

**JOINT ORDINANCE**

**CITY OF MCKINNEY, TEXAS  
ORDINANCE NO. \_\_\_\_\_**

**CITY OF PRINCETON, TEXAS  
ORDINANCE NO. 2026-03-23-04**

**A JOINT ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AND THE CITY COUNCIL OF THE CITY OF PRINCETON, TEXAS, AUTHORIZING AND CONSENTING TO THE PROVISION OF SEWER SERVICE BY THE CITY OF PRINCETON, TEXAS, TO DESIGNATED PROPERTIES LOCATED WEST OF THE ESTABLISHED BOUNDARY LINE; PROVIDING FOR REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; AND CONTAINING OTHER MATTERS RELATED THERETO.**

**WHEREAS**, the City of McKinney, Texas, is a home rule municipality located in Collin County, Texas, acting under its Home Rule Charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Texas Local Government Code, as amended ("McKinney");

**WHEREAS**, the City of Princeton, Texas, is a home rule municipality located in Collin County, Texas, acting under its Home Rule Charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Texas Local Government Code, as amended ("Princeton"; together with McKinney referred to as the "Cities" herein);

**WHEREAS**, the Cities have previously passed that certain Joint Boundary Ordinance, dated on or about March 28, 2008 (the "Boundary Ordinance" herein), and approved that certain corresponding Settlement Agreement Regarding Jurisdictional Boundaries and Water and Sewer Service Territory, dated on or about July 1, 2008 (the "Settlement Agreement" herein) (the Boundary Ordinance and Settlement Agreement, same to include all exhibits thereto, are incorporated by reference herein for all intents and purposes);

**WHEREAS**, the Boundary Ordinance and Settlement Agreement collectively establish a Boundary Line (as defined in the Settlement Agreement) that delineates jurisdictional authority and water and sewer service territory between the Cities;

**WHEREAS**, Article 3 of the Settlement Agreement, in pertinent part, (i) prohibits McKinney's provision of water or sewer service to any area east of the Boundary Line without prior written consent of Princeton; and (ii) prohibits Princeton's provision of water or sewer service to any area west of the Boundary Line without prior written consent of McKinney;

**WHEREAS**, D.R. Horton - Texas, Ltd., a Texas limited partnership, or such other entity(ies) acting on D.R. Horton's behalf or at D.R. Horton's direction (collectively referred to

herein as “D.R. Horton”), currently owns, is under contract to purchase, and/or intends to enter into contracts to purchase (i) an approximately 123.5-acre tract of real property (the “123 Acre Tract”); (ii) an approximately 39.9-acre tract of real property (the “39 Acre Tract”); and (iii) an approximately 35.6-acre tract of real property (the “35 Acre Tract” and, collectively with the 123 Acre Tract and the 39 Acre Tract, the “Silvertrails Development” herein) (which Silvertrails Development is further depicted and described in the attached **Exhibit A** and **Exhibit B**, which Exhibits are incorporated herein for all intents and purposes);

**WHEREAS**, GRBK Edgewood LLC, a Texas limited liability company (“GRBK”), and Meritage Homes of Texas, LLC, an Arizona limited liability company (“Meritage”) (collectively, the “Tivoli Owners” herein), currently own and/or are under contract to purchase an approximately 239.5-acre tract of real property located wholly within an the Bainbridge Municipal Utility District of Collin County (the “Tivoli Development” herein) (which Tivoli Development is further depicted and described in the attached **Exhibit C** and **Exhibit D**, which Exhibits are incorporated herein for all intents and purposes);

**WHEREAS**, Allied Development, LLC, a Texas limited liability company (“Allied”), currently owns and/or is under contract to purchase an approximately 49.926-acre tract of real property (the “Bailey Crossing Development” herein) (which Bailey Crossing Development is further depicted and described in the attached **Exhibit E** and **Exhibit F**, which Exhibits are incorporated herein for all intents and purposes);

**WHEREAS**, D.R. Horton, the Tivoli Owners, and Allied are collectively referred to as the “Owners” herein and the Silvertrails Development, Tivoli Development, and Bailey Crossing Development are collectively referred to as the “Properties” herein;

**WHEREAS**, the Properties are currently wholly or partially located west of the Boundary Line and outside McKinney’s and Princeton’s extraterritorial jurisdiction by virtue of their respective voluntary releases therefrom under applicable state law;

**WHEREAS**, the Owners desire for Princeton to be the sole provider of sewer service to the Properties;

**WHEREAS**, Princeton is strategically positioned to provide continuous and adequate sewer service to the Properties, subject to McKinney’s prior written consent thereto and the Owners’ construction and installation of necessary sewer facilities and infrastructure; and

**WHEREAS**, McKinney desires to fully, finally, and irrevocably authorize and consent to the provision of sewer service by Princeton to the Properties only, which written consent to be made pursuant to and in accordance with Section 3.06 of the Settlement Agreement.

**NOW, THEREFORE, BE IT ORDAINED AND MUTUALLY AGREED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AND THE CITY COUNCIL OF THE CITY OF PRINCETON, TEXAS:**

**Section 1. Findings.** The above findings are hereby found to be true and correct and adopted as findings of fact, incorporated herein, and operative provisions hereof.

**Section 2.** McKinney's Written Consent to Sewer Service by Princeton to Properties. McKinney hereby fully, finally, and irrevocably authorizes and consents to the provision of sewer service by Princeton to the Properties only, which written consent is made pursuant to and in accordance with Section 3.06 of the Settlement Agreement. Save and except the consent by McKinney for the specific purposes provided herein and subject to the Service Conditions outlined in Section 3 hereinbelow, the Boundary Ordinance and Settlement Agreement shall remain in full force and effect and unmodified by the Cities, including but not limited to, the continuation of the Boundary Line. Princeton agrees to be the sole provider of sewer service to the Properties (which provision of sewer services shall be based on terms, conditions, and provisions required by Princeton, including, but not limited to, its applicable rates, fees, and charges, design and construction standards and specifications, and inspection and dedication requirements), and such right to serve shall not be assigned to a third-party, including the Owners, or their successors or assigns, without the further consent of McKinney. No rights to expand any Certificate of Convenience and Necessity shall be conferred by the consent granted herein.

**Section 3.** Service Conditions. The Cities agree, acknowledge, and understand that the provision of sewer service by Princeton to the Properties hereunder is conditioned upon and subject to the following: (i) the maximum number of equivalent single-family connections (ESFCs) shall not exceed 998 ESFCs for the Silvertrails Development, 1,046 ESFCs for the Tivoli Development, and 252 ESFCs for the Bailey Crossing Development; and (ii) no multi-family units are permitted on the Properties (the "Service Conditions" herein). The Service Conditions may not be modified without the prior written consent of the Cities.

**Section 4.** Severability. Should any section, provision, or part of this Ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section, provision, or part shall in no way affect, impair, or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this Ordinance are declared to be severable.

**Section 5.** Prerequisites Satisfied. All prerequisites for the adoption of this Ordinance have been duly satisfied, conducted, and completed, including, without limitation, all public notices, procedures, and publications as required by law, including, without limitation, the Open Meetings Act, Chapter 551 of the Texas Government Code, as amended.

**Section 6.** Effective Date. This Ordinance shall be in full force and take effect immediately upon passage by each of the Cities (the "Effective Date").

**AND SO IT IS ORDAINED.**

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**DULY PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE  
CITY OF MCKINNEY, TEXAS, ON THIS 21<sup>ST</sup> DAY OF APRIL 2026.**

**CITY OF MCKINNEY, TEXAS**

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Mayor  
City of McKinney, Texas

**ATTEST:**

[CITY SEAL]

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City Secretary  
City of McKinney, Texas

**APPROVED AS TO FORM:**

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City Attorney  
City of McKinney, Texas

**DULY PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF PRINCETON, TEXAS, ON THIS 23<sup>RD</sup> DAY OF MARCH 2026.**

**CITY OF PRINCETON, TEXAS**

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Mayor  
City of Princeton, Texas

**ATTEST:**

[CITY SEAL]

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City Secretary  
City of Princeton, Texas

**APPROVED AS TO FORM:**

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City Attorney  
City of Princeton, Texas

**EXHIBIT A**  
**Silvertrails Development – Legal Description**

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**(123.482 ACRES)**

BEING a parcel of land located in Collin County, Texas, a part of the Thomas A. Rhodes Survey, Abstract Number 741, and being all of that called 123.63 acre tract of land described in deed to Blue Jasmine TX Investments, LLC as recorded in Document Number 2023000069429, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod found at the northeast corner of said 123.63 acre tract, said point being the northwest corner of that called 252.1985 acre tract described in deed to Castlerock Communities LLC as recorded in Document Number 2022000074308, Official Public Records of Collin County, said point also being in the south right-of-way line of Farm-To-Market Road (FM) 1827;

THENCE along the common line of said 123.63 acre tract and said 252.1985 acre tract as follows:

South 00 degrees 29 minutes 27 seconds West, 2,658.76 feet to a one-half inch iron rod found at the southeast corner of said 123.63 acre tract;

North 89 degrees 29 minutes 05 seconds West, 428.00 feet to a one-half inch iron rod found for corner, said point being the northeast corner of that called 99.097 acre tract of land described in deed to Newind, LLC as recorded in Document Number 20160620000773300, Official Public Records of Collin County, Texas;

THENCE North 89 degrees 37 minutes 22 seconds West, 1,577.69 feet along the common line of said 123.63 acre tract and said 99.097 acre tract to a one-half inch iron rod with yellow cap stamped “JBI” set for corner, said point being the southwest corner of said 123.63 acre tract, said point being the southeast corner of that called Tract 3-40.00 acre tract of land described in deed to JMA Estates, LLC as recorded in Document Number 2022000131096, Official Public Records of Collin County, Texas, from which said set point bears North 89 degrees 37 minutes 22 seconds West, 653.11 feet to a three-eighths inch iron rod found at the southwest corner of said Tract 3-40.00 acre tract, said point also being the southeast corner of that called 5.141 acre tract of land described in deed to Melanie Giselle Martinez as recorded in Document Number 20200818001344340, Official Public Records of Collin County, Texas;

THENCE North 00 degrees 25 minutes 41 seconds East, 2,701.73 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner, said point being the northwest corner of said 123.63 acre tract, said point being the northeast corner of said Tract 3-40.00 acre tract, said point also being in the south right-of-way line of Farm-To-Market Road (FM) 1827, from which said set point bears North 88 degrees 22 minutes 04 seconds West, 65.09 feet to a Highway Monument found for corner in the north line of said Tract 3-40.00 acre tract;

THENCE South 88 degrees 22 minutes 04 seconds East, 2,009.05 feet along the north line of said 123.63 acre tract and the south right-of-way line of Farm-To-Market Road (FM) 1827 to the POINT OF BEGINNING and containing 5,378,856 square feet or 123.482 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**(39.928 ACRES)**

BEING a parcel of land located in Collin County, Texas, a part of the Thomas A. Rhodes Survey, Abstract Number 741, and being all of that called Tract 3-40.00 acre tract of land described in a deed to JMA ESTATES, LLC, as recorded in Document Number 2022000131096, Official Public Records of Collin County, Texas (O.P.R.C.C.T.) and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found at the northeast corner of said Tract 3-40.00 acre tract, said point being the northwest corner of that called 123.482 acre tract of land described in a deed to DOUBLE R DEVCO, LLC as recorded in Document Number 2025000114049, O.P.R.C.C.T., said point also being in the south right-of-way line of Farm-To-Market Road (FM) 1827;

THENCE South 00 degrees 25 minutes 41 seconds West, 2,701.73 feet along the common line of said Tract 3-40.00 acre tract and said 123.482 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" found at the southeast corner of said 40.00 acre tract, said point being the southwest corner of said 123.482 acre tract, said point also being in the north line of that called 99.097 acre tract of land described in a deed to Newind, LLC as recorded in Document Number 20160620000773300, O.P.R.C.C.T.;

THENCE North 89 degrees 37 minutes 22 seconds West, 653.11 feet along the common line of said Tract 3-40.00 acre tract and said 99.097 acre tract to a three-eighths inch iron rod found at the southwest corner of said Tract 3-40.00 acre tract, said point being the southeast corner of that called 5.141 acre tract of land described in a deed to Melanie Giselle Martinez, as recorded in Document Number 20200818001344340, O.P.R.C.C.T.;

THENCE along the west line of said Tract 3-40.00 acre tract as follows:

North 01 degrees 12 minutes 32 seconds East, 1,590.62 feet to a three-eighths inch iron rod found at the Northeast corner of that called 5.155 acre tract of land described in a deed to Ramona Escobar, as recorded in Document Number 20170427000535210, O.P.R.C.C.T.;

North 00 degrees 39 minutes 20 seconds East, 326.04 feet to a one-half inch iron rod with cap stamped "ROOME" found at the northeast corner of that called 2.575 acre tract of land described in a deed to Mary H. Darnell, as recorded in Document Number 20100308000219390, O.P.R.C.C.T., said point being the southeast corner of that called 5.145 acre tract of land described

in a deed to Cesar O. Batres and Horacio Cano-Hernandez, as recorded in Document Number 20140930001063080, O.P.R.C.C.T.;

North 00 degrees 55 minutes 57 seconds East, 843.06 feet to a one-half inch iron rod with yellow cap stamped "JBI" set at the northwest corner of said Tract 3-40.00 acre tract of land;

THENCE South 88 degrees 27 minutes 54 seconds East, 257.18 feet along the north line of said Tract 3-40.00 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" set in the south right-of-way line of said Farm-To-Market Road (FM) 1827;

THENCE along the north line of said Tract 3-40.00 acre tract and along the south right-of-way line of said Farm-To-Market Road (FM) 1827 as follows:

South 71 degrees 53 minutes 47 seconds East, 19.77 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

Southeasterly, 286.20 feet along a curve to the left, having a central angle of 16 degrees 23 minutes 53 seconds, a radius of 1,000.00 feet, a tangent of 144.08 feet and whose chord bears South 80 degrees 31 minutes 07 seconds East, 285.22 feet to a Highway Monument Found for corner;

South 88 degrees 22 minutes 04 seconds East, 65.09 feet to the POINT OF BEGINNING and containing 1,739,246 square feet or 39.928 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**(35.619 ACRES)**

BEING a parcel of land located in Collin County, Texas, a part of the Thomas A. Rhodes Survey, Abstract Number 741, and being a part of that called 40 acre tract of land described in deed to Charles F. Booher, Jr. as recorded in Document Number 95-0035067, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a "PK" Nail found at the northwest corner of said 40 acre tract, said point being the southwest corner of that called 54.415 acre tract of land described in deed to Balu Mahi Investments, LLC. as recorded in Document Number 20180507000556000, Official Public Records of Collin County, Texas, said point also being in the approximate centerline of County Road 409;

THENCE South 89 degrees 23 minutes 42 seconds East, at 25.00 feet passing a one-half inch iron rod with yellow cap stamped "JBI" found as called reference point, in all a total distance of 2,410.32 feet to a five-eighths inch iron rod found for corner, said point being the northeast corner of said 40 acre tract, said point being the southeast corner of said 54.415 acre tract, said point also being in the west line of Lot 11, Block B, Eastridge Phase 3, an addition to the City of Princeton, as recorded in Volume 2024, Page 599, Official Public Records of Collin County, Texas;

THENCE South 00 degrees 35 minutes 37 seconds West, 676.29 feet along the east line of said 40 acre tract to a Railroad Track found for corner, said point being the southwest corner of Lot 41X, Block B of said Eastridge Phase 3 addition, said point also being in the north right-of-way line of Farm-To-Market Road (FM) 1827 (a 90 foot wide right-of-way);

THENCE along the north right-of-way line of Farm-To-Market Road (FM) 1827 as follows:

North 88 degrees 22 minutes 04 seconds West, 1,868.14 feet to a point for corner on the north side of a 24 inch diameter Hackberry Tree, from which said north side of Hackberry Tree point for corner bears South 20 degrees 08 minutes 40 seconds West, 1.72 feet to a Highway Monument found, from which said north side of Hackberry Tree point for corner bears South 01 degrees 37 minutes 56 seconds West, 90.00 feet to a Highway Monument found for corner in the south right-of-way line Farm-To-Market Road (FM) 1827;

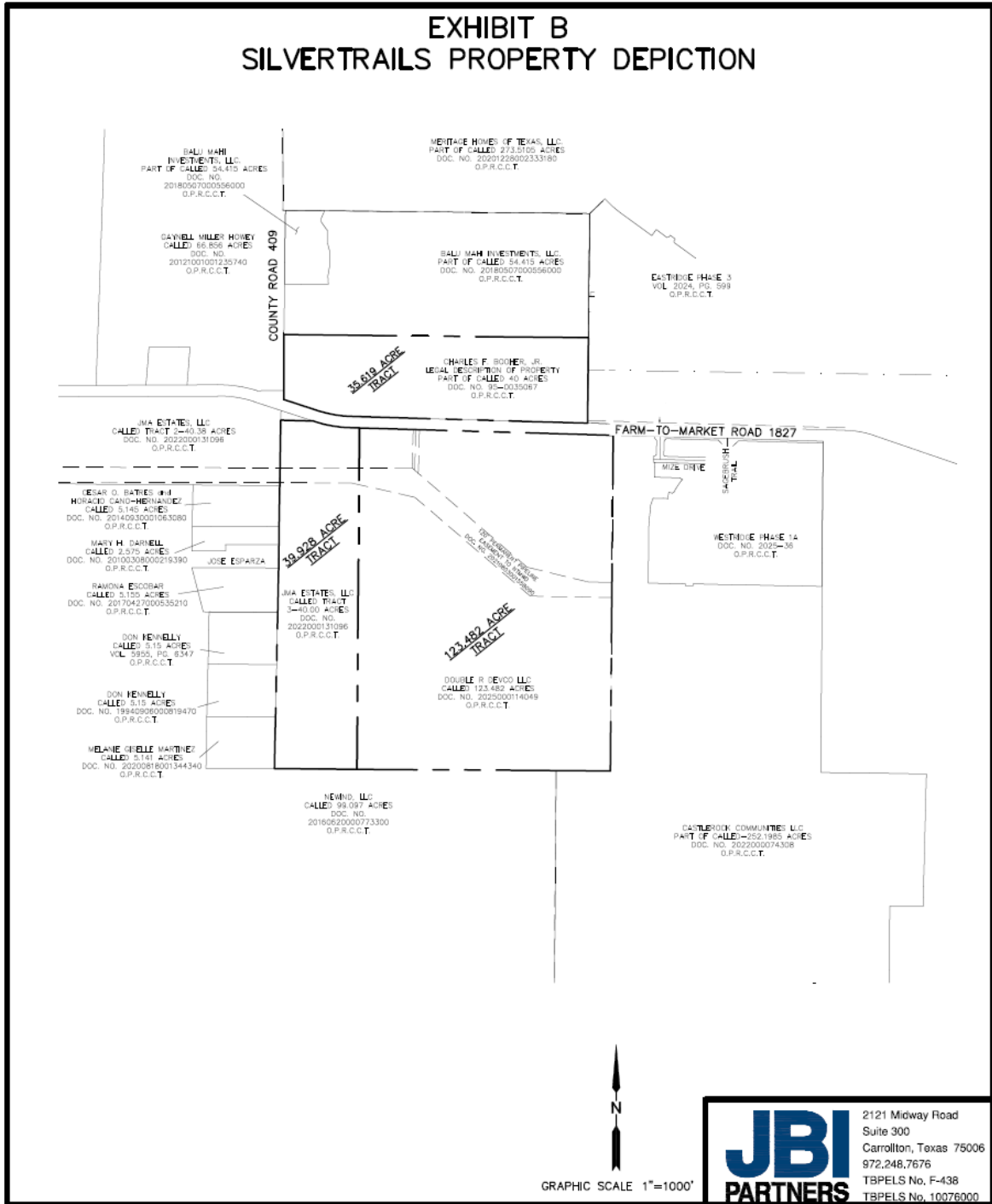
Northwesterly, 260.42 feet along a curve to the right, having a central angel of 16 degrees 23 minutes 49 seconds, a radius of 910.00 feet, a tangent of 131.11 feet, and whose chord bears North 80 degrees 33 minutes 14 seconds West, 259.53 feet to a three-eighths inch iron rod found for corner;

North 71 degrees 53 minutes 47 seconds West, 294.86 feet to a "PK" Nail set for corner, said point being in the west line of said 40 acre tract, said point also being at the intersection of the north right-of-way line of Farm-To-Market Road (FM) 1827 with the approximate centerline of County Road 409;

THENCE North 00 degrees 03 minutes 12 seconds East, at 71.69 feet passing a "PK" Nail found at the southeast corner of that called 66.856 acre tract of land described in deed to Gaynell Miller Howey as recorded in Document Number 20121001001235740, Official Public Records of Collin County, Texas, in all a total distance of 514.27 feet to the POINT OF BEGINNING and containing 1,551,562 square feet or 35.619 acres of land.

**BASIS OF BEARING:** The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

# EXHIBIT B Silvertrails Development – Property Depiction



Drawing: H:\Projects\W.E.350-Midway 126 Acres\Phase 1\Engineering\Map\Exhibits\Exhibit B Silvertrails Property Depiction.dwg Saved By: arejask Save Time: 3/31/2026 2:28 PM Plotted by: arejask Plot Date: 3/31/2026 2:30 PM

**EXHIBIT C**  
**Tivoli Development – Legal Description**

**BEING** a tract of land situated in the Thomas A. Rhodes Survey, Abstract No. 741, and the David Cherry Survey, Abstract No. 166, Collin County, Texas and being a portion of a called 239.729 acre tract of land conveyed to GRBK Edgewood LLC and Meritage Homes of Texas, LLC, by deed recorded in Document No. 2025000062658, Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being all of a called 8.131 acre tract of land described in the Special Warranty Deed to GB878 LLC, recorded in Document No. 2025000062754, O.P.R.C.C.T., and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod found capped (stamped “RPLS 5587”) for a northwest corner of said 239.729 acre tract, same being in the south right of way line of Treetop View, a 60’ right of way;

**THENCE** South 88°10’08" East, with a north line of said 239.729 acre tract, same being said south right of way line, 56.74 feet to a 5/8-inch iron rod found capped (stamped “WAI 5714”) for the northwest corner of said 239.729 acre tract;

**THENCE** North 00°22’35" West, with a west line of said 239.729 acre tract, same being the east line of said Treetop View, 401.38 feet to a 5/8-inch iron rod found capped (stamped “WAI 5714”) for the northwest corner of said 239.729 acre tract, same being the southwest corner of Lot 1, Block A of Grissom, LTD Addition recorded in Document No. 20080916010003280, Plat Records, Collin County, Texas (P.R.C.C.T.);

**THENCE** South 89°46’26" East, with the north line of said 239.729 acre tract, with the south line of said Lot 1, and south line of a called 99.097 acre tract of land conveyed to Newind, LLC recorded in Document No. 20160620000773300, O.P.R.C.C.T., 3,591.33 feet to an axle found for the northeast corner of said 239.729 acre tract, same being the southeast corner of said 99.097 acre tract, and being in the west line of a called 252.1985 acre tract of land conveyed to Castlerock Communities recorded in Document No. 2022000074308, O.P.R.C.C.T.;

**THENCE** South 00°49’37" West, with the east line of said 239.729 acre tract, and the west line of said 252.1985 acre tract, 1,398.37 feet to a 1/2-inch iron rod found capped (illegible) for a northeast corner of said 239.729 acre tract, same being the southwest corner of said 252.1985 acre tract;

**THENCE** South 89°42’52" East, with a north line of said 239.729 acre tract, and the south line of said 252.1985 acre tract, 1,390.76 feet to a 5/8-inch iron rod found capped (stamped “WAI 5714”) for a northeast corner of said 239.729 acre tract, same being the northwest corner of Southridge Phase 2B, recorded in Document No. 2024010000516, P.R.C.C.T., same being in the approximate centerline of Ticky Creek;

**THENCE** with the east line of said 239.729 acre tract, west line of said Southridge Phase 2B, and the approximate centerline of Ticky Creek the following courses:

South 06°51’51" East, 63.13 feet to a 5/8-inch iron rod found capped (stamped “KHA”);

South 24°21’53" West, 125.58 feet to a 5/8-inch iron rod found capped (stamped “KHA”);

North 65°30’59" West, 78.99 feet to a 5/8-inch iron rod found capped (stamped “KHA”);

South 10°48’58" West, 69.96 feet to a 5/8-inch iron rod found capped (stamped “KHA”);

South 03°59'18" East, 161.52 feet to a 5/8-inch iron rod found capped (stamped "KHA");

South 29°36'23" East, 316.33 feet to a 5/8-inch iron rod found capped (stamped "KHA");

South 63°51'36" East, 181.98 feet to a 5/8-inch iron rod found capped (stamped "KHA");

South 39°19'48" East, 341.83 feet to a 5/8-inch iron rod found capped (stamped "KHA");

South 12°13'30" West, 99.42 feet to a 5/8-inch iron rod found stamped ("WAI 5714") for the southeast corner of said 239.729 acre tract, same being the southwest corner of said Southridge Phase 2B;

**THENCE** with the south line of said 239.729 acre tract the following courses:

North 89°52'42" West, 1,363.66 feet to a 5/8-inch iron rod found;

North 88°53'45" West, 632.30 feet to a point;

North 87°37'19" West, 1,195.89 feet to a 1/2-inch iron rod found;

North 04°41'39" East, 45.53 feet to a 1/2-inch iron rod found;

North 88°36'16" West, 48.53 feet to a 5/8-inch iron rod found capped (illegible);

North 89°03'09" West, 96.39 feet to a 5/8-inch iron rod found capped (stamped "WAI 5714");

North 88°41'13" West, 132.93 feet to a 60D-nail found;

North 89°00'10" West, 249.71 feet to a 60D-nail found;

North 88°43'20" West, 251.15 feet to a 60D-nail found;

North 88°46'33" West, 117.48 feet to a 60D-nail found;

South 89°58'59" West, 40.48 feet to a 60D-nail found;

North 88°45'07" West, 83.61 feet to a 1/2-inch iron rod found;

**THENCE** South 01°00'40" West, with an east line of said 239.729 acre tract, 825.80 feet to a 5/8-inch iron rod found capped (stamped "Bohannan") for the northeast corner of a called 0.209 acre tract of land conveyed to Collin County by deed recorded in Document No. 20101209001350230, O.P.R.C.C.T., and being in the north right-of-way line of County Road 408, a 90 foot right-of-way;

**THENCE** North 89°40'01" West, with the north line of said 0.209 acre tract and said north right-of-way line, 201.94 feet to a point for the northwest corner of said 0.209 acre tract, from which a 5/8-inch iron rod found capped (stamped "Bohannan") bears South 11°51'13" West, 0.46 feet and from said northwest corner a 5/8-inch iron rod found capped (stamped "Bohannan") for the northwest corner of a called 0.189 acre tract of land conveyed to Collin County by deed recorded in Document No. 20110412000380480 and in said north right-of-way line bears, North 89°40'01" West, 183.72 feet;

**THENCE** North 01°03'24" East, with a west line of said 239.729 acre tract, 830.83 feet to a 1/2-inch iron rod found;

**THENCE** with the south line of said 239.729 acre tract the following courses:

North 88°02'05" West, 214.13 feet to a 60D-nail found;

North 88°52'27" West, 600.76 feet to a 1/2-inch iron rod found;

North 88°41'37" West, 188.48 feet to a 5/8-inch iron rod found capped (stamped "WAI 5714");

North 89°33'01" West, 64.34 feet to a 5/8-inch iron rod found capped (stamped "WAI 5714") for the southwest corner of said 239.729 acre tract, same being the southeast corner of Lot 2, Block A of McKinney 141 Addition recorded in Document No. 2009-172, O.P.R.C.C.T.;

**THENCE** North 00°15'53" East, with the west line of said 239.729 acre tract, same being the east line of said Lot 2, Block A, 313.78 feet to a 3/4-inch iron pipe found for the original southeast corner of Creekview landing Addition, recorded in Document No. 2008-454, O.P.R.C.C.T.;

**THENCE** with the west line of said 239.729 acre tract, and the east line of said Creekview Landing Addition the following courses:

North 15°47'28" East, 118.65 feet to a 5/8-inch iron rod found capped (stamped "RPLS 5587");

North 15°17'57" East, 270.64 feet to a 5/8-inch iron rod found capped (stamped "RPLS 5587");

North 15°03'56" East, 200.98 feet to a 5/8-inch iron rod found capped (stamped "RPLS 5587");

North 01°28'31" East, 322.69 feet to a 5/8-inch iron rod found capped (stamped "RPLS 5587");

North 07°53'11" West, 751.89 feet to the

**POINT OF BEGINNING** and containing 10,433,421 square feet or 239.518 acres of land.



**EXHIBIT E**  
**Bailey Crossing Development – Legal Description**

LEGAL DESCRIPTION (49.926 ACRES)

BEING a parcel of land located in the City of McKinney ETJ, Collin County, Texas, a part of the Thomas A. Rhodes Survey, Abstract Number 741, and being a part of that called 54.415 acre tract of land described in deed to Balu Mahi Investments, LLC. as recorded in Document Number 20180507000556000, Official Public Records of Collin County, Texas and being further described as follows:

COMMENCING at a five-eighths inch iron rod with cap stamped “5587” found at the northwest corner of said 54.415 acre tract, said point being in the south line of that called 273.5105 acre tract of land described in deed to Meritage Homes of Texas, LLC. as recorded in Document Number 20201228002333180, Official Public Records of Collin County, Texas, said point also being near the east edge of asphalt pavement of County Road 409;

THENCE along the common lines of said 54.415 acre tract and said 273.5105 acre tract as follows:

South 89 degrees 24 minutes 17 seconds East, 310.14 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for corner, said point being the POINT OF BEGINNING of this tract of land;

South 89 degrees 24 minutes 17 seconds East, 2,098.60 feet to a one-half inch iron rod with cap stamped “JBI” set at the northeast corner of said 54.415 acre tract, said point being an interior ell corner of said 273.5105 acre tract, said point also being the northwest corner of Lot 14, Block I of Eastridge Phase 3 an addition to the City of Princeton, as recorded in Volume 2024, Page 599, Official Public Records of Collin County, Texas, from which said point bears South 86 degrees 59 minutes 58 seconds East, 1.32 feet to a three-fourths inch iron pipe found as reference point;

THENCE South 00 degrees 35 minutes 37 seconds West, 983.81 feet to a five-eighths inch iron rod found at the southeast corner of said 54.415 acre tract, said point being in the west line of Lot 11, Block B of said Eastridge Phase 3, said point also being the northeast corner of that called 40 acre tract of land described in deed to Charles F. Booher, Jr. as recorded in Document Number 95-0035067, Official Public Records of Collin County, Texas;

THENCE North 89 degrees 23 minutes 42 seconds West, at 2,385.32 feet passing a one-half inch iron rod with yellow cap stamped “JBI” set as reference point, in all a total distance of 2,410.32 feet to a “PK” nail set at the southwest corner of said 54.415 acre tract, said point being the northwest corner of said 40 acre tract, said point also being in the approximate centerline of County Road 409;

THENCE North 00 degrees 41 minutes 08 seconds East, 400.00 feet along and in close proximity to the centerline of County Road 409 to a “PK” nail set for corner;

THENCE South 89 degrees 18 minutes 55 seconds East, 303.75 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northeasterly, 43.79 feet along a curve to the left having a central angle of 07 degrees 43 minutes 14 seconds, a radius of 325.00 feet, a tangent of 21.93 feet, and whose chord bears North 86 degrees 49 minutes 28 seconds East, 43.76 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being 30 feet (plus or minus) east of the approximate centerline of a wetland stream;

THENCE maintaining 30 feet (plus or minus) east of the approximate centerline of a wetland stream as follows;

North 02 degrees 37 minutes 58 seconds West, 64.18 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

North 09 degrees 55 minutes 32 seconds East, 77.52 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

North 00 degrees 22 minutes 33 seconds West, 123.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

North 14 degrees 28 minutes 37 seconds West, 65.02 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

North 00 degrees 43 minutes 34 seconds East, 95.57 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

North 36 degrees 02 minutes 12 seconds West, 84.60 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

North 00 degrees 48 minutes 13 seconds West, 34.35 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

North 24 degrees 08 minutes 18 seconds East, 62.04 feet to the POINT OF BEGINNING and containing 2,174,782 square feet or 49.926 acres of land.

**BASIS OF BEARING:** The basis of bearing is based on the coordinate system (North Central Zone 4202 state plane coordinates, NAD83), distances shown hereon are grid distance values.

# EXHIBIT F

## Bailey Crossing Development – Property Depiction



0 50 100 200  
1"=100'  
AUG 1, 2025  
ALD013

BAILEY CROSSING

EXHIBIT C  
CONCEPT PLAN **JB**I  
COLLIN COUNTY, TEXAS PARTNERS