

HONEY CREEK MUNICIPAL MANAGEMENT DISTRICT NO.1
LEGAL DESCRIPTION

1648.67 ACRES

THE MCKINNEY RANCH / BARCELONA 93 &
HONEY CREEK INVESTMENTS TRACTS

COLLIN COUNTY, TEXAS

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE LD DAVIDSON SURVEY, A-285, E HAMILTON SURVEY, A-372, T CUNIS SURVEY, A-211, WH HORN SURVEY, A-1070, WM RICE SURVEY, A-770, WM RICE SURVEY, A-769, THE M. HART SURVEY, A-371, COLLIN COUNTY, TEXAS, BEING DESCRIBED AS PART OF A CALLED 1215.714 ACRE TRACT TO MCKINNEY RANCH LTD RECORDED IN DOC # 20060208000170600, ALL OF A CALLED 3.00 ACRE TRACT TO MCKINNEY RANCH LTD RECORDED IN DOC # 20060606000765560, ALL OF A CALLED 24.218 ACRE TRACT TO MCKINNEY RANCH LTD RECORDED IN DOC # 20150731000958250, ALL OF A CALLED 44.996 ACRE TRACT TO MCKINNEY RANCH LTD RECORDED IN DOC # 201401080000018880, ALL OF A CALLED 126.718 ACRE TRACT TO MCKINNEY RANCH LTD RECORDED IN DOC # 20140212000134010, ALL OF A CALLED 254.596 ACRE TRACT TO HONEY CREEK INVESTMENTS LLC RECORDED IN DOC # 201606020000686550, ALL OF A CALLED 7.730 ACRE TRACT TO BARCELONA 93 LTD RECORDED IN DOC # 20160822001096540, ALL OF A CALLED 45.013 ACRE TRACT TO BARCELONA 93 LTD RECORDED IN DOC # 20160705000847670, OF THE DEED RECORDS COLLIN COUNTY, TEXAS (DRCT). SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point in the called centerline of CR 168, the northeast corner of the Lake Forest Equestrian Center LLC, 11.426 acre tract recorded in DOC # 2023000059238, DRCT, being the northwest corner of said 1215.714 acre tract and this tract;

THENCE, Generally along the called centerline of CR 168 as follows: N 89°41'47" E (Control Line), 3769.64 feet to a ½" iron rod found at the south corner of the Elizabeth Langston tract recorded in Volume 1372, Page 595, DRCT; N 00°06'09" W, 1018.25 feet to a ½" iron rod found; S 89°01'12" E, 1592.06 feet to an "X" mark found in concrete at the northwest corner of the Teresa N. Roeder tract recorded in DOC # 95-0077977, DRCT, being the northeast corner of the 1215.714 acre tract and this tract;

THENCE, along the common line of the Roeder tract and this tract following the centerline of Honey Creek as follows: S 23°24'12" W, 128.37 feet; S 08°30'42" E, 83.53 feet; S 30°17'56" E, 75.19 feet; S 52°40'13" E, 96.34 feet; S 61°30'47" E, 352.39 feet; S 53°06'14" E, 95.82 feet; S 10°46'14" E, 114.32 feet; S 12°54'15" E, 67.33 feet; S 31°17'25" E, 99.36 feet; S 45°27'58" E, 51.57 feet; S 64°03'22" E, 108.23 feet; S 59°27'11" E, 107.89 feet; S 20°52'23" E, 108.15 feet; S 13°47'15" W, 62.76 feet; S 35°01'12" W, 271.26 feet; S 06°27'44" E, 137.08 feet; S 21°49'33" W, 62.38 feet; S 06°52'20" W, 90.73 feet; S 15°37'43" E, 52.21 feet; S 64°55'40" E, 29.37 feet; N 85°47'24" E, 225.38 feet; S 73°52'41" E, 284.02 feet; S 70°08'41" E, 69.22 feet; S 46°07'44" E, 58.55 feet; S 30°27'53" E, 74.84 feet; S 45°09'41" E, 73.01 feet; S 86°20'18" E, 45.67 feet; N 70°07'08" E, 125.46 feet; S 03°48'49" E, 199.72 feet to a ½" iron rod found; S 79°35'20" E, 110.76 feet; S 44°57'54" E, 90.13 feet; N 67°12'40" E, 174.48 feet; S 81°24'25" E, 71.46 feet; S 66°47'34" E, 178.26 feet; S 59°29'36" W, 48.92 feet; S 07°03'42" W, 54.33 feet; S 25°06'09" W, 85.01 feet; S 86°06'11" W, 105.59 feet; N 62°04'42" W, 70.34 feet; N 79°09'48" W, 78.47 feet; S 76°09'56" W, 228.54 feet to a ½" iron rod found; S 03°23'52" E, 152.85 feet to a ½" iron rod found; S 87°28'40" E, 72.08 feet; S 88°58'34" E, 541.00 feet to a ½" iron rod found; S 30°08'34" E, 29.56 feet; S 57°19'01" E, 47.61 feet; S 82°37'56" E, 90.58 feet; S 42°52'24" E, 162.01 feet; S 30°34'59" E, 152.05 feet; S 30°08'44" E, 33.20 feet; S 36°32'02" E, 121.42 feet; S 66°37'07" E, 60.66 feet; S 43°37'28" E, 56.43 feet; S 00°08'40" E, 35.47 feet; S 30°29'42" W, 24.38 feet; S 47°51'01" W, 49.96 feet to a ½" iron rod found at the southwest corner of the Thomas R. Beitsch et ux 6.533 acre tract recorded in DOC # 2023000007275, DRCT;

THENCE, S 89°53'34" E, 1004.05 feet along the south line of the Beitsch tract;

THENCE, N 01°14'46" E, 537.58 feet to a ½" iron rod found; N 00°00'58" W, 671.18 feet to a ½" iron rod found; N 00°09'16" E, 576.88 feet to a 1" iron rod found at the northwest corner of said 254.596 acre tract;

THENCE, along the north line of the 254.596 acre tract as follows: S 88°52'49" E, 155.17 feet to a point at a curve to the left having a radius of 359.62 feet, a chord bearing of S 75°14'21" E, 169.62 feet, an arc length of 171.23 feet to a point in the south line of FM 543;

THENCE, along the eastern line of FM 543 as follows: S 88°52'49" E, 1135.30 feet; curve to the right with a radius of 2825.16 feet, a chord bearing of S 87°20'32" E, 134.46 feet, an arc length of 134.47 feet to a ½" iron rod found at the northwest corner of the Evelyn Cole Family Ltd 23.78 acre tract recorded in DOC # 20000424000405860, DRCT, being the northeast corner of the 254.596 acre tract;

THENCE, along the common line of the 23.78 acre tract and this tract as follows: S 01°39'39" W, 1147.33 feet to a 1" iron pipe found; S 87°32'32" E, 1177.20 feet passing the southwest corner of the North Texas Windmill LLC 14.401 acre tract recorded in DOC # 20190729000892230, DRCT, to a 3/8" iron rod found at the northwest corner of the Tate Development Inc and Jack Stadtman 4.90 acre tract recorded in DOC # 2023000062022, DRCT, being the easterly northeast corner of the 254.596 acre tract;

THENCE, S 01°00'36" W, 1783.23 feet along the common line of the 4.90 acre tract and this tract passing the northwest corner of the following tracts: Janet Fry 3.25 acre tract recorded in DOC # 2023000002768, DRCT, the Klaus and Juliet A. Kuehn 5.2178 acre tract recorded in DOC # 201410170001135860, DRCT, the William E. and Pamela D. McCabe 5.16 acre tract recorded in DOC # 201410170001135850, DRCT, and the Mackuehn Partners LLC 5.04 acre tract recorded in DOC # 20140131000096000, DRCT, to a ½" iron rod found at the northwest corner of the Collin D. and Terri Hopkins 4.27 acre tract recorded in DOC # 20160503000533540, DRCT;

THENCE, along the common line of the 4.27 acre and this tract as follows: S 00°35'26" W, 252.21 feet to a 1" square bolt found at the northwest corner of said 7.730 acre tract; S 89°34'35" E, 731.08 feet to a 60d nail found in the called centerline of CR 202;

THENCE, S 00°16'59" W, 155.27 feet along the called centerline of CR 202 to a 60d nail found at the northeast corner of the Linda J. Jewell 3.00 acre tract recorded in DOC # 20210311000482520, DRCT, being the northerly southeast corner of said 7.730 acre tract;

THENCE, along the common line of the 3.00 acre tract and this tract as follows: N 89°33'43" W, 398.37 feet to a ½" iron rod found; S 00°23'30" W, 654.19 feet passing the northwest corner of the Jason B. and Shelby G. Kopp 3.00 acre tract recorded in DOC # 20210922001931820, DRCT, to a 60d nail found in the called centerline of CR 202, being the southeast corner of said 7.730 acre tract;

THENCE, along the called centerline of CR 202 as follows: N 89°39'19" W, 343.18 feet to a ½" iron rod found at the easterly southeast corner of said 254.596 acre tract; S 89°09'16" W, 456.98 feet to a 60d nail found at the northwest corner of the Daniel T. Squires et ux 6.00 acre tract recorded in DOC

20140401000304730, DRCCT;

THENCE, along the common line of said 6.00 acre tract and this tract as follows: S 01°12'08" W, 469.12 feet to a ½" iron rod found; N 87°11'23" W, 245.21 feet to a ½" iron rod found; S 01°33'59" W, 829.22 feet passing an interior angle corner of the Stepping Stones Church of McKinney 36.074 acre tract recorded in DOC # 20160531000672720, DRCCT to a ½" iron rod found at the southeast corner of said 254.596 acre tract;

THENCE, along the common line of the 36.074 acre tract and this tract as follows: N 88°38'52" W, 195.69 feet; S 14°28'12" W, 75.33 feet; S 52°02'47" W, 124.63 feet; S 17°36'16" W, 89.41 feet; S 08°17'38" E, 60.50 feet; S 46°25'51" E, 223.59 feet; N 86°02'30" E, 68.62 feet; N 68°04'39" E, 251.87 feet; S 38°28'19" E, 46.61 feet; S 13°57'02" E, 143.42 feet; S 74°53'01" E, 55.67 feet; S 89°34'39" E, 76.12 feet; N 74°24'09" E, 112.70 feet; N 48°36'26" E, 133.78 feet; S 40°05'49" E, 40.71 feet; S 01°35'11" E, 106.35 feet; S 47°59'10" E, 79.63 feet; N 83°01'26" E, 57.88 feet; N 71°34'34" E, 308.45 feet; N 49°30'50" E, 80.60 feet to a ½" iron rod found in the west line of the Honey Creek Holdings LLC 23.998 acre tract recorded in DOC # 20180629000812750, DRCCT;

THENCE, S 00°35'03" W, 537.73 feet along the common line of the 23.998 acre tract and this tract to a ½" iron rod found in the north line of the Pamela G. and Michael B. Howell 65.63 acre tract recorded in DOC # 2023000115102, DRCCT;

THENCE, along the common line of the 65.63 acre tract and this tract as follows: N 87°25'33" W, 269.40 feet to a ½" iron rod found at the northeast corner of said 31.56 acre tract; S 00°49'24" W, 2013.45 feet to a ½" iron rod found in the called centerline of CR 201, southeast corner of this tract;

THENCE, N 87°52'35" W, 1893.09 feet along the called centerline of CR 201 passing the southeast corner of the 3.00 acre tract to a ½" iron rod found at the southeast corner of the Geojojo Business LP 73.436 acre tract recorded in DOC # 20170602000717500, DRCCT, being the southwest corner of said 3.00 acre tract and this tract;

THENCE, along the common line of the 73.436 acre tract and this tract as follows: N 00°56'42" E, 314.95 feet to a ½" iron rod found at a curve to the right with a radius of 1050.00 feet, a chord bearing of N 07°38'54" E, 248.36 feet, an arc length of 248.95 feet to a ½" iron rod found; N 14°31'58" E, 2613.62 feet to a ½" iron rod found 50' parallel to Honey Creek;

THENCE, along the common line of the 73.436 acre tract and this tract as follows; N 45°04'13" W, 302.67 feet; N 37°37'39" W, 162.38 feet; N 14°08'50" E, 100.37 feet; N 52°57'40" W, 63.08 feet; S 68°40'32" W, 91.84 feet; S 45°54'04" W, 104.17 feet; N 78°36'37" W, 61.64 feet; S 89°15'31" W, 1014.07 feet to a ½" iron rod found at the intersection of CR 201 and CR 1006;

THENCE, S 89°31'19" W, 3205.04 along the called centerline of CR 1006 to a ½" iron rod found at the northwest corner of the Horn Hill Cemetery 1.6585 acre tract, being the centerline of County Road 1107 at the northeast corner of said 45.013 acre tract;

THENCE, along the common line of the 1.6585 acre tract and this tract as follows: S 00°40'37" E, 686.16 feet along CR 1107 to a ½" iron rod found; N 88°17'51" E, 15.05 feet to a ½" iron rod found at an angle corner of the City of McKinney 214.52 acre tract recorded in DOC # 20060080000170600, DRCCT;

THENCE, S 00°34'36" E, 755.74 feet along the common line of said 214.52 acre tract to a ½" iron rod found at the northeast corner of the Sheryl Lynn Bates 7.00 acre tract recorded in DOC # 2023000014567, DRCCT, being the southeast corner of said 45.013 acre tract;

THENCE, N 88°07'54" W, 1080.82 feet along the common line of the 7.00 acre tract and this tract to a ½" iron rod found in the east line of the Sheryl Lynn Bates 11.5269 acre tract recorded in DOC # 2023000014567, DRCCT, being the southwest corner of said 45.013 acre tract;

THENCE, along the common line of the 11.5269 acre tract and this tract as follows: N 00°51'16" W, 529.96 feet to a ½" iron rod found; N 88°36'28" W, 515.75 feet to a ½" iron rod found at the southeast corner of the Randall K. and Patricia C. Hickman 10.09 acre tract recorded in DOC # 20150306000247630, DRCCT;

THENCE, N 00°53'46" W, 843.23 feet along the common line of said 10.09 acre tract and this tract to a ½" iron rod found in the called centerline of CR 1006, being the northwest corner of said 45.013 acre tract the south line of the 1215.714 acre tract;

THENCE, along the called centerline of CR 1006 as follows: S 89°29'48" W, 431.07 feet; S 10°38'17" W, 428.46 feet; S 13°53'52" W, 203.34 feet; S 24°17'55" W, 316.45 feet; S 03°15'22" W, 290.50 feet; S 01°02'46" E, 1113.87 feet to a ½" iron rod found at the northeast corner of the Sheryl Lynn Bates 7.228 acre tract recorded in DOC # 2023000014567, DRCCT;

THENCE, along the common line of the 7.228 acre tract and this tract as follows: S 89°31'09" W, 794.79 feet to a ½" iron rod found at the northeast corner of said 126.718 acre tract; S 17°31'38" E, 286.32 feet; S 39°23'37" E, 124.08 feet; S 00°42'59" W, 68.64 feet to a ½" iron rod found in the north line of the Lance and Monica Carrington 10.00 acre tract recorded in DOC # 20141024001165030, DRCCT;

THENCE, along the common line of the 10.00 acre tract and this tract as follows: S 89°02'44" W, 187.67 feet to a ½" iron rod found; S 00°59'36" E, 1056.50 feet passing the northwest corner of the Michael L. Culbreath and Paula P. Culbreath tract recorded in Volume 4283, Page 2451, DRCCT to a ½" iron rod found in the north line of the Richard and Tanya Franklin 11.01 acre tract recorded in DOC # 20230317000429840, DRCCT;

THENCE, along the common line of the 11.01 acre tract and this tract as follows: S 89°19'07" W, 80.01 feet to a ½" iron rod found; S 00°55'42" E, 1053.20 feet passing a ½" iron rod found at the northwest corner of the Redeemer Church of Christ 10.87 acre tract recorded in DOC # 20211119002371310, DRCCT to a ½" iron rod found at the northwest corner of the Redeemer Church of Christ 10.87 acre tract recorded in DOC # 20211119002371310, DRCCT;

THENCE, S 00°55'35" E, 481.03 feet along the common line of the 10.00 acre tract and this tract to a 60d nail found in the called centerline of CR 164, being the southeast corner of said 126.718 acre tract;

THENCE, S 89°56'52" W, 1767.83 feet along the called centerline of CR 164 to a ½" iron rod found at the southeast corner of Bloomdale Estates according to the Plat recorded in Cabinet J, Slide 981, DRCCT being the southwest corner of the 126.718 acre tract;

THENCE, N 00°56'19" W, 1749.40 feet along the common line of Bloomdale Estates and this tract to a ½" iron rod found at the southeast corner of the McKinney ISD tract recorded in Volume 5848, Page 4463, DRCCT;

THENCE, N 00°52'10" W, 1275.03 feet along the common line of the McKinney ISD tract and this tract passing the southeast corner of the McKinney ISD 76.827 acre tract recorded in DOC # 20120402000380350, DRCCT to a ½" iron rod found at the southwest corner of the 1215.714 acre tract;

THENCE, continuing along the common line of the 76.827 acre tract and this tract as follows: N 00°43'53" W, 1307.74 feet to a ½" iron rod found in the south line of said 44.996 acre tract; S 89°29'08" W, 762.78 feet to a ½" iron rod found at the southeast corner of said 24.218 acre tract; S 89°27'36" W, 1169.89 feet to a ½" iron rod found in the east line of FM 1461, the southwest corner of the 24.218 acre tract;

THENCE, along the east line of FM 1461 as follows: N 00°06'23" E, 107.58 feet to a ½" iron rod found; S 89°53'37" E, 19.67 feet to a ½" iron rod found; N 00°46'08" W, 663.23 feet to a ½" iron rod found in the south line of the Leaning G. Holdings LLC 1.68 acre tract recorded in DOC # 2023000107567, DRCCT;

THENCE, along the common line of the 1.68 acre tract and this tract as follows: N 89°19'27" E, 356.14 feet to a ½" iron rod found; N 00°31'34" W, 208.32 feet to a ½" iron rod found in the centerline of Geren Road, being the northwest corner of the 24.218 acre tract;

THENCE, N 89°26'30" E, 910.78 feet passing a ½" iron rod found at the northwest corner of said 44.996 acre tract continuing to a ½" iron rod found at the southeast corner of the Keith E. and Lori Harrell tract recorded in Volume 4440, Page 3021, DRCCT;

THENCE, along the northern line of the 44.996 acre tract as follows: N 88°52'48" E, 640.35 feet passing the southwest corner of the William E. and Lynn Gross 9.00 acre tract; N 89°30'20" E, 1236.93 feet to a ½" iron rod found passing the southwest corner of the Peter L. and Mary Boleneus 9.183 acre tract recorded in DOC # 20210824001712140, DRCCT, also passing the southwest corner of the Paul H. and Lois M. Powell 7.237 acre tract recorded in DOC # 94-0015097, DRCCT being the northeast corner of the 44.996 acre tract; N 89°07'04" E, 509.70 feet passing the southwest corner of the Madhumita and Ashok Naya 19.98 acre tract recorded in DOC # 20200131000141130, DRCCT to a 5/8" iron rod found at a fence corner;

THENCE, along the common line of the 19.98 acre tract and this tract as follows: N 00°12'37" W, 582.84 feet to a 5/8" iron rod found; N 00°04'15" W, 407.78 feet to a 5/8" iron rod found; N 00°32'47" W, 436.72 feet to a 5/8" iron rod found; N 00°12'16" W, 186.87 feet to a 5/8" iron rod found; N 00°23'27" W, 386.47 feet to a 1" iron pipe found in the centerline of a branch of Honey Creek;

THENCE, along the branch of Honey Creek as follows: S 72°44'03" W, 125.12 feet; S 39°28'31" W, 51.51 feet; S 35°07'29" W, 53.80 feet; S 64°35'28" W, 58.39 feet; S 38°32'16" W, 108.13 feet; S 40°51'22" W, 121.61 feet; S 63°34'40" W, 29.23 feet; N 85°58'05" W, 58.96 feet; N 89°22'35" W, 72.02 feet; S 04°40'00" E, 35.21 feet; S 74°50'15" W, 17.33 feet; N 55°04'13" W, 28.87 feet; S 23°44'27" W, 123.52 feet; S 70°54'12" W, 114.56 feet; N 35°39'13" W, 79.19 feet; N 63°08'32" W, 45.46 feet; S 72°46'07" W, 86.38 feet; S 38°40'25" W, 22.63 feet; N 68°32'11" W, 102.53 feet; S 44°03'04" W, 58.73 feet; S 79°23'13" W, 37.51 feet; N 47°32'40" W, 42.44 feet; N 72°28'18" W, 70.08 feet; N 56°53'01" W, 66.46 feet; S 78°07'59" W, 46.04 feet; S 43°04'56" W, 48.94 feet; N 74°10'51" W, 125.61 feet; N 33°01'17" W, 74.85 feet; N 68°29'44" W, 29.01 feet; N 07°25'52" W, 40.54 feet; N 40°02'58" W, 94.29 feet; S 84°39'58" W, 22.04 feet; N 59°26'17" W, 40.20 feet; N 15°49'55" W, 23.01 feet; N 48°27'36" W, 47.23 feet; N 59°18'49" W, 101.75 feet to a 5/8" iron rod found;

THENCE, N 00°55'28" W, 720.60 feet passing most eastern southeast corner of the 6400 Lake Forest Investments LLC 98.6790 acre tract recorded in DOC # 20220314000403170, DRCCT to a 5/8" iron rod found at the northeast corner of the 98.6790 acre tract;

THENCE, S 89°17'46" W, 713.22 feet along the common line of the 98.6790 acre tract and this tract to a 5/8" iron rod found at the southeast corner of the Judith A. Johnson 5.525 acre tract recorded in DOC # 20101018001129050, DRCCT;

THENCE, N 00°23'33" W, 1350.72 feet along the common line of the 5.525 acre tract and this tract passing the southeast corner of the Monica L. Harp 16.498 acre tract recorded in DOC # 20110808000829720, DRCCT, also passing the southeast corner of Lot 1, Block A of William Perry Lee Hurst Addition to a fence corner;

THENCE, S 89°52'55" W, 467.83 feet to a 5/8" iron rod found at the centerline of Davidson's Branch, being the west corner of the 1215.714 acre tract;

THENCE, along Davidson's Branch as follows: N 48°11'00" E, 222.94 feet; N 15°55'35" E, 104.74 feet; N 55°42'39" E, 57.02 feet; N 39°45'09" E, 63.93 feet; N 01°45'38" E, 152.13 feet; N 28°32'35" E, 35.53 feet; N 80°45'09" E, 85.74 feet; N 04°37'13" E, 87.05 feet; N 61°36'30" E, 71.17 feet; S 77°42'39" E, 11.98 feet; S 22°51'06" E, 31.69 feet to a ½" iron rod found at the easterly southern corner of the Venkat Kishore Reddy 10.88 acre tract recorded in DOC # 2023000140269, DRCCT;

THENCE, N 00°14'13" W, 367.50 feet along the common line of the 10.88 acre tract and this tract passing the southeast corner of the above mentioned Lake Forest Equestrian Center LLC, 11.426 acre tract to a ½" iron rod found;

THENCE, N 00°15'47" E, along the common line of the 11.426 acre tract passing a ½" iron rod found at 259.31 feet and continuing a total distance of 291.33 feet to the POINT OF BEGINNING and CONTAINING 1648.67 ACRES OF LAND MORE OR LESS.


BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE NAD 83

SURVEYOR'S CERTIFICATE

DATE: FEB. 29, 2024

TO: MCKINNEY RANCH LTD

I, Gary L. Hardin, Registered Professional Land Surveyor No. 4207, do hereby certify that the field notes hereon represent the results of a survey made on the ground under my direction and supervision, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the client's representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.


GARY L. HARDIN, RPLS NO. 4207
FIRM REGISTRATION NO. 10114700
W.O.# 2312079 (SEE SURVEY)

