD NO. 206, ALONG THE NORTH LINE OF SAID 182.711 ACRE TRACT AND THE SOUTH LINE OF SAID 0.901 ACRE TRACT, A DISTANCE OF 172.26 FEET TO A POINT FOR CORNER;

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

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

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

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

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

SOUTH 02 DEGREES 57 MINUTES 15 SECONDS EAST, A DISTANCE OF 237.94

FEET TO A POINT FOR CORNER ON THE EAST LINE OF SAID 26.423 ACRE TRACT AND BEING IN AFORESAID COLLIN COUNTY ROAD NO. 206;

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

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

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

SOUTH 26 DEGREES 26 MINUTES 21 SECONDS EAST, A DISTANCE OF 308.47 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER AND THE BEGINNING OF A NONTANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 30 MINUTES 28 SECONDS, A RADIUS OF 570.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 23 DEGREES 04 MINUTES 21 SECONDS EAST, A DISTANCE OF 124.18 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 124.43 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE SOUTHEAST CORNER OF SAID 182.711 ACRE TRACT, AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF F.M. 543 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, ALONG THE SOUTH LINE OF AFORESAID 182.711 ACRE TRACT AND THE COMMON NORTH RIGHT-OF-WAY LINE OF F.M. 543, THE FOLLOWING COURSES AND DISTANCES:

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

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

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

NORTH 87 DEGREES 54 MINUTES 59 SECONDS WEST, A DISTANCE OF 1322.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE SOUTHWEST CORNER OF AFORESAID 182.711 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF AFORESAID 6.72 ACRE TRACT;

THENCE NORTH 07 DEGREES 04 MINUTES 31 SECONDS WEST, ALONG THE WEST LINE OF SAID 182.711 ACRE TRACT AND THE EAST LINE OF SAID 6.72 ACRE TRACT, A DISTANCE OF 665.86 FEET TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 27 MINUTES 18 SECONDS WEST, DEPARTING THE WEST LINE OF SAID 182.711 ACRE TRACT, OVER AND ACROSS SAID 6.72 ACRE TRACT, A DISTANCE OF 200.87 FEET TO A POINT FOR CORNER ON THE WEST LINE OF SAID 6.72 ACRE TRACT AND THE EAST LINE OF A CALLED 38.948 ACRE TRACT OF LAND CONVEYED TO PURPLE FROG LTD. BY SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 20060724001039860, SAID LAND RECORDS;

THENCE NORTH 01 DEGREES 32 MINUTES 42 SECONDS EAST, ALONG THE WEST LINE OF SAID 6.72 ACRE TRACT AND THE EAST LINES OF SAID 38.948 ACRE TRACT AND AFORESAID 20.30 ACRE TRACT, A DISTANCE OF 1324.97 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHERNMOST CORNER OF SAID 6.72 ACRE TRACT, BEING ON THE WEST LINE OF AFORESAID 182.711 ACRE TRACT;

THENCE NORTH 00 DEGREES 53 MINUTES 45 SECONDS EAST, ALONG WEST LINE OF AFORESAID 182.711 ACRE TRACT AND THE EAST LINE OF SAID 20.30 ACRE TRACT, A DISTANCE OF 986.32 FEET TO THE POINT OF BEGINNING, AND CONTAINING 206.318 ACRES OF LAND, MORE OR LESS.

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

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

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

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

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

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

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

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

NORTH 01 DEGREES 05 MINUTES 01 SECONDS EAST, A DISTANCE OF 34.92 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.032 ACRES OF LAND, MORE OR LESS, LEAVING A NET ACREAGE OF 206.286 ACRES OF LAND, MORE OR LESS.

Exhibit B-2C  
Legal Description  
1.276 Acres  
(MUD 1/Tract C)

BEING TRACT OF LAND SITUATED IN THE MEREDITH HART SURVEY, ABSTRACT NO. 371, COLLIN COUNTY, TEXAS AND BEING ALL OF A CALLED 1.272 ACRE TRACT OF LAND DESCRIBED IN THE CASH WARRANTY DEED TO KATHRINE EATON, RECORDED IN INSTRUMENT NO. 20091215001500680, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID 1.272 ACRE TRACT, SAME BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF F. M. NO. 543, AN 80' WIDE RIGHT OF WAY, AS CREATED IN AN EASEMENT TO THE STATE OF TEXAS RECORDED IN VOLUME 400, PAGE 412 AND VOLUME 400, PAGE 424, BOTH OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING ON THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO STEVEN A. GROGEAN AND BRENDA GROGEAN, RECORDED IN INSTRUMENT NO. 2000101100111519, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAME ALSO BEING IN COUNTY ROAD NO. 206 (NO RECORD FOUND);

THENCE SOUTH 00°28'11" WEST, DEPARTING THE SOUTHERLY RIGHT OF WAY LINE OF SAID F. M. NO. 543, ALONG THE EASTERLY LINE OF SAID 1.272 ACRE TRACT AND THE WESTERLY LINE OF SAID GROGEAN TRACT AND GENERALLY ALONG SAID COUNTY ROAD NO. 206, A DISTANCE OF 161.47 TO A PK-NAIL FOUND FOR A CORNER;

THENCE SOUTH 00°48'19" WEST, CONTINUING ALONG THE EASTERLY LINE OF SAID 1.272 ACRE TRACT AND THE WESTERLY LINE OF SAID GROGEAN TRACT AND GENERALLY ALONG SAID COUNTY ROAD NO. 206, A DISTANCE OF 85.32 FEET TO THE SOUTHWEST CORNER OF SAID 1.272 ACRE TRACT, SAME BEING ON THE NORTHERLY LINE OF A CALLED 15.7401 ACRE TRACT OF LAND DESCRIBED IN A TRANSFER OF RIGHT OF WAY TO THE CITY OF MCKINNEY, TEXAS, RECORDED IN INSTRUMENT NO. 20140217000146290, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAME ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF AFORESAID F. M. NO. 543;

THENCE SOUTH 89°54'35" WEST, ALONG THE SOUTHERLY LINE OF SAID 1.272 ACRE TRACT, THE NORTHERLY LINE OF SAID 15.7401 ACRE TRACT AND THE EASTERLY RIGHT OF WAY LINE OF SAID F. M. NO. 543, A DISTANCE OF 106.66 FEET TO THE SOUTHWEST CORNER OF SAID 1.272 ACRE TRACT, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 28°08'09", A RADIUS OF 761.18 FEET, A CHORD BEARING AND DISTANCE OF NORTH 50°19'16" WEST, 368.97 FEET;

THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE WESTERLY LINE OF SAID 1.272 ACRE TRACT, CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID F. M. NO. 543, WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 372.68 FEET TO A POINT AT THE END OF SAID CURVE, SAME BEING THE NORTHWEST CORNER OF SAID 1.272 ACRE TRACT;

THENCE NORTH 88°19'01" EAST, ALONG THE NORTHERLY LINE OF SAID 1.272 ACRE TRACT AND A SOUTHERLY RIGHT OF WAY LINE OF SAID F. M. NO. 543, A DISTANCE OF 393.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.276 ACRES (55,562 SQUARE FEET) OF LAND, MORE OR LESS.



Exhibit B-4A  
Legal Description  
423.553 Acres  
(MUD 2/Tract A)

BEING A 423.553 ACRE TRACT OF LAND SITUATED IN THE THOMAS BRUCE SURVEY, ABSTRACT NO. 1 03, THE THOMAS LINDSAY SURVEY, ABSTRACT NO. 521, COLLIN COUNTY, TEXAS, AND BEING ALL OF A CALLED 106.762 ACRE TRACT OF LAND CONVEYED TO MA-BBO FIVE, LP, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20060918001344750, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING ALL OF A CALLED 118.259 ACRE TRACT OF LAND CONVEYED TO MA-BBO FIVE, LP, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20060918001344760, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING PART OF A CALLED 1113.084 ACRE TRACT OF LAND CONVEYED TO MA BB OWEN, LP, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20060616000829800, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 423.553 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS), DETERMINED BY GPS OBSERVATIONS ON JULIAN DAY 320, 2005, CALCULATED FROM DENTON CORS ARP (PID-DF8986), ARLINGTON RRP2 CORS ARP (PID-DF 5387) AND COLLIN CORS ARP (PID-8982), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SOUTH 04 DEGREES 46 MINUTES 27 SECONDS EAST, A DISTANCE OF 98.68 FEET TO A POINT FOR CORNER;

SOUTH 27 DEGREES 59 MINUTES 37 SECONDS EAST, A DISTANCE OF 72.48 FEET TO A POINT FOR CORNER;

SOUTH 38 DEGREES 58 MINUTES 18 SECONDS EAST, A DISTANCE OF 131.77 FEET TO A POINT FOR CORNER;

SOUTH 03 DEGREES 11 MINUTES 20 SECONDS EAST, A DISTANCE OF 91.41 FEET TO A POINT FOR CORNER;

SOUTH 06 DEGREES 35 MINUTES 41 SECONDS WEST, A DISTANCE OF 188.59 FEET TO A POINT FOR CORNER;

SOUTH 36 DEGREES 55 MINUTES 44 SECONDS EAST, A DISTANCE OF 101.19 FEET TO A POINT FOR CORNER;

SOUTH 77 DEGREES 27 MINUTES 27 SECONDS EAST, A DISTANCE OF

101.27 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 08 MINUTES 21 SECONDS EAST, A DISTANCE OF 137.11 FEET TO A POINT FOR CORNER;

SOUTH 56 DEGREES 41 MINUTES 24 SECONDS EAST, A DISTANCE OF 136.45 FEET TO A POINT FOR CORNER;

SOUTH 41 DEGREES 28 MINUTES 51 SECONDS EAST, A DISTANCE OF 84.90 FEET TO A POINT FOR CORNER;

SOUTH 16 DEGREES 13 MINUTES 08 SECONDS EAST, A DISTANCE OF 239.45 FEET TO A POINT FOR CORNER;

SOUTH 20 DEGREES 49 MINUTES 08 SECONDS WEST, A DISTANCE OF 84.82 FEET TO A POINT FOR CORNER;

SOUTH 38 DEGREES 02 MINUTES 36 SECONDS WEST, A DISTANCE OF 120.85 FEET TO A POINT FOR CORNER;

SOUTH 16 DEGREES 50 MINUTES 36 SECONDS WEST, A DISTANCE OF 106.92 FEET TO A POINT FOR CORNER;

SOUTH 04 DEGREES 08 MINUTES 50 SECONDS WEST, A DISTANCE OF 83.94 FEET TO A POINT FOR CORNER;

SOUTH 45 DEGREES 46 MINUTES 39 SECONDS EAST, A DISTANCE OF 70.50 FEET TO A POINT FOR CORNER;

SOUTH 65 DEGREES 20 MINUTES 11 SECONDS EAST, A DISTANCE OF 154.89 FEET TO A POINT FOR CORNER;

SOUTH 57 DEGREES 43 MINUTES 24 SECONDS EAST, A DISTANCE OF 104.47 FEET TO A POINT FOR CORNER;

SOUTH 08 DEGREES 58 MINUTES 00 SECONDS EAST, A DISTANCE OF 103.87 FEET TO A POINT FOR CORNER;

SOUTH 30 DEGREES 16 MINUTES 36 SECONDS WEST, A DISTANCE OF 92.56 FEET TO A POINT FOR CORNER;

SOUTH 48 DEGREES 18 MINUTES 00 SECONDS WEST, A DISTANCE OF 95.11 FEET TO A POINT FOR CORNER;

SOUTH 64 DEGREES 48 MINUTES 37 SECONDS WEST, A DISTANCE OF 115.06 FEET TO A POINT FOR CORNER;

SOUTH 63 DEGREES 46 MINUTES 10 SECONDS WEST, A DISTANCE OF 108.90 FEET TO A POINT FOR CORNER;

SOUTH 74 DEGREES 52 MINUTES 48 SECONDS WEST, A DISTANCE OF

108.83 FEET TO A POINT FOR CORNER;

SOUTH 80 DEGREES 20 MINUTES 18 SECONDS WEST, A DISTANCE OF 130.42 FEET TO A POINT FOR CORNER;

SOUTH 77 DEGREES 33 MINUTES 24 SECONDS WEST, A DISTANCE OF 159.57 FEET TO A POINT FOR CORNER;

SOUTH 49 DEGREES 37 MINUTES 34 SECONDS WEST, A DISTANCE OF 79.64 FEET TO A POINT FOR CORNER;

SOUTH 30 DEGREES 51 MINUTES 57 SECONDS WEST, A DISTANCE OF 127.68 FEET TO A POINT FOR CORNER;

SOUTH 08 DEGREES 15 MINUTES 52 SECONDS EAST, A DISTANCE OF 88.75 FEET TO A POINT FOR CORNER;

SOUTH 20 DEGREES 25 MINUTES 34 SECONDS EAST, A DISTANCE OF 191.80 FEET TO A POINT FOR CORNER;

SOUTH 08 DEGREES 27 MINUTES 55 SECONDS EAST, A DISTANCE OF 92.30 FEET TO A POINT FOR CORNER;

SOUTH 39 DEGREES 42 MINUTES 15 SECONDS WEST, A DISTANCE OF 84.38 FEET TO A POINT FOR CORNER;

SOUTH 80 DEGREES 08 MINUTES 27 SECONDS WEST, A DISTANCE OF 92.47 FEET TO A POINT FOR CORNER;

NORTH 75 DEGREES 29 MINUTES 03 SECONDS WEST, A DISTANCE OF 181.83 FEET TO A POINT FOR CORNER;

NORTH 78 DEGREES 44 MINUTES 38 SECONDS WEST, A DISTANCE OF 106.12 FEET TO A POINT FOR CORNER;

SOUTH 69 DEGREES 37 MINUTES 05 SECONDS WEST, A DISTANCE OF 80.67 FEET TO A POINT FOR CORNER;

SOUTH 20 DEGREES 46 MINUTES 24 SECONDS WEST, A DISTANCE OF 87.62 FEET TO A POINT FOR CORNER;

SOUTH 14 DEGREES 45 MINUTES 22 SECONDS EAST, PASSING AT A DISTANCE OF 71.19 FEET THE SOUTHEAST CORNER OF SAID 106.762 ACRE TRACT, SAME BEING A NORTHEAST CORNER OF AFORESAID 1113.084 ACRE TRACT, CONTINUING WITH THE CENTERLINE OF SAID EAST FORK OF THE TRINITY RIVER AND THE EAST PROPERTY LINE OF SAID 1113.084 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 120.37 FEET TO A POINT FOR CORNER;

THENCE, CONTINUING WITH THE CENTERLINE OF SAID EAST FORK OF THE TRINITY RIVER AND ALONG THE EAST PROPERTY LINE OF SAID 1113 .084 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 3 4 DEGREES 3 9 MINUTES 08 SECONDS EAST, A DISTANCE OF 74.62 FEET TO A POINT FOR CORNER;

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

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

NORTH 71 DEGREES 3 5 MINUTES 21 SECONDS EAST, A DISTANCE OF 110.32 FEET TO A POINT FOR CORNER;

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

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

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

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

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

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

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

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

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

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

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

438.11 FEET TO A POINT FOR CORNER;

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

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

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

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

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

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 176.75 FEET TO A POINT FOR CORNER;

SOUTH 75 DEGREES 20 MINUTES 45 SECONDS WEST, A DISTANCE OF 877.21 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID 1113.084 ACRE TRACT, SAME BEING THE APPROXIMATE CENTERLINE OF COLLIN COUNTY ROAD NO. 281 (A VARIABLE WIDTH RIGHT-OFWAY);

THENCE, NORTH 00 DEGREES 31 MINUTES 40 SECONDS EAST, ALONG THE WEST LINE OF SAID 1113.084 ACRE TRACT AND THE APPROXIMATE CENTERLINE OF SAID COLLIN COUNTY ROAD NO. 281, A DISTANCE OF 1574.34 FEET TO A 112 INCH IRON ROD FOUND FOR AN INSIDE ELL CORNER OF SAID 1113.084 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 3.000 ACRE TRACT OF LAND CONVEYED TO TERRY L. HERTWICK AND ROSE ETTA JONES BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2002-0001673, LAND RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 04 MINUTES 47 SECONDS EAST, OVER AND ACROSS SAID 1113.084 ACRE TRACT, CONTINUING ALONG THE APPROXIMATE CENTERLINE OF SAID COLLIN COUNTY ROAD NO. 281, A DISTANCE OF 2505.18 FEET TO A POINT FOR AN INSIDE ELL CORNER OF SAID 1113.084 ACRE TRACT;

THENCE, SOUTH 89 DEGREES 21 MINUTES 54 SECONDS EAST, ALONG THE NORTH LINE OF SAID 1113.084 ACRE TRACT, PASSING AT A DISTANCE OF 40.00 FEET A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR WITNESS, CONTINUING A TOTAL DISTANCE OF 1290.73 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE A NORTHEAST CORNER OF SAID 1113.084 ACRE TRACT AND BEING ON THE WEST LINE OF SAID 118.259 ACRE TRACT;

THENCE, NORTH 00 DEGREES 11 MINUTES 31 SECONDS WEST, ALONG THE WEST LINE OF SAID 118.259 ACRE TRACT, A DISTANCE OF 15.14 FEET TO A 1/2 INCH IRON ROD FOUND FOR A NORTHWEST CORNER OF SAID 118.259 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 1.071 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ANITA L. GRAY AND HUSBAND, JIMMY L. GRAY AS RECORDED IN COLLIN COUNTY CLERK'S FILE NO. 94-0054427 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 10 MINUTES 20 SECONDS EAST, ALONG THE SOUTH LINE OF AFORESAID 1.071 ACRE TRACT, A DISTANCE OF 182.65 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE SOUTHEAST CORNER OF SAID 1.071 ACRE TRACT;

THENCE NORTH 00 DEGREES 11 MINUTES 36 SECONDS WEST, ALONG THE EAST LINE OF AFORESAID 1.071 ACRE TRACT, A DISTANCE OF 254.52 FEET TO A POINT FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS NORTH 00 DEGREES 11 MINUTES 36 SECONDS WEST, A DISTANCE OF 0.64 FEET, SAID POINT BEING IN THE SOUTH LINE OF A CALLED 10.000 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CABE W. CHADICK AS RECORDED IN COLLIN COUNTY CLERK'S FILE NO. 2000-0095879 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS;

THENCE, SOUTH 89 DEGREES 20 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE OF SAID 118.259 ACRE TRACT, THE SOUTH LINE OF SAID 10.000 ACRE TRACT, THE SOUTH LINE OF AFORESAID 39.06 ACRE TRACT, A DISTANCE OF 1856.29 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID THOMAS M. FRIS TRACT;

THENCE, NORTH 00 DEGREES 05 MINUTES 19 SECONDS EAST, ALONG THE WEST LINE OF SAID 106.762 ACRE TRACT AND THE EAST LINE OF SAID THOMAS M. FRIS TRACT, A DISTANCE OF 794.23 FEET TO THE POINT OF BEGINNING, AND CONTAINING 423.553 ACRES OF LAND, MORE OR LESS.

EXHIBIT B-4B  
Legal Description  
407.211 acres  
(MUD 2/TRACT B)

BEING A 407.211 ACRE TRACT OF LAND SITUATED IN THE JOHN LARREMORE SURVEY, ABSTRACT NO. 530, AND THE THOMAS BRUCE SURVEY, ABSTRACT NO. 103, COLLIN COUNTY, TEXAS, AND BEING PART OF A 158.524 ACRE TRACT OF LAND CONVEYED TO MA-BBO FIVE, L.P. BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20060718001344740, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING PART OF A 1113.084 ACRE TRACT OF LAND CONVEYED TO MA BB OWEN, L.P. BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20060616000829800, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 404.156 ACRE TRACT, AND BEING ALL OF MINOR PLAT OF LOT 1, BLOCK A OF THE TRINITY FALLS NORTH ADDITION, ACCORDING THE PLAT THEREOF RECORDED IN VOLUME 2015, PG. 367, PLAT RECORDS, COLLIN COUNTY, TEXAS, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS), DETERMINED BY GPS OBSERVATIONS ON JULIAN DAY 320, 2005, CALCULATED FROM DENTON CORS ARP (PID-DF8986), ARLINGTON RRP2 CORS ARP (PID-DF 5387) AND COLLIN CORS ARP (PID-8982), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

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

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

THENCE ALONG THE NORTH LINE OF AFORESAID 1113.084 ACRE TRACT, THE APPROXIMATE CENTERLINE OF AFORESAID COLLIN COUNTY ROAD NO. 281, AND THE NORTH LINE OF SAID MINOR PLAT OF LOT 1, BLOCK A OF THE TRINITY FALLS NORTH ADDITION, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 88 DEGREES 11 MINUTES 52 SECONDS EAST, A DISTANCE OF 172.87 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED



"CARTER BURGESS" SET FOR CORNER;

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

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

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

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

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

SOUTH 89 DEGREES 02 MINUTES 06 SECONDS EAST, ALONG THE NORTH LINE OF SAID 1113.084 ACRE TRACT AND THE COMMON SOUTH LINE OF AFORESAID 7.04 ACRE TRACT, A DISTANCE OF 1471.42 FEET TO A 1/2 INCH IRON PIPE FOUND FOR CORNER AND BEING ON THE WEST LINE OF A CALLED 5.660 ACRE TRACT OF LAND CONVEYED TO DONALD DWAYNE TUCKER AND WIFE, JEAN TUCKER RECORDED IN VOLUME 931, PAGE 368, DEED RECORDS, COLLIN COUNTY, TEXAS AND BEING IN THE APPROXIMATE CENTERLINE OF AFORESAID COLLIN COUNTY ROAD NO. 281;

THENCE SOUTH 00 DEGREES 40 MINUTES 36 SECONDS WEST, ALONG AN EAST LINE OF SAID 1113.084 ACRE TRACT AND THE COMMON WEST LINES OF SAID 5.660 TUCKER TRACT AND OF A CALLED 1.39 ACRE TRACT OF LAND CONVEYED TO CALVIN JARRETT AND KAREN JARRETT BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2005-0097078, LAND RECORDS, COLLIN COUNTY, TEXAS AND THE APPROXIMATE CENTERLINE OF AFORESAID COLLIN COUNTY ROAD NO. 281, A DISTANCE OF 537. 51 FEET TO A POINT FOR THE CORNER;

THENCE, SOUTH 00 DEGREES 04 MINUTES 47 SECONDS WEST, OVER AND ACROSS SAID 1 113.084 ACRE TRACT, A DISTANCE OF 2505.18 FEET TO A 1/2 INCH IRON ROD FOUND ON A SOUTH LINE OF SAID 1113.084 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF A CALLED 3.000 ACRE TRACT OF LAND CONVEYED TO TERRY L. HARTWICK AND ROSE ETTA JONES BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2002-0001673, LAND RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 89 DEGREES 54 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 1113.084 ACRE TRACT, AND THE COMMON NORTH LINE OF SAID 3.000 ACRE TRACT, A DISTANCE OF 484.37 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER ON THE EAST LINE OF A 19.33 ACRE TRACT OF LAND CONVEYED TO TERRY L. HARTWICK AND ROSE ETTA JONES BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 94-0065235, LAND RECORDS, COLLIN COUNTY, TEXAS;

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

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

THENCE, SOUTH 00 DEGREES 26 MINUTES 33 SECONDS EAST, ALONG THE EAST LINE OF SAID 158.524 ACRE TRACT AND THE COMMON WEST LINES OF SAID 19.33 ACRE TRACT AND A CALLED 11.06 ACRE TRACT OF LAND CONVEYED TO HUGH P. McADAMS BY DEED RECORDED IN COUNTY

CLERK'S FILE NO. 92-0003436, LAND RECORDS, COLLIN COUNTY, TEXAS, A DISTANCE OF 1763.02 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 158.524 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF SAID 11.06 ACRE TRACT AND BEING IN THE APPROXIMATE CENTERLINE OF COLLIN COUNTY ROAD NO. 206 (A VARIABLE WIDTH PRESCRIPTIVE RIGHT OF-WAY) AND BEING ON THE NORTH LINE OF A CALLED 72 ACRE TRACT OF LAND CONVEYED TO J.L. MELL, BEVERLY ANN ALLEN & NANCY JO. LAWRENCE BY DEED RECORDED IN COUNTY CLERKS' FILE NO. 2000-0101341, LAND RECORDS, COLLIN COUNTY, TEXAS;

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

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

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

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

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

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

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

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

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

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

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

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

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

NORTH 88 DEGREES 23 MINUTES 42 SECONDS WEST, A DISTANCE OF 201.10 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 46 DEGREES 23 MINUTES 42 SECONDS WEST, A DISTANCE OF 10.70 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 14 DEGREES 06 MINUTES 56 SECONDS WEST, A DISTANCE OF 10.35 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 01 DEGREES 47 MINUTES 24 SECONDS WEST, A DISTANCE OF 81.41 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 19 DEGREES 38 MINUTES 16 SECONDS EAST, A DISTANCE OF 10.39 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 52 DEGREES 48 MINUTES 19 SECONDS EAST, A DISTANCE OF 10.82 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 76 DEGREES 36 MINUTES 21 SECONDS EAST, A DISTANCE OF 10.30 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 02 DEGREES 21 MINUTES 20 SECONDS WEST, A DISTANCE OF 25.12 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 47 DEGREES 10 MINUTES 36 SECONDS WEST, A DISTANCE OF 33.81 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 00 DEGREES 47 MINUTES 06 SECONDS EAST, A DISTANCE OF 63.78 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 44 DEGREES 58 MINUTES 54 SECONDS WEST, A DISTANCE OF 31.86 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 00 DEGREES 34 MINUTES 55 SECONDS EAST, A DISTANCE OF 65.94 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 48 DEGREES 15 MINUTES 30 SECONDS WEST, A DISTANCE OF 30.58 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 00 DEGREES 40 MINUTES 17 SECONDS EAST, PASSING AT A DISTANCE OF 66.78 FEET A 1/2 INCH IRON ROD FOUND FOR WITNESS, CONTINUING A TOTAL DISTANCE OF 95.05 FEET TO A POINT FOR AN ELL CORNER OF AFORESAID 158.524 ACRE TRACT AND THE SOUTHWEST CORNER OF AFORESAID REMAINDER MOTSENBACKER TRACT AND BEING ON THE NORTH LINE OF A CALLED 36.145 ACRE TRACT OF LAND CONVEYED TO CAROLYN PUTNEY BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2003-0016137, LAND RECORDS, COLLIN COUNTY, TEXAS AND BEING IN THE APPROXIMATE CENTERLINE OF AFORESAID COLLIN COUNTY ROAD N0.206;

THENCE NORTH 89 DEGREES 36 MINUTES 20 SECONDS WEST, ALONG THE SOUTH LINE OF AFORESAID 158.524 ACRE TRACT AND THE COMMON NORTH LINE OF AFORESAID 36.145 ACRE TRACT AND THE APPROXIMATE CENTERLINE OF AFORESAID COLLIN COUNTY ROAD NO. 206, A DISTANCE OF 1762.31 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 08 MINUTES 15 SECONDS WEST, PASSING AT A DISTANCE OF 26.32 FEET A 1/2 INCH IRON ROD FOUND FOR WITNESS, CONTINUING ALONG THE WEST LINE OF AFORESAID 158.524 ACRE TRACT AND THE COMMON EAST LINE OF THE FOLLOWING TRACTS, A CALLED 22.030 ACRE TRACT OF LAND CONVEYED TO BILLY J. DRURY, ET AL BY DEED RECORDED IN VOLUME 1043, PAGE 346, DEED RECORDS, COLLIN COUNTY, TEXAS AND A CALLED 22.030 ACRE TRACT OF LAND CONVEYED TO JIMMIE L. DRURY BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2003-0060252, LAND RECORDS, COLLIN COUNTY, TEXAS AND A CALLED 3.67 ACRE TRACT OF LAND CONVEYED TO RODNEY C. NIXON BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 93-0108403, LAND RECORDS, COLLIN COUNTY, TEXAS AND A CALLED 3.67 ACRE TRACT OF LAND CONVEYED TO RODNEY C. NIXON BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 93-0108402, LAND RECORDS, COLLIN COUNTY, TEXAS AND A CALLED 11.015 ACRE TRACT OF LAND CONVEYED TO QUIDA NIXON BY DEED RECORDED IN VOLUME 1043, PAGE 338, DEED RECORDS, COLLIN COUNTY, TEXAS AND A CALLED 11.015 ACRE TRACT OF LAND CONVEYED TO DEAN ANDERSON BY DEED RECORDED IN VOLUME 1043, PAGE 333, DEED RECORDS, COLLIN COUNTY, TEXAS AND ALONG THE APPROXIMATE CENTERLINE OF AFORESAID COLLIN COUNTY ROAD NO. 206, A DISTANCE OF 2672.26 FEET TO A POINT FOR CORNER;

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

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

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

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

Exhibit B-4C  
Legal Description  
270.720 Acres  
(MUD 2/Tract C)

BEING A TRACT OF LAND SITUATED IN THE J. EMBERSON SURVEY, ABSTRACT NO. 294, COLLIN COUNTY, TEXAS AND BEING ALL OF A CALLED 38 ACRE TRACT OF LAND DESCRIBED AS FIRST TRACT, ALL OF A CALLED 43.3 ACRE TRACT OF LAND AND A PORTION OF A CALLED 361.66 ACRE TRACT OF LAND DESCRIBED AS SECOND TRACT IN AN EXECUTORS' SPECIAL WARRANTY DEED TO CLAUDE WHITE FRAZIER AND MARY LINNET FRAZIER DEILY, TRUSTEES OF THE HERITAGE FARM TRUST, AS RECORDED IN VOLUME 4222, PAGE 3922 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS, AND IN A TRUSTEE'S SPECIAL WARRANTY DEED TO CLAUDE WHITE FRAZIER AND MARY LINNET FRAZIER DEILY, TRUSTEES OF THE HERITAGE FARM TRUST, AS RECORDED IN VOLUME 4222, PAGE 3929 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL SET, REPLACING A DESTROYED PK NAIL PREVIOUSLY FOUND FOR THE NORTHEAST CORNER OF A CALLED 0.901 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 1 OF COLLIN COUNTY, AS RECORDED IN INSTRUMENT NO. 20140109000024290 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING ON THE WESTERLY LINE OF LOT 2, BLOCK A OF TRINITY FALLS NORTH ADDITION, ACCORDING TO THE CONVEYANCE PLAT THEREOF RECORDED IN VOLUME 2014, PAGE 163 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, AND IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD NO. 206, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, NO RECORD FOUND;

THENCE NORTH 88°21'47" WEST, DEPARTING THE WESTERLY LINE OF SAID LOT 2 AND THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD NO. 206, ALONG THE NORTHERLY LINE OF SAID 0.901 ACRE TRACT, A DISTANCE OF 73.96 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR THE NORTHWEST CORNER OF SAID 0.901 ACRE TRACT;

THENCE SOUTH 7°54'51" WEST, ALONG THE WESTERLY LINE OF SAID 0.901 ACRE TRACT, A DISTANCE OF 23.23 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 1°38'13" WEST, CONTINUING ALONG THE WESTERLY LINE OF SAID 0.901 ACRE TRACT, A DISTANCE OF 84.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°05'03", A RADIUS OF 66.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 46°40'44" WEST, 93.41 FEET;

THENCE IN A SOUTHWESTERLY DIRECTION AND CONTINUING ALONG THE WESTERLY LINE OF SAID 0.901 ACRE TRACT, WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 103.77 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" FOUND FOR CORNER AT THE END OF SAID CURVE;

THENCE SOUTH 1°43'15" WEST, CONTINUING ALONG THE WESTERLY LINE OF SAID 0.901 ACRE TRACT, A DISTANCE OF 65.50 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR THE SOUTHWEST CORNER OF SAID 0.901 ACRE TRACT, BEING ON THE SOUTHERLY LINE OF AFORESAID SECOND TRACT, ON THE NORTHERLY LINE OF A CALLED 3.685 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 1 OF COLLIN COUNTY, AS RECORDED IN INSTRUMENT NO. 20151231001629560 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD NO. 228, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, NO RECORD FOUND;

THENCE NORTH 88°16'45" WEST, ALONG THE SOUTHERLY LINE OF SAID SECOND TRACT, THE NORTHERLY LINE OF SAID 3.685 ACRE TRACT, THE NORTHERLY LINES OF A CALLED 0.859 ACRE TRACT OF LAND AND A CALLED 0.797 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 1 OF COLLIN COUNTY, AS RECORDED IN INSTRUMENT NO. 20151231001629560 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND ALONG THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 228, A DISTANCE OF 2578.42 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, REPLACING A DESTROYED 3/8 INCH IRON ROD PREVIOUSLY FOUND FOR THE NORTHWEST CORNER OF SAID 3.685 ACRE TRACT, COMMON TO THE NORTHEAST CORNER OF A CALLED 20.300 ACRE TRACT OF LAND DESCRIBED AS TRACT 1A IN A DEED TO TOM B. WILSON SR., AS RECORDED IN VOLUME 935, PAGE 598 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 88°03'35" WEST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID SECOND TRACT AND THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 228, ALONG THE NORTHERLY LINE OF SAID 20.300 ACRE TRACT, A DISTANCE OF 533.80 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER;

THENCE NORTH 89°08'29" WEST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID SECOND TRACT, THE NORTHERLY LINE OF SAID 20.300 ACRE TRACT, THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 228, AND THE NORTHERLY LINE OF A CALLED 27.381 ACRE TRACT OF LAND DESCRIBED IN A DEED TO EVELYN COLE FAMILY, LTD., AS RECORDED IN VOLUME 4652, PAGE 2413 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS, A DISTANCE OF 439.86 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER;

THENCE NORTH 88°09'36" WEST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID SECOND TRACT, THE NORTHERLY LINE OF SAID 27.381 ACRE TRACT, THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 228, AND ALONG THE NORTHERLY LINE OF A CALLED 30.048 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE TESTAMENTARY TRUST CREATED IN THE LAST WILL AND TESTAMENT OF ADDISON G. WILSON JR., DATED JUNE 6, 2003, AS RECORDED IN INSTRUMENT NO. 20091215001497350 OF THE OFFICIAL PUBLIC RECORD OF COLLIN COUNTY, TEXAS, A DISTANCE OF 504.93 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER;

THENCE NORTH 88°38'36" WEST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID SECOND TRACT, THE NORTHERLY LINE OF SAID 30.048 ACRE TRACT, AND ALONG THE

APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 228, A DISTANCE OF 556.20 FEET TO A 1/2 INCH IRON PIPE FOUND FOR THE NORTHERLY NORTHWEST CORNER OF SAID 30.048 ACRE TRACT, BEING ON AN EASTERLY LINE OF A CALLED 313.22 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HONEY CREEK JOINT VENTURE II, AS RECORDED IN INSTRUMENT NO. 94-0092023 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS, AND IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 227, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, NO RECORD FOUND;

THENCE NORTH 1°03'36" WEST, DEPARTING THE SOUTHERLY LINE OF SAID SECOND TRACT, ALONG SAID EASTERLY LINE OF 313.22 ACRE TRACT, THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 227, AND CROSSING SAID SECOND TRACT, A DISTANCE OF 1704.03 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHERLY LINE OF SAID SECOND TRACT AND THE SOUTHERLY LINE OF AFORESAID 43.3 ACRE TRACT, FOR AN EXTERIOR CORNER OF SAID 313.22 ACRE TRACT;

THENCE NORTH 89°25'08" WEST, ALONG THE NORTHERLY LINE OF SAID SECOND TRACT, THE SOUTHERLY LINE OF SAID 43.3 ACRE TRACT, A NORTHERLY LINE OF SAID 313.22 ACRE TRACT, AND CONTINUING ALONG THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 227, A DISTANCE OF 445.72 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID SECOND TRACT, COMMON TO THE SOUTHWEST CORNER OF SAID 43.3 ACRE TRACT, AND AN INTERIOR CORNER OF SAID 313.22 ACRE TRACT;

THENCE NORTH 1°16'35" EAST, ALONG THE WESTERLY LINE OF SAID 43.3 ACRE TRACT, AN EASTERLY LINE OF SAID 313.22 ACRE TRACT, AND CONTINUING ALONG THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 227, A DISTANCE OF 681.26 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR THE NORTHWEST CORNER OF SAID 43.3 ACRE TRACT, COMMON TO THE SOUTHWEST CORNER OF A CALLED 72 ACRE TRACT OF LAND DESCRIBED IN A DEED TO SHADDOCK & SHADDOCK, LLC, AS RECORDED IN INSTRUMENT NO. 20140224000164940 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 89°16'40" EAST, DEPARTING SAID EASTERLY LINE OF 313.22 ACRE TRACT AND THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 227, ALONG THE NORTHERLY LINE OF SAID 43.3 ACRE TRACT AND THE SOUTHERLY LINE OF SAID 72 ACRE TRACT, PASSING EN ROUTE THE NORTHEAST CORNER OF SAID 43.3 ACRE TRACT AND THE NORTHWEST CORNER OF AFORESAID FIRST TRACT, AND CONTINUING ALONG THE SAME COURSE AND ALONG THE NORTHERLY LINE OF SAID FIRST TRACT, FOR A TOTAL DISTANCE OF 4911.43 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID FIRST TRACT, COMMON TO THE SOUTHEAST CORNER OF SAID 72 ACRE TRACT, SAME BEING ON THE WESTERLY LINE OF AFORESAID LOT 2 AND IN THE APPROXIMATE CENTERLINE OF AFORESAID COUNTY ROAD NO. 206, FROM WHICH A PK NAIL FOUND FOR WITNESS BEARS SOUTH S42°41' EAST, 0.3 FEET;

THENCE SOUTH 30°25'03" EAST, ALONG THE NORTHEASTERLY LINE OF SAID FIRST TRACT, THE SOUTHWESTERLY LINE OF SAID LOT 2, AND THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 206, A DISTANCE OF 706.86 FEET TO A 3/4 INCH IRON ROD FOUND FOR CORNER;



THENCE SOUTH 1°38'13" WEST, ALONG THE EASTERLY LINE OF SAID FIRST TRACT, THE WESTERLY LINE OF SAID LOT 2, AND CONTINUING ALONG THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 206, PASSING EN ROUTE THE SOUTHEAST CORNER OF SAID FIRST TRACT ON THE NORTHERLY LINE OF AFORESAID SECOND TRACT, AND CONTINUING ALONG THE SAME COURSE AND CROSSING SAID SECOND TRACT, A DISTANCE OF 1615.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 270.786 ACRES (11,795,418 SQUARE FEET OF LAND), MORE OR LESS.

SAVE AND EXCEPT ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO THE BOARD OF TRUSTEES AND THEIR SUCCESSORS FOR MOORE FAMILY BURIAL GROUND, AS RECORDED IN VOLUME 237, PAGE 103 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:.

COMMENCING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR THE SOUTHWEST CORNER OF SAID 0.901 ACRE TRACT, BEING ON THE SOUTHERLY LINE OF AFORESAID SECOND TRACT AND ON THE NORTHERLY LINE OF AFORESAID 3.685 ACRE TRACT;

THENCE NORTH 88°16'45" WEST, ALONG THE SOUTHERLY LINE OF SAID SECOND TRACT, THE NORTHERLY LINE OF SAID 3.685 ACRE TRACT, THE NORTHERLY LINE OF AFORESAID 0.859 ACRE TRACT, AND THE NORTHERLY LINE OF AFORESAID 0.797 ACRE TRACT, A DISTANCE OF 1917.06 FEET TO A POINT FOR CORNER;

THENCE NORTH 01°43'15" WEST, DEPARTING THE SOUTHERLY LINE OF SAID SECOND TRACT AND THE NORTHERLY LINE OF SAID 0.797 ACRE TRACT, AND CROSSING SAID SECOND TRACT, A DISTANCE OF 15.54 FEET TO A FENCE CORNER POST FOUND FOR THE SOUTHEAST CORNER OF SAID MOORE FAMILY BURIAL GROUND AND FOR THE POINT OF BEGINNING OF SAID SAVE AND EXCEPT TRACT;

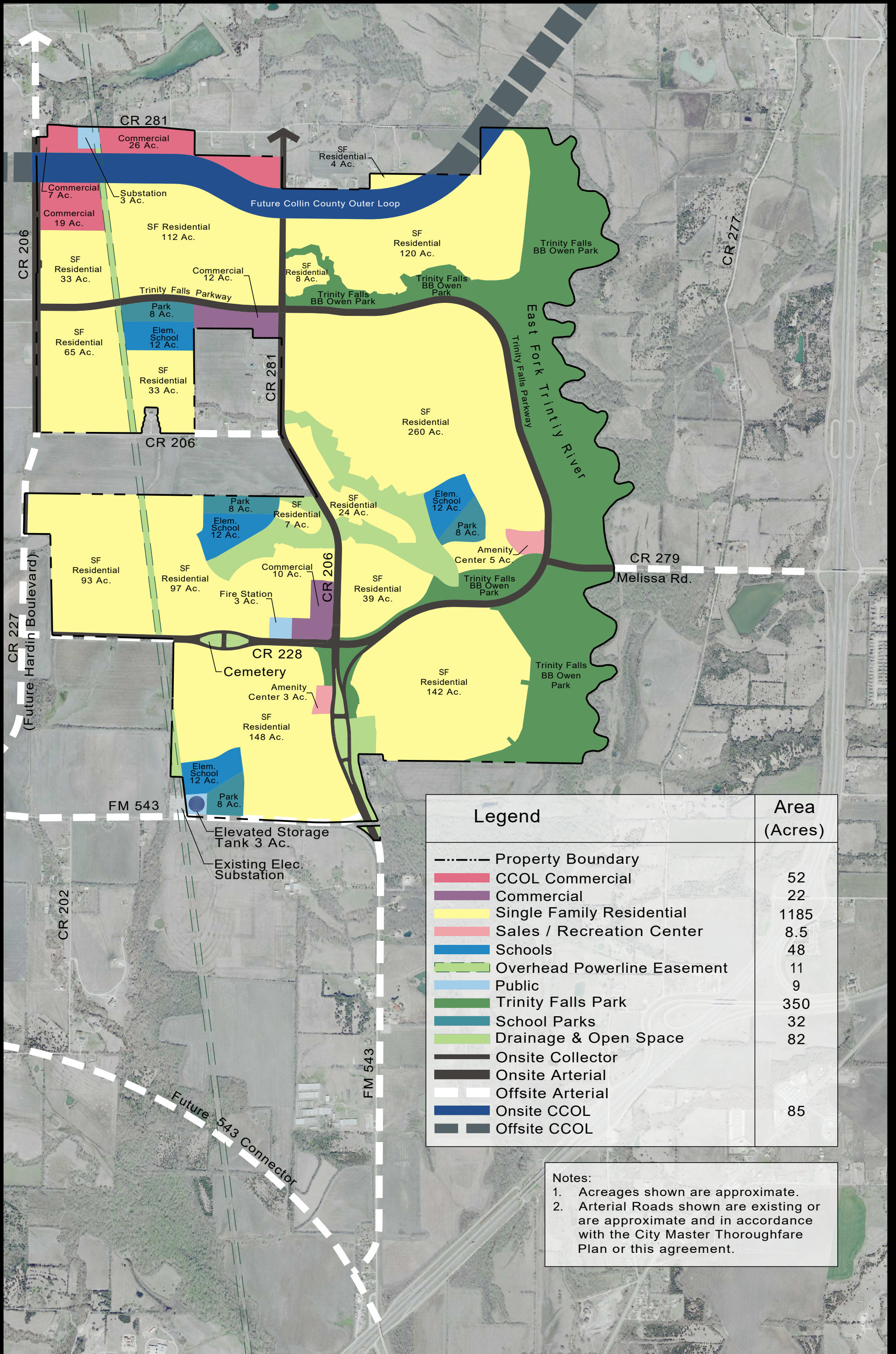
THENCE CONTINUING ACROSS SAID SECOND TRACT, THE FOLLOWING COURSES:

NORTH 88°18'08" WEST, GENERALLY ALONG A FENCE AND ALONG THE SOUTHERLY LINE OF SAID MOORE FAMILY BURIAL GROUND, A DISTANCE OF 53.93 FEET TO A FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID MOORE FAMILY BURIAL GROUND;

NORTH 02°08'50" EAST, GENERALLY ALONG A FENCE AND ALONG THE WESTERLY LINE OF SAID MOORE FAMILY BURIAL GROUND, A DISTANCE OF 52.90 FEET TO A FENCE CORNER POST FOUND FOR THE NORTHWEST CORNER OF SAID MOORE FAMILY BURIAL GROUND;

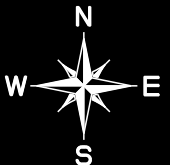
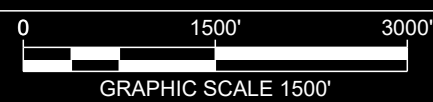
SOUTH 88°03'35" EAST, GENERALLY ALONG A FENCE AND ALONG THE NORTHERLY LINE OF SAID MOORE FAMILY BURIAL GROUND, A DISTANCE OF 54.31 FEET TO A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID MOORE FAMILY BURIAL GROUND;

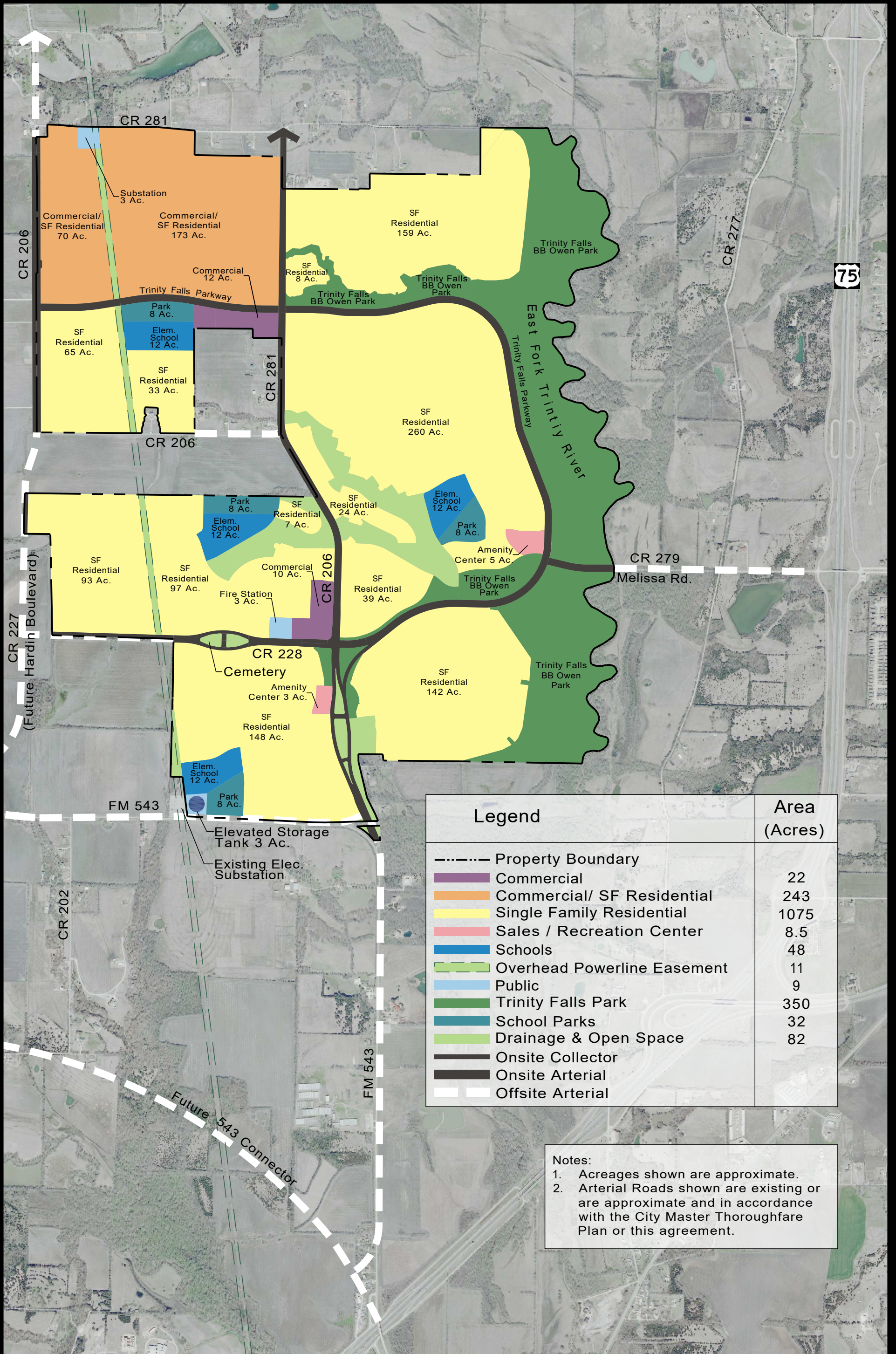
SOUTH 02°33'45" WEST, GENERALLY ALONG A FENCE AND ALONG THE EASTERLY LINE OF SAID MOORE FAMILY BURIAL GROUND, A DISTANCE OF 52.67 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.066 OF AN ACRE (2,857 SQUARE FEET) OF LAND, RESULTING IN A NET AREA OF 270.720 ACRES (11,792,561 SQUARE FEET) OF LAND, MORE OR LESS.



Legend	Area (Acres)
----- Property Boundary	
CCOL Commercial	52
Commercial	22
Single Family Residential	1185
Sales / Recreation Center	8.5
Schools	48
Overhead Powerline Easement	11
Public	9
Trinity Falls Park	350
School Parks	32
Drainage & Open Space	82
Onsite Collector	
Onsite Arterial	
Offsite Arterial	
Onsite CCOL	85
Offsite CCOL	

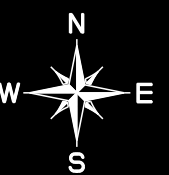
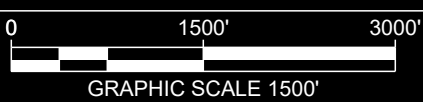
Notes:  
 1. Acreages shown are approximate.  
 2. Arterial Roads shown are existing or are approximate and in accordance with the City Master Thoroughfare Plan or this agreement.

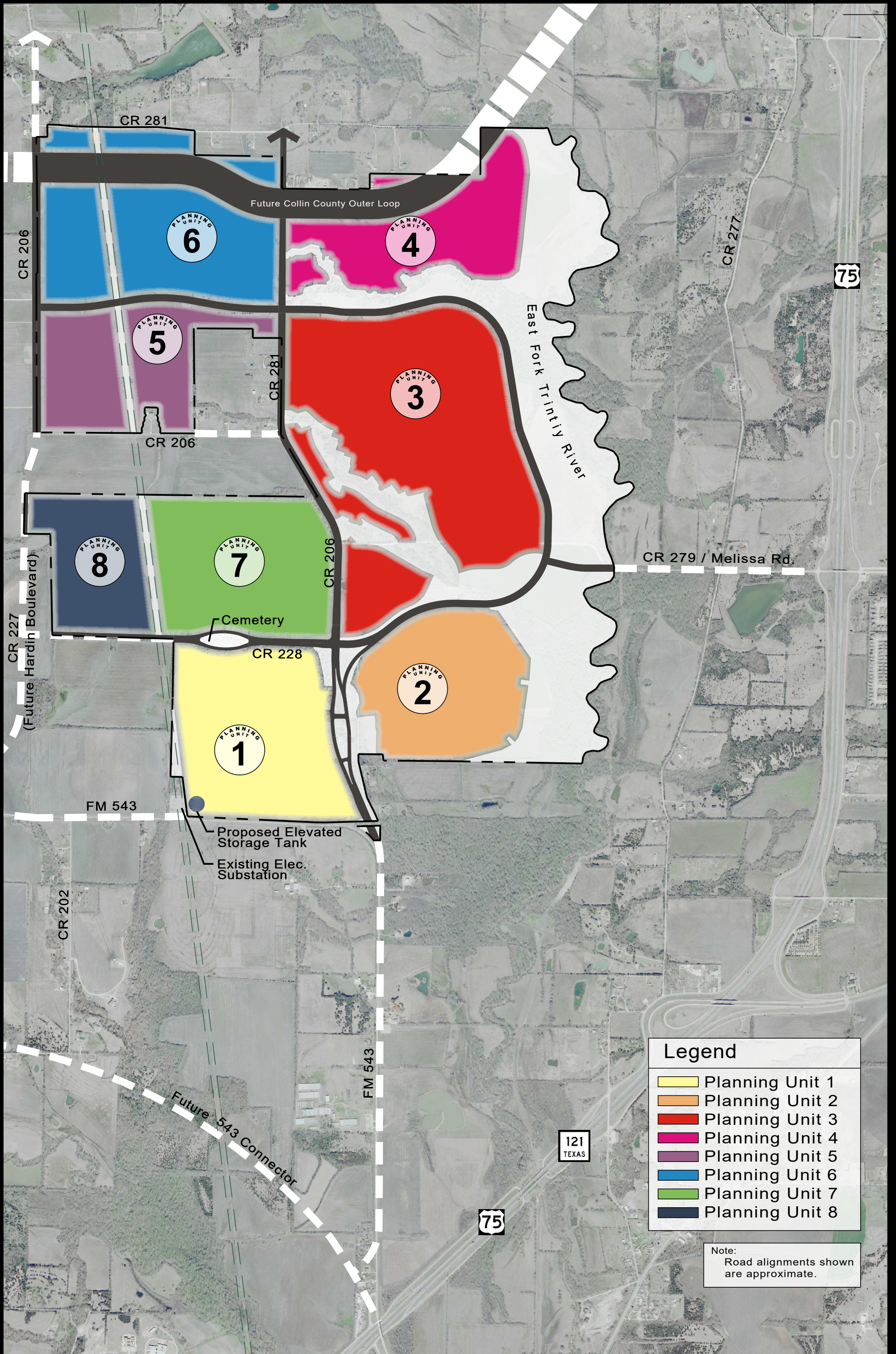




Legend	Area (Acres)
----- Property Boundary	
Commercial	22
Commercial/ SF Residential	243
Single Family Residential	1075
Sales / Recreation Center	8.5
Schools	48
Overhead Powerline Easement	11
Public	9
Trinity Falls Park	350
School Parks	32
Drainage & Open Space	82
Onsite Collector	
Onsite Arterial	
Offsite Arterial	

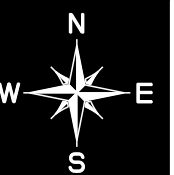
Notes:  
 1. Acreages shown are approximate.  
 2. Arterial Roads shown are existing or are approximate and in accordance with the City Master Thoroughfare Plan or this agreement.

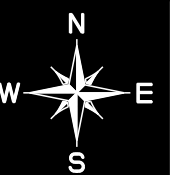
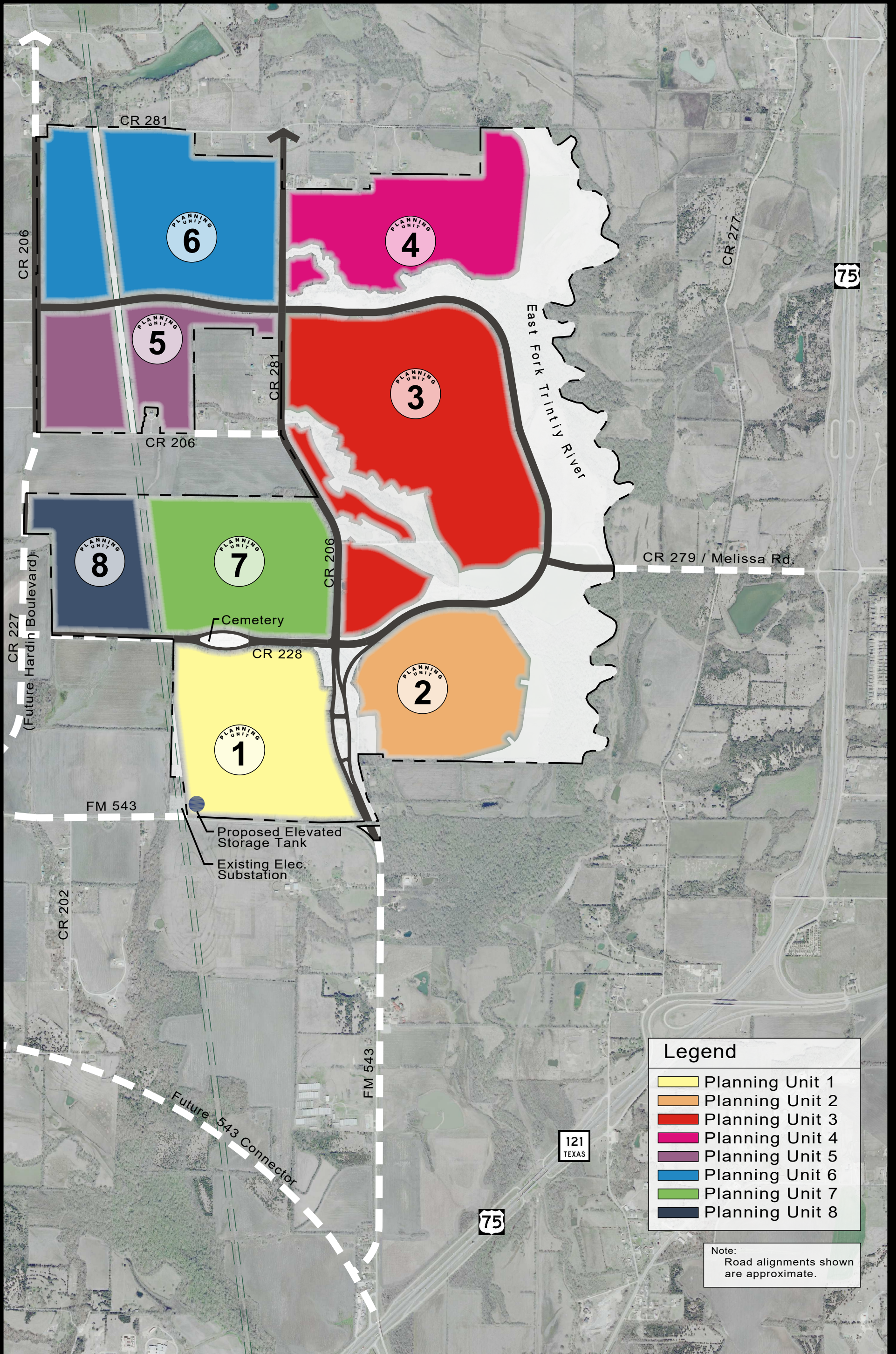


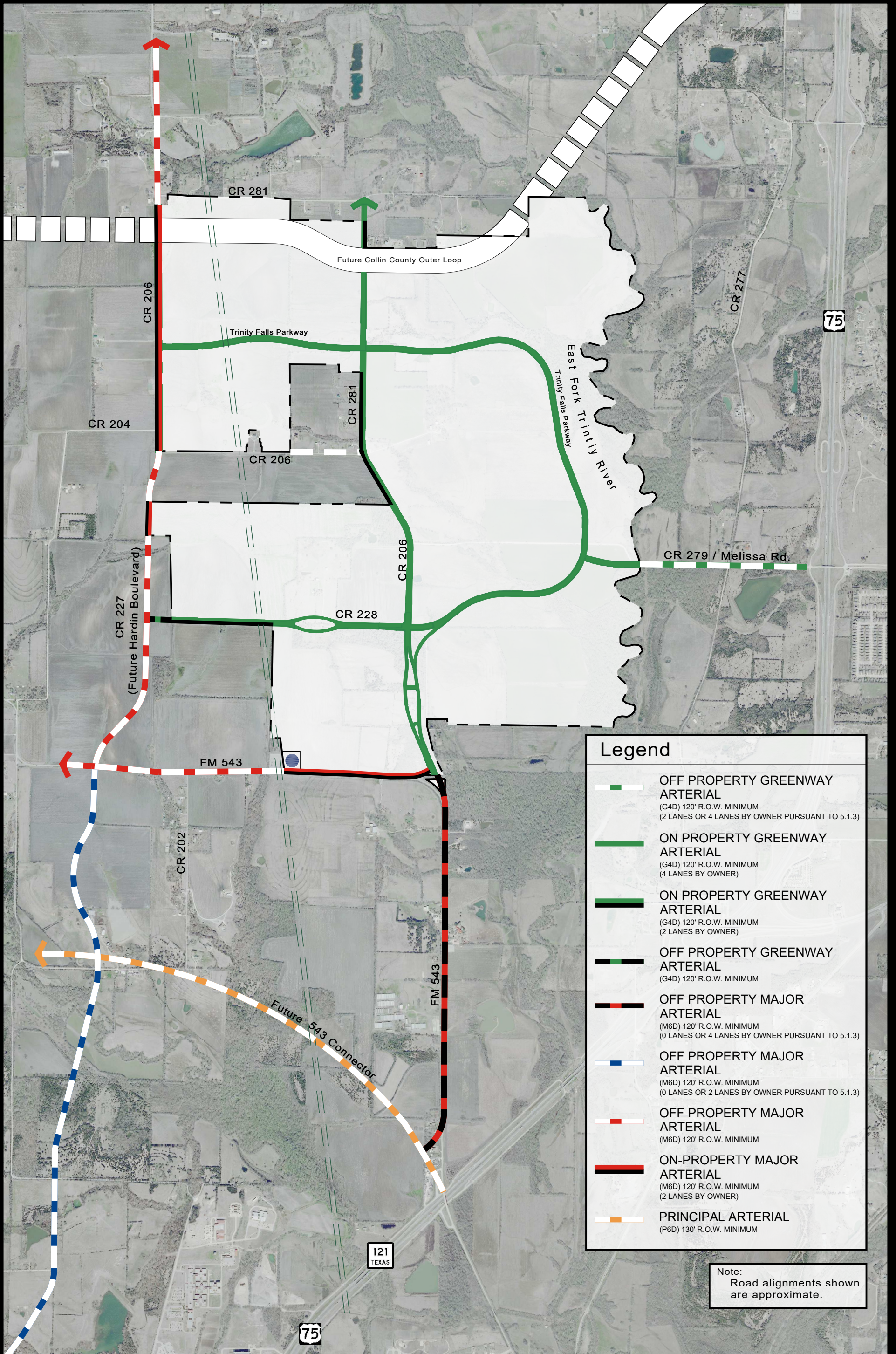


Legend	
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>	Planning Unit 1
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<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span>	Planning Unit 3
<span style="display:inline-block; width:15px; height:15px; background-color:magenta; border:1px solid black;"></span>	Planning Unit 4
<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span>	Planning Unit 5
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span>	Planning Unit 6
<span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span>	Planning Unit 7
<span style="display:inline-block; width:15px; height:15px; background-color:darkblue; border:1px solid black;"></span>	Planning Unit 8

Note:  
Road alignments shown  
are approximate.

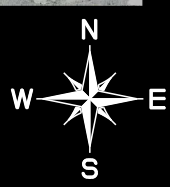
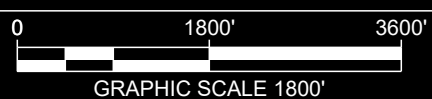


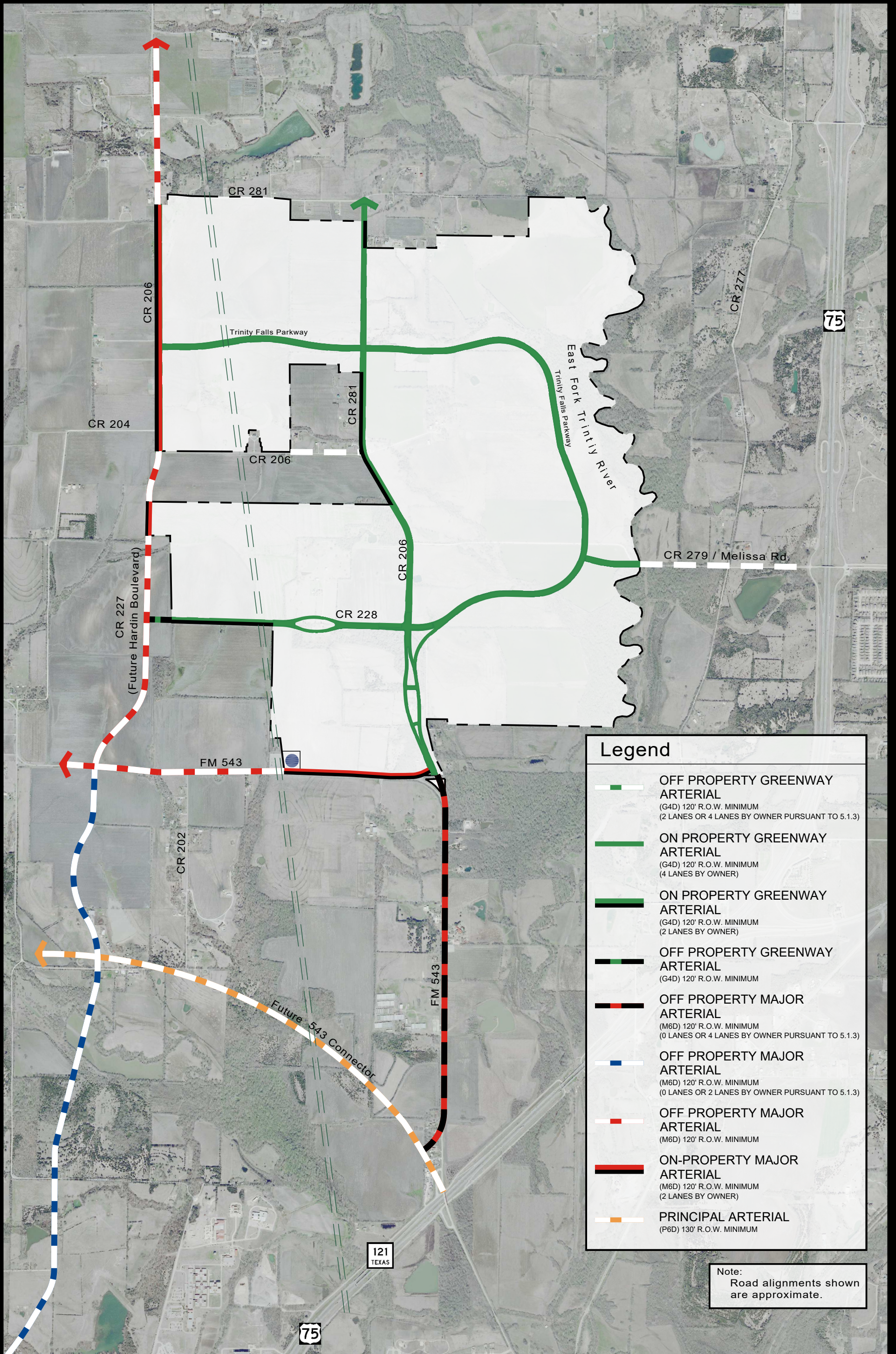




Legend	
	OFF PROPERTY GREENWAY ARTERIAL (G4D) 120' R.O.W. MINIMUM (2 LANES OR 4 LANES BY OWNER PURSUANT TO 5.1.3)
	ON PROPERTY GREENWAY ARTERIAL (G4D) 120' R.O.W. MINIMUM (4 LANES BY OWNER)
	ON PROPERTY GREENWAY ARTERIAL (G4D) 120' R.O.W. MINIMUM (2 LANES BY OWNER)
	OFF PROPERTY GREENWAY ARTERIAL (G4D) 120' R.O.W. MINIMUM
	OFF PROPERTY MAJOR ARTERIAL (M6D) 120' R.O.W. MINIMUM (0 LANES OR 4 LANES BY OWNER PURSUANT TO 5.1.3)
	OFF PROPERTY MAJOR ARTERIAL (M6D) 120' R.O.W. MINIMUM (0 LANES OR 2 LANES BY OWNER PURSUANT TO 5.1.3)
	OFF PROPERTY MAJOR ARTERIAL (M6D) 120' R.O.W. MINIMUM
	ON-PROPERTY MAJOR ARTERIAL (M6D) 120' R.O.W. MINIMUM (2 LANES BY OWNER)
	PRINCIPAL ARTERIAL (P6D) 130' R.O.W. MINIMUM

Note:  
Road alignments shown are approximate.

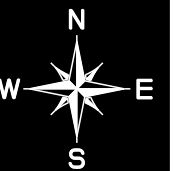




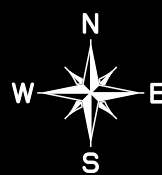
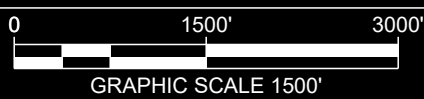
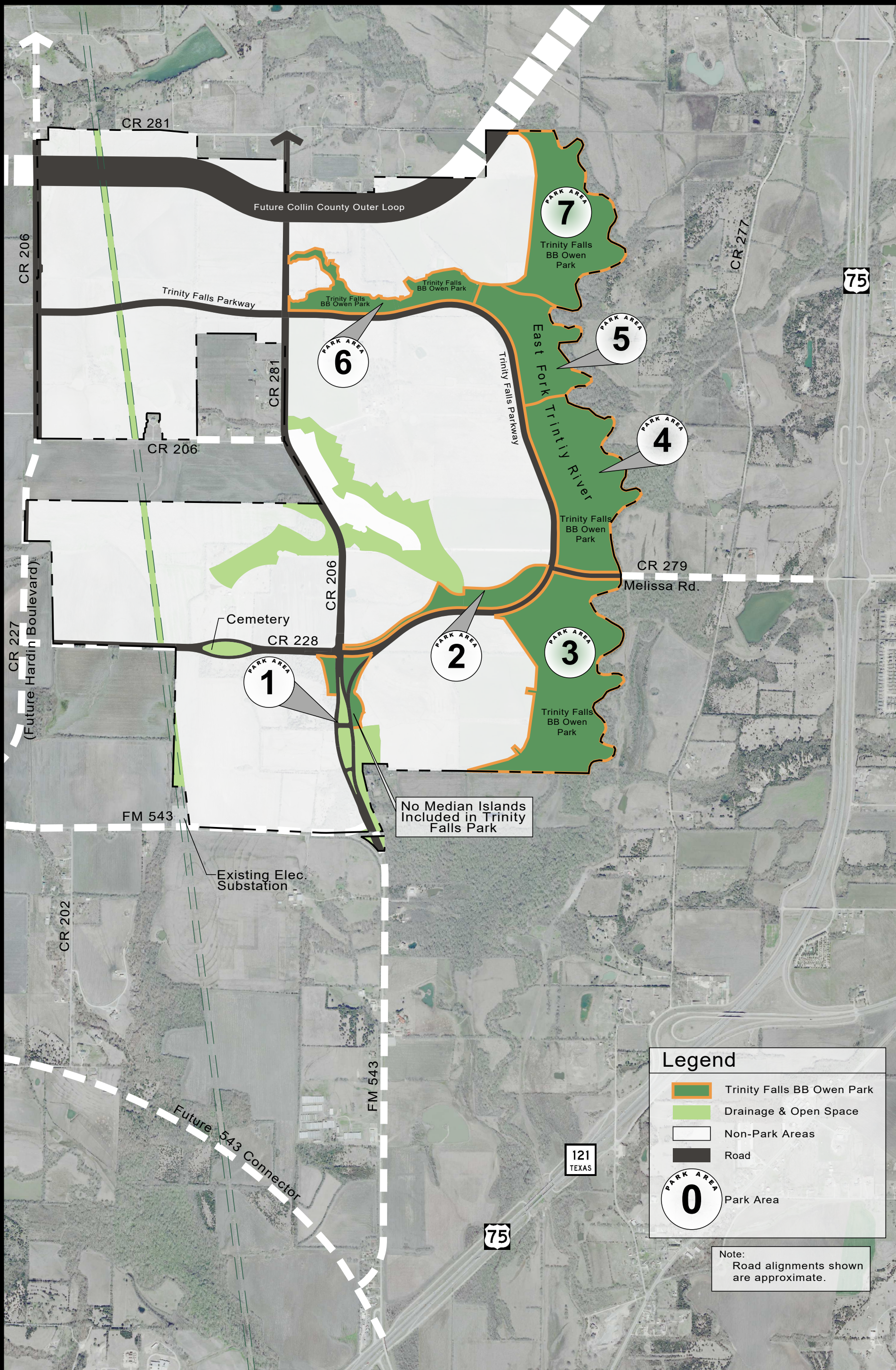
**Legend**

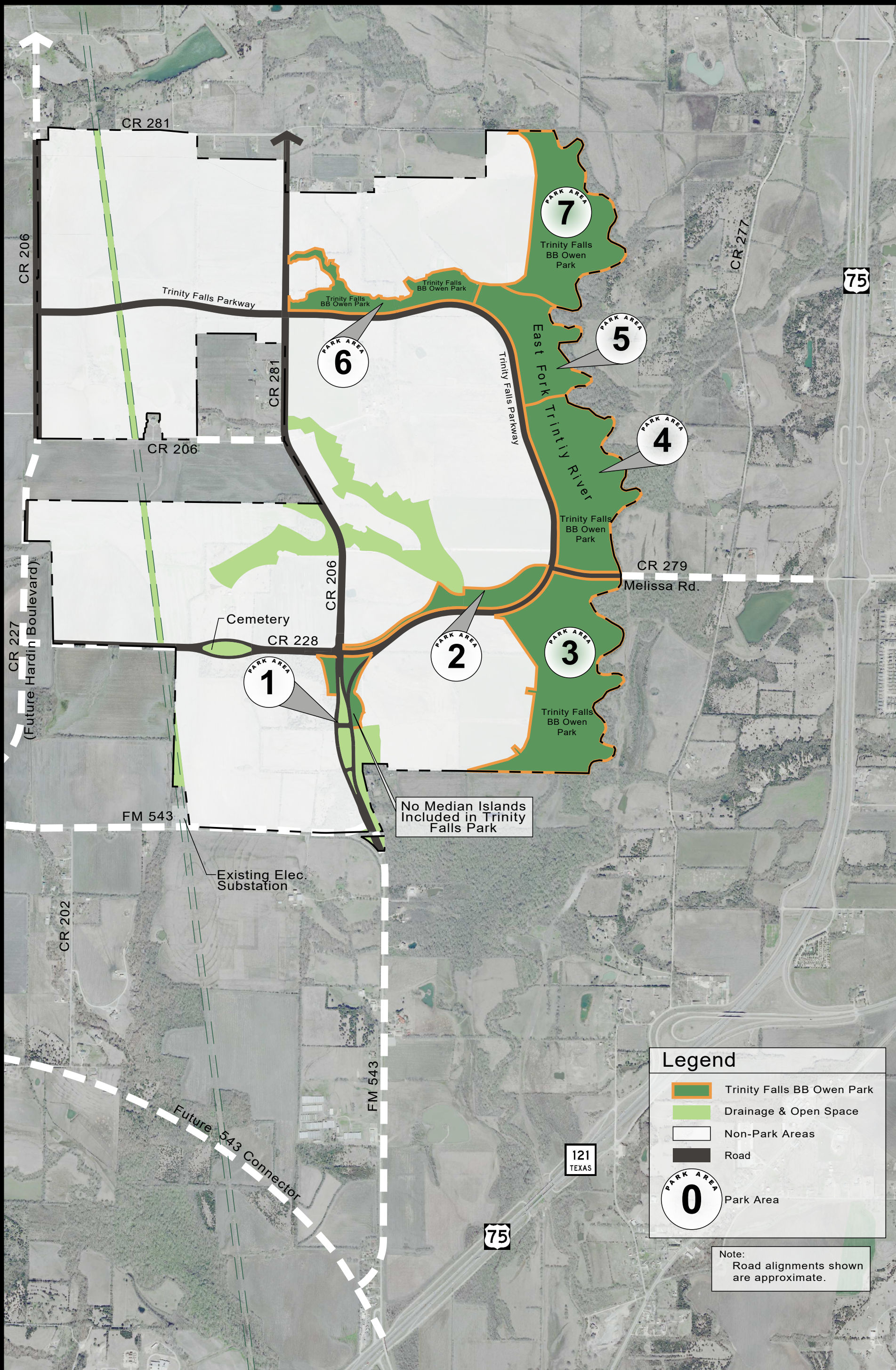
- OFF PROPERTY GREENWAY ARTERIAL  
(G4D) 120' R.O.W. MINIMUM  
(2 LANES OR 4 LANES BY OWNER PURSUANT TO 5.1.3)
- ON PROPERTY GREENWAY ARTERIAL  
(G4D) 120' R.O.W. MINIMUM  
(4 LANES BY OWNER)
- ON PROPERTY GREENWAY ARTERIAL  
(G4D) 120' R.O.W. MINIMUM  
(2 LANES BY OWNER)
- OFF PROPERTY GREENWAY ARTERIAL  
(G4D) 120' R.O.W. MINIMUM
- OFF PROPERTY MAJOR ARTERIAL  
(M6D) 120' R.O.W. MINIMUM  
(0 LANES OR 4 LANES BY OWNER PURSUANT TO 5.1.3)
- OFF PROPERTY MAJOR ARTERIAL  
(M6D) 120' R.O.W. MINIMUM  
(0 LANES OR 2 LANES BY OWNER PURSUANT TO 5.1.3)
- OFF PROPERTY MAJOR ARTERIAL  
(M6D) 120' R.O.W. MINIMUM
- ON-PROPERTY MAJOR ARTERIAL  
(M6D) 120' R.O.W. MINIMUM  
(2 LANES BY OWNER)
- PRINCIPAL ARTERIAL  
(P6D) 130' R.O.W. MINIMUM

Note:  
Road alignments shown are approximate.





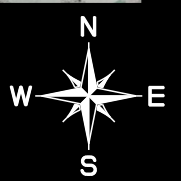


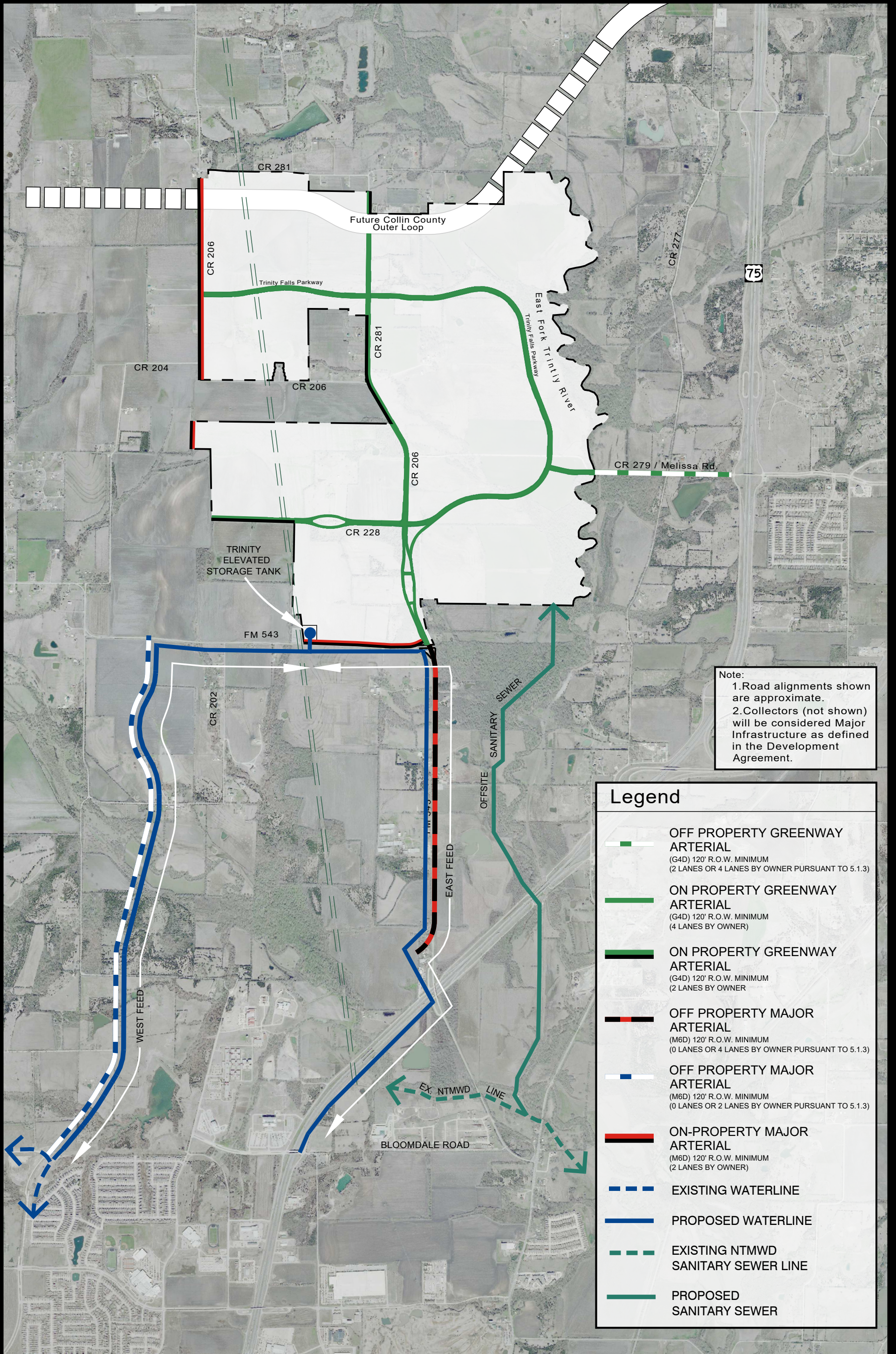


**Legend**

- Trinity Falls BB Owen Park
- Drainage & Open Space
- Non-Park Areas
- Road
- 0 Park Area


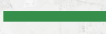




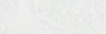
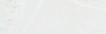
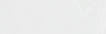

Note:  
Road alignments shown are approximate.





Note:  
 1. Road alignments shown are approximate.  
 2. Collectors (not shown) will be considered Major Infrastructure as defined in the Development Agreement.

### Legend

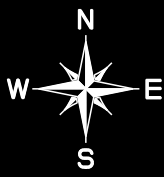
-  OFF PROPERTY GREENWAY ARTERIAL  
(G4D) 120' R.O.W. MINIMUM  
(2 LANES OR 4 LANES BY OWNER PURSUANT TO 5.1.3)
-  ON PROPERTY GREENWAY ARTERIAL  
(G4D) 120' R.O.W. MINIMUM  
(4 LANES BY OWNER)
-  ON PROPERTY GREENWAY ARTERIAL  
(G4D) 120' R.O.W. MINIMUM  
(2 LANES BY OWNER)
-  OFF PROPERTY MAJOR ARTERIAL  
(M6D) 120' R.O.W. MINIMUM  
(0 LANES OR 4 LANES BY OWNER PURSUANT TO 5.1.3)
-  OFF PROPERTY MAJOR ARTERIAL  
(M6D) 120' R.O.W. MINIMUM  
(0 LANES OR 2 LANES BY OWNER PURSUANT TO 5.1.3)
-  ON-PROPERTY MAJOR ARTERIAL  
(M6D) 120' R.O.W. MINIMUM  
(2 LANES BY OWNER)
-  EXISTING WATERLINE
-  PROPOSED WATERLINE
-  EXISTING NTMWD SANITARY SEWER LINE
-  PROPOSED SANITARY SEWER

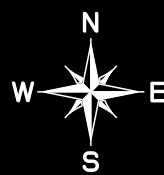
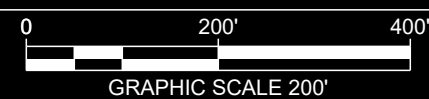
**Trinity Falls**  
 McKinney E.T.J.  
 Collin County, Texas

Exhibit C-5 Concept Plan - Major Infrastructure



Date: April 2017





# Exhibit C-6A

## McKinney Fire Station #9 Components

Phase	Description	
	General Conditions	
	Cost of Work	
	<b>Building Permit</b>	
	<b>Allowances</b>	
	Inspections	
	Canopy	
	SWPPP	
	Inspections and Maintenance	
311000	Site Preparation	
311500	Excavation Support and Protection	
312000	Earthwork	
312230	Trenching, Backfilling and Compacting	
313116	Termite Control	
313500	Drilled Pier Foundation	
	Pavement Markings	
	Continuous Grading	
321313	Concrete Paving	
321432	Unit Pavers	
323119	Ornamental Metal Fence and Gates	
323150	Precast Concrete Fence	
328000	Landscape Irrigation System	
329000	Landscaping	
329119	Finish Grading	
329223	Sodding	
336000	Utility Piping Systems	
033000	Cast-In-Place Concrete	
033500	Sealed Concrete	
042000	Unit Masonry Assemblies	
047200	Cast Stone	
048600	Stone Veneer Assemblies	
	Rebar	
	Flashing	
	Rigid Insulation	
051200	Structural Steel Framing	
054000	Cold-Formed Metal Framing	
055000	Metal Fabrications	
055133	Metal Ladders	
055213	Pipe and Tube Railings	
061000	Rough Carpentry	
061600	Sheathing	
062013	Exterior Finish Carpentry	
064100	Interior Architectural Woodwork	
071150	Bituminous Dampproofing	
072100	Building Insulation	
072710	Vapor and Air Barriers	
072720	Self-Adhering Flexible Flashing	
073113	Composition (Asphalt) Shingles (Base Bid)	
074213	Formed Metal Wall Panels	
074610	Fiber-Cement Soffits and Trim	
076100	Prefinished Metal Roofing	
076200	Sheet Metal Flashing and Trim	
077200	Roof Accessories	
078413	Penetration Firestopping	
079200	Joint Sealants	

081100	Hollow Metal Doors and Frames		
081433	Stile and Rail Wood Doors		
081479	Bullet Resistant Wood Door and HM Frame Assembly		
083000	Specialty Steel Doors and Frames		
083113	Access Doors and Frames		
083326	Overhead Coiling Grilles		
083330	Sectional Overhead Doors		
084100	Aluminum Entrances, Storefronts and Windows		
085667	Bullet-Resistant Steel Transoms Windows		
087100	Door Hardware		
087310	Commercial Automatic Door Operators		
088000	Glazing		
088300	Mirrors		
089000	Louvers		
	Stained Glass		
092500	Gypsum Wallboard Assemblies		
093000	Tiling		
095100	Acoustical Lay-In Ceiling		
095426	Wood Panel Ceilings		
096500	Resilient Linoleum Tile Flooring		
	Floor Prep		
096513	Resilient Base and Accessories		
096566	Resilient Athletic Surfacing		
096800	Carpet Tile		
097210	Tackable Wallcovering		
097700	Fiberglass Reinforced Panels (FRP)		
099000	Painting		
	Floor Protection		
101000	Miscellaneous Specialties		
	Fireman's OH Rappelling Structure		
	Wall Mounted Lockers - Gear Grid		
	Mailbox w/Pedestal		
	Knox Box		
	Ventilated Wire Storage System		
	Bike Racks		
	Breathing Air System		
	AED Defibrillator		
	Magazine Racks		
	Fireman's PPE Drying Cabinet		
	Pot Rack		
	Washer/Extractor		
101100	Visual Display Surfaces		
101416	Cast Metal Plaques		
101500	Toilet Compartments		
102610	Corner Guards		
103500	Aluminum Flagpoles		
104300	Exterior Signage		
104400	Interior Signage		
105116	Wood Lockers		
105200	Fire Protection Specialties		
105600	Metal Shelving		
107313	Awnings		
108000	Toilet Accessories		
	Misc. Equipment Installation		
114500	Provisions for Owner Supplied Equipment		
114520	Residential Appliances		
122413	Roller Window Shades		
123616	Metal Countertops		
130000	Bullet Resistant Fiberglass Composite		
211313	Wet-Pipe Sprinkler Systems		
220000	Plumbing		
224223	Cast Marble Shower Bases		

230000	HVAC	
230593	Testing Adjusting and Balancing for HVAC	
230900	Facility Management and Control Systems	
233521	Vehicle Exhaust Removal System	
260000	Electrical	
260943	Lighting Controls	
263213	Engine Generators	
263623	Automatic Transfer Switches	
264113	Lightning Protection for Bldg. Structures	
270500	Common Work Results for Communications	
270526	Grounding and Bonding for Communications Sys	
271100	Communications Equipment Room Fittings	
271500	Communications Horizontal Cabling	
274100	Audio Video Systems	
274133	Television Broadband Distribution System	
281300	Electronic Access Control and Intrusion Detection	
282300	Electronic Surveillance	
283100	Fire Detection and Alarm System	
	<b>SUBTOTAL</b>	
	Labor Burden	
	Sales & Use Tax	
	Builder's Risk Insurance	
	General Liability Insurance	
	Umbrella Liability Insurance	
	Owner's Protective Liability Ins.	
	Pollution Policy	
	Bonds & Insurance Overage	
	Contingency	
	Total Cost	
	Fee	
	AGC FEE	

Alternates:

- Alt. 1 Add West Parking Lot
- Alt. 2 Extend Screen Wall along East & North Property Lines
- Alt. 3 River Rock in lieu of Crushed gravel
- Alt. 4 Bermuda Sod in lieu of Hydromulch
- Alt. 5 Pier Casing

**LEGEND**

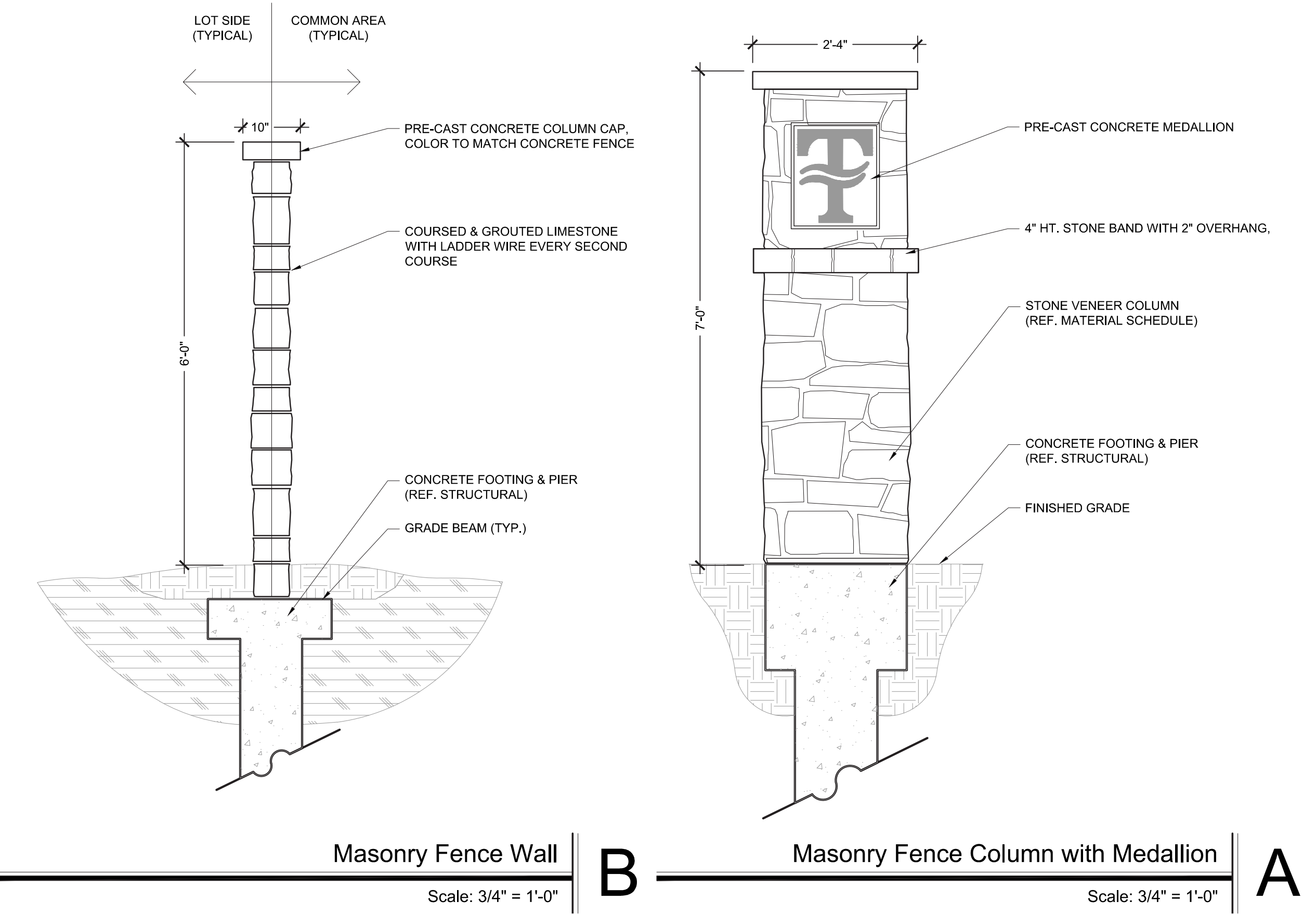
- 6' PERIMETER CONNECTION
- 5' PERIMETER CONNECTION
- 4' INTERNAL PEDESTRIAN CONNECTION
- 5' INTERNAL PEDESTRIAN CONNECTION
- 5' COMMUNITY TRAIL CONNECTION
- CONNECTION TO FUTURE BB OWEN PARK TRAIL SYSTEM
- CONNECTION TO FUTURE PLANNING UNIT #3







**C7-B TRINITY FALLS** TRINITY FALLS AGE RESTRICTED AREA / MASONRY WALL EXHIBIT  
MCKINNEY, TEXAS





# C7-D TRINITY FALLS

MCKINNEY, TEXAS

## TRINITY FALLS AGE RESTRICTED AREA / 45' LOT EXHIBIT