

ORDINANCE 2019-02-04

AN ORDINANCE OF THE CITY OF WESTON, COLLIN COUNTY, TEXAS AMENDING THE ZONING MAP OF THE CITY OF WESTON, TEXAS; SO THAT WESTON TRAILS NORTH TRACT, APPROXIMATELY 201.556 ACRES, IS REZONED FROM "TH"-TOWNHOME DISTRICT, "RS-60"-SINGLE-FAMILY RESIDENCE, "RS-70"-SINGLE-FAMILY RESIDENCE, "RS-45"-SINGLE-FAMILY RESIDENCE ZERO LOT LINE, AND "R"-RETAIL TO PD-PLANNED DEVELOPMENT RESIDENTIAL; AND WESTON TRAILS SOUTH TRACT, APPROXIMATELY 1,433.466 ACRES, IS REZONED FROM "RS-60"-SINGLE-FAMILY RESIDENCE, "C"-PLANNED CENTER, AND "BN" - NEIGHBORHOOD BUSINESS TO PD-PLANNED DEVELOPMENT RESIDENTIAL, BN-NEIGHBORHOOD BUSINESS AND C-PLANNED CENTER IN ACCORDANCE WITH ATTACHMENT A; PROVIDING FOR A PENALTY FOR OFFENSES; PROVIDING FOR PUBLICATION OF THE CAPTION IN THE OFFICIAL NEWSPAPER; PROVIDING CUMULATIVE REPEALER, SEVERABILITY, AND SAVINGS CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Weston, Texas is a Type A general-law municipality located in Collin County, created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City Council has previously adopted a zoning ordinance to provide for the orderly development of land; and

WHEREAS, the City Council now desires to rezone said property to provide for quality development; and

WHEREAS, the City Council has determined that this amendment is in the best interest of the public health, safety, and general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WESTON, TEXAS:

SECTION 1 AMENDMENT

1. The zoning map is hereby amended in order to rezone approximately 201.556 acres known as the Weston Tract North and approximate 1,433.466 the Weston Trails South Tract.
2. The subject property shall develop in accordance with the "PD" - Planned Development District, and as amended, except as follows:

- A. The subject property shall develop in accordance with Attachment A, Concept Plan - North Tract and the Concept Plan - South Tract.
- B. Attachment B, Metes and Bounds are also made a part of this Ordinance.

SECTION 2 PENALTY

Any person, firm or corporation who shall violate any of the provisions of this article or who shall fail to comply with any provisions hereof shall be guilty of a misdemeanor and upon conviction, shall be subject to a fine not to exceed Two Thousand Dollars (\$2,000), and each day that such violation continues shall constitute a separate offense and shall be punishable accordingly.

SECTION 3 PUBLICATION CLAUSE

The City Secretary is hereby directed to publish the caption of this Ordinance in the Official City Newspaper as required by Section 52.011 of the Texas Local Government Code

**SECTION 4
CUMULATIVE REPEALER CLAUSE**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on the date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect

**SECTION 5
PROVISIONS SEVERABLE**

It is hereby declared to be the intention of the City Council that the phrases, clauses, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 6
SAVINGS CLAUSE**

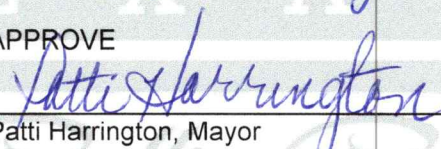
All rights and remedies of the City of Weston are expressly saved as to any and all violations of the provisions of any ordinance that has accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

**SECTION 7
EFFECTIVE DATE**

This Ordinance shall be in full force and effect from and after its passage and publication as provided by law, and it is so ordained.

PASSED AND APPROVED by Council this, the 12th day of February, 2019.

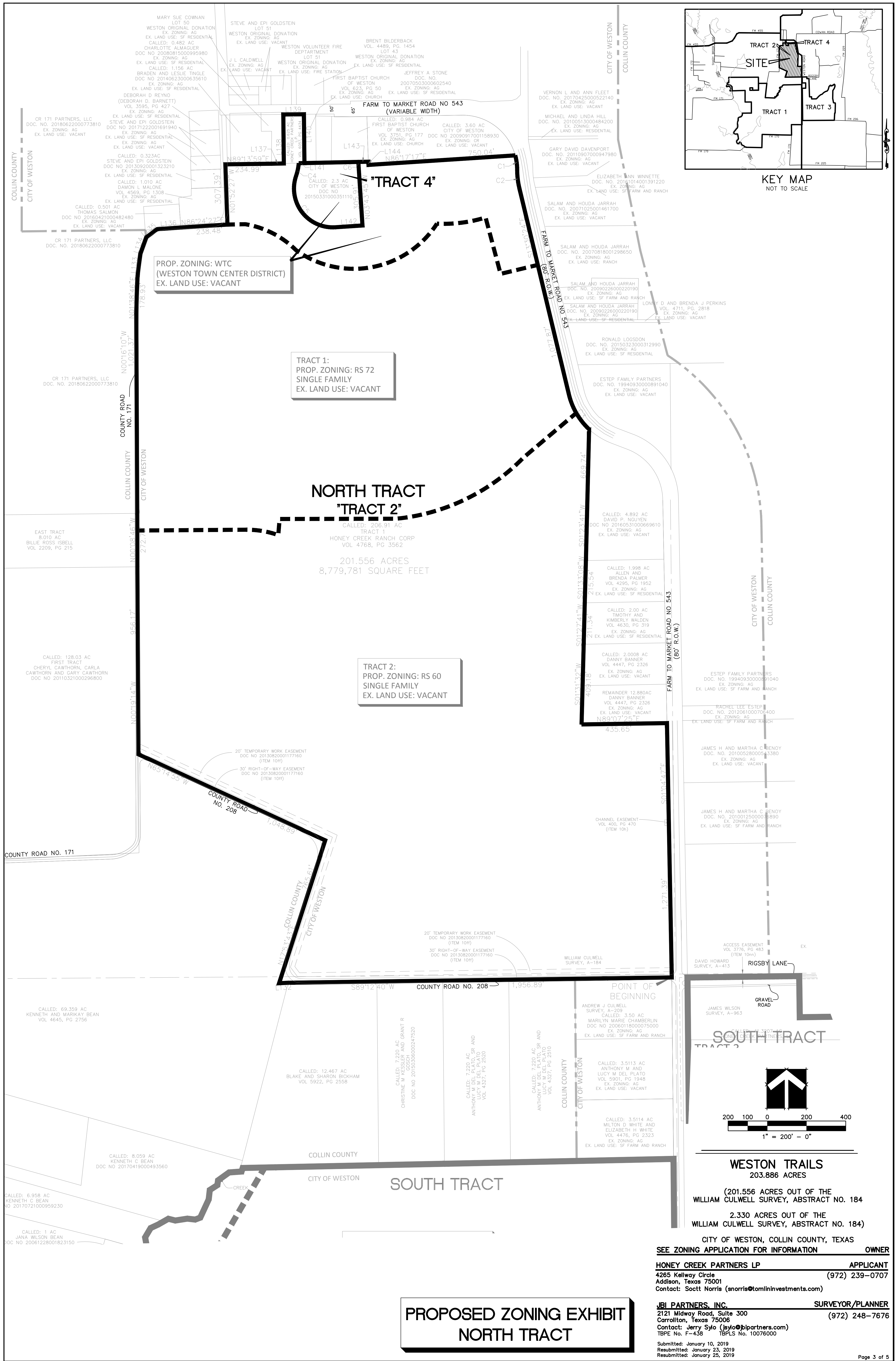
APPROVE

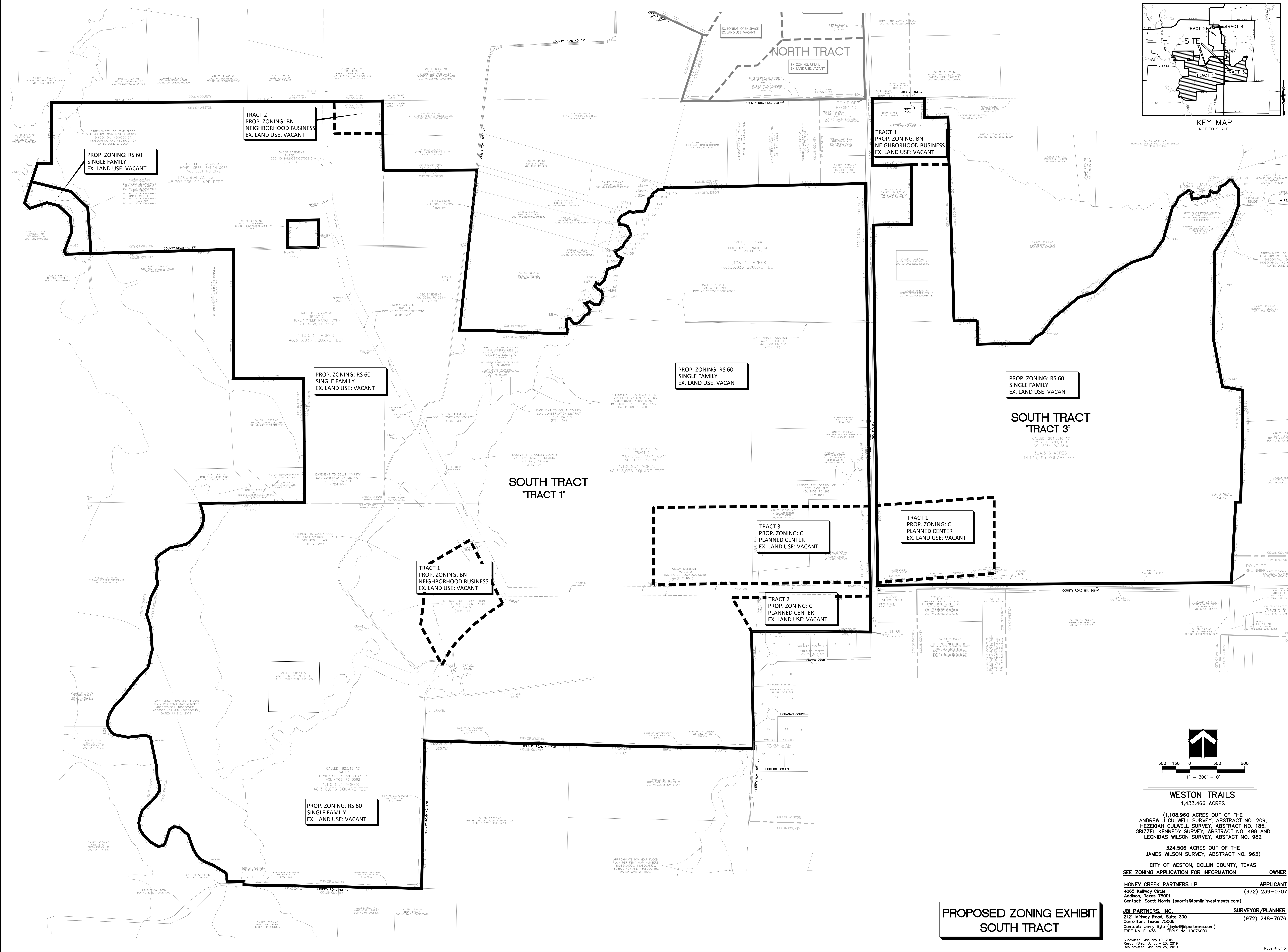

Patti Harrington, Mayor

ATTEST


Susan Coffey, City Secretary







**PROPOSED ZONING EXHIBIT
SOUTH TRACT**

WESTON TRAILS
1,433.466 ACRES

(1,108.960 ACRES OUT OF THE
ANDREW J. CULWELL SURVEY, ABSTRACT NO. 209,
HEZEKIAH CULWELL SURVEY, ABSTRACT NO. 185,
GRIZZEL KENNEDY SURVEY, ABSTRACT NO. 498 AND
LEONIDAS WILSON SURVEY, ABSTRACT NO. 982)

324.506 ACRES OUT OF THE
JAMES WILSON SURVEY, ABSTRACT NO. 963)

CITY OF WESTON, COLLIN COUNTY, TEXAS

SEE ZONING APPLICATION FOR INFORMATION

OWNER

HONEY CREEK PARTNERS LP
4265 Kellway Circle
Addison, Texas 75001
Contact: Scott Norris (anorris@tomlininvestments.com)

APPLICANT
(972) 239-0707

JBI PARTNERS, INC.
2121 Midway Road, Suite 300
Corralton, Texas 75006
Contact: Jerry Sylo (jsylo@jbipartners.com)
TIRE No. F-438 TIRLS No. 10076000

SURVEYOR/PLANNER
(972) 248-7676

Submitted: January 10, 2019
Resubmitted: January 23, 2019
Resubmitted: January 24, 2019

LEGAL DESCRIPTION – TRACT 1 – 1,108.960 ACRES

BEING that parcel of land located in the City of Weston, Collin County, Texas, being a part of the Andrew J Culwell Survey, Abstract Number 209, being a part of the Hezekiah Culwell Survey, Abstract Number 185, being a part of the Grizzel Kennedy Survey, Abstract Number 498, being a part of the Leonidas Wilson Survey, Abstract Number 982, being part of that called 823.48 acre tract of land described as Tract 2 in a Special Warranty Deed to Honey Creek Ranch Corp., as recorded in Volume 4768, Page 3562, Deed Records, Collin County, Texas, being all of that called 91.816 acre tract of land described as Tract One in a Special Warranty Deed to Honey Creek Ranch Corporation, as recorded in Volume 5939, Page 3812, Deed Records, Collin County, Texas, being part of that called 132.349 acre tract of land described in a General Warranty Deed to Honey Creek Corporation, as recorded in Volume 5001, Page 2172, Deed Records, Collin County, Texas, being all of that called 31.769 acre tract of land described in a Warranty Deed with Vendor's Lien to Honey Creek Corporation, as recorded in Volume 4929, Page 3986, Deed Records, Collin County, Texas, being part of that called 16.70 acre tract of land described in a Special Warranty Deed to Little Elm Ranch Corporation, as recorded in Volume 5964, Page 3964, Deed Records, Collin County, Texas, being all of that called 1.00 acre tract of land described in a Special Warranty Deed to Little Elm Ranch Corporation, as recorded in Volume 5964, Page 3951, Deed Records, Collin County, Texas, being all of that called 16.8859 acre tract of land described in a Special Warranty Deed to Little Elm Ranch Corporation, as recorded in Volume 5915, Page 4403, Deed Records, Collin County, Texas, being all of that called 6.9444 acre tract of land described in a Special Warranty Deed to East Fork Partners LLC, as recorded in Document Number 20170308000299350, being all of that called 1.00 acre tract of land described in a Special Warranty Deed to Jon W Bayless, as recorded in Document Number 20070531000728670, Deed Records, Collin County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod found at the southeast corner of said 31.769 acre tract of land, said point being the northeast corner of a 135.20 acre tract of land described in a Special Warranty Deed to Caveness Family, L.L.C., as recorded in Document Number 20101101001183830, Deed Records, Collin County, Texas, and said point being in the west line of Farm-To-Market Road 543 (an 80 foot right-of-way);

THENCE along the south line of said 31.769 acre tract of land and along the north line of said 135.20 acre tract of land as follows:

North 89 degrees 25 minutes 45 seconds West, 499.11 feet to a one-half inch iron rod with cap stamped "JBI" set (hereinafter called "iron rod set") for corner;

South 89 degrees 57 minutes 33 seconds West, 799.03 feet to a one-half inch iron rod found at the southwest corner of said 31.769 acre tract of land, said point being the northwest corner of said 135.20 acre tract of land and said point being in the east line of said 823.48 acre tract of land;

THENCE South 00 degrees 54 minutes 30 seconds East, 1,274.58 feet along the east line of said 823.48 acre tract of land and along the west line of said 135.20 acre tract of land

to a one-half inch iron rod with cap that is illegible found at the southeast corner of said 823.48 acre tract of land, said point being the northeast corner of a called 36.407 acre tract of land described in a Special Warranty Deed to James Earl Johnson Trust, as recorded in Document Number 20130812001133240, Deed Records, Collin County, Texas;

THENCE along the south line of said 823.48 acre tract of land and along the north line of said 36.407 acre tract of land as follows:

North 89 degrees 01 minutes 39 seconds West, 1,185.13 feet to a PK Nail found in or near the centerline of County Road 170;

North 88 degrees 24 minutes 08 seconds West, 518.87 feet to a PK Nail found in or near the centerline of County Road 170;

THENCE along the south line of said 823.48 acre tract of land as follows:

North 88 degrees 33 minutes 57 seconds West, 1,500.76 feet to a PK Nail found in the north line of a called 58.252 acre tract of land described in a General Warranty Deed to The 58 Land Group, LLC Company, LLC, as recorded in Document Number 20120419000457790, Deed Records, Collin County, Texas, said point being in or near the centerline of County Road 170;

North 88 degrees 30 minutes 36 seconds West, 385.70 feet to a one half inch iron rod found at the northwest corner of said 58.252 acre tract of land;

South 01 degrees 10 minutes 17 seconds West, 1,610.34 feet to a one-half inch iron rod with cap stamped "CP ENG" found at the southwest corner of said 58.252 acre tract of land;

North 88 degrees 52 minutes 24 seconds West, 1,939.97 feet to a PK Nail found in the north line of a called 25.64 acre tract of land described in a Warranty Deed to Anne Dowell Barry, as recorded in Document Number 94-0028475, Deed Records, Collin County, Texas, said point being the southeast corner of a right-of-way deed to the County of Collin, as recorded in Volume 2914, Page 952, and said point being in or near the centerline of County Road 170;

North 00 degrees 39 minutes 23 seconds East, 37.45 feet to a one-half inch iron rod found at the northeast corner of said right-of-way deed;

North 88 degrees 55 minutes 58 seconds West, passing a one-half inch iron rod found at 127.15 feet and continuing in all a total distance of 184.24 feet to the southwest corner of said 823.48 acre tract of land, said point being in or near a branch;

THENCE along the west line of said 823.48 acre tract of land and generally along a branch as follows:

North 07 degrees 20 minutes 01 seconds West, 90.00 feet to a point for corner;

North 59 degrees 10 minutes 33 seconds West, 168.66 feet to a point for corner;

North 67 degrees 41 minutes 39 seconds West, 87.33 feet to a point for corner;

North 60 degrees 28 minutes 33 seconds West, 69.21 feet to a point for corner;

North 37 degrees 54 minutes 04 seconds West, 68.95 feet to a point for corner;

North 29 degrees 23 minutes 46 seconds West, 60.76 feet to a point for corner;

North 19 degrees 38 minutes 23 seconds West, 164.83 feet to a point for corner;

North 49 degrees 56 minutes 46 seconds West, 124.16 feet to a point for corner;

North 80 degrees 20 minutes 49 seconds West, 60.76 feet to a point for corner;
South 55 degrees 58 minutes 20 seconds West, 57.89 feet to a point for corner;
South 17 degrees 48 minutes 30 seconds West, 148.88 feet to a point for corner;
South 33 degrees 34 minutes 48 seconds West, 39.06 feet to a point for corner;
South 79 degrees 39 minutes 23 seconds West, 57.89 feet to a point for corner;
North 59 degrees 47 minutes 21 seconds West, 96.36 feet to a point for corner;
North 46 degrees 36 minutes 56 seconds West, 101.04 feet to a point for corner;
North 30 degrees 55 minutes 35 seconds West, 81.53 feet to a point for corner;
North 10 degrees 57 minutes 44 seconds West, 71.35 feet to a point for corner;
North 12 degrees 17 minutes 11 seconds East, 77.17 feet to a point for corner;
North 19 degrees 30 minutes 47 seconds East, 58.99 feet to a point for corner;
North 42 degrees 27 minutes 33 seconds East, 63.51 feet to a point for corner;
North 47 degrees 50 minutes 06 seconds East, 53.74 feet to a point for corner;
North 42 degrees 19 minutes 03 seconds East, 105.85 feet to a point for corner;
North 30 degrees 49 minutes 39 seconds East, 63.29 feet to a point for corner;
North 02 degrees 09 minutes 45 seconds East, 61.45 feet to a point for corner;
North 14 degrees 59 minutes 49 seconds West, 97.21 feet to a point for corner;
North 02 degrees 03 minutes 09 seconds West, 104.33 feet to a point for corner;
North 11 degrees 43 minutes 57 seconds West, 337.00 feet to a point for corner;
North 69 degrees 52 minutes 21 seconds West, 58.19 feet to a point for corner;
South 83 degrees 28 minutes 47 seconds West, 192.63 feet to a point for corner;
North 79 degrees 04 minutes 00 seconds West, 151.16 feet to a point for corner;
North 52 degrees 14 minutes 32 seconds West, 43.93 feet to a point for corner;
North 29 degrees 16 minutes 51 seconds West, 72.08 feet to a point for corner;
North 01 degrees 46 minutes 20 seconds West, 64.94 feet to a point for corner;
North 17 degrees 01 minutes 54 seconds East, 76.80 feet to a point for corner;
North 32 degrees 07 minutes 45 seconds East, 102.21 feet to a point for corner;
North 44 degrees 15 minutes 53 seconds East, 117.47 feet to a point for corner;
North 37 degrees 50 minutes 07 seconds East, 157.22 feet to a point for corner;
North 36 degrees 44 minutes 48 seconds East, 55.74 feet to a point for corner;
North 39 degrees 18 minutes 05 seconds East, 101.72 feet to a point for corner;
North 45 degrees 00 minutes 56 seconds East, 118.18 feet to a point for corner;
North 20 degrees 15 minutes 24 seconds East, 50.30 feet to a point for corner;
North 08 degrees 51 minutes 36 seconds East, 61.92 feet to a point for corner;
North 14 degrees 37 minutes 00 seconds East, 90.42 feet to a point for corner;
North 04 degrees 02 minutes 33 seconds West, 210.22 feet to a point for corner;
North 09 degrees 59 minutes 18 seconds West, 68.43 feet to a point for corner;
North 17 degrees 39 minutes 53 seconds West, 114.00 feet to a point for corner;
North 14 degrees 15 minutes 06 seconds East, 195.00 feet to a point for corner;
North 27 degrees 10 minutes 36 seconds East, 162.34 feet to a point for corner;
North 11 degrees 55 minutes 21 seconds West, 67.12 feet to a point for corner;
North 04 degrees 00 minutes 09 seconds East, 109.43 feet to a point for corner;
North 09 degrees 21 minutes 58 seconds West, 94.87 feet to a point for corner;
North 38 degrees 15 minutes 27 seconds East, 62.68 feet to a point for corner;
North 57 degrees 11 minutes 21 seconds East, 139.52 feet to a point for corner;
North 77 degrees 19 minutes 59 seconds East, 179.29 feet to a point for corner;

North 53 degrees 56 minutes 44 seconds East, 58.65 feet to a point for corner;
North 41 degrees 42 minutes 03 seconds East, 138.43 feet to a point for corner;
North 26 degrees 29 minutes 57 seconds East, 90.98 feet to a point for corner;
North 08 degrees 44 minutes 45 seconds East, 84.30 feet to a point for corner;
North 15 degrees 57 minutes 09 seconds West, 148.96 feet to the southwest
corner of a called 4.029 acre tract of land described as Tract I in a Warranty Deed with
Vendor's Lien to Trinidad and Griselda Torres, as recorded in Volume 5979, Page 2460,
Deed Records, Collin County, Texas;

THENCE along the west line of said 823.48 acre tract of land and along the south line of
said 4.029 acre tract of land as follows:

North 88 degrees 43 minutes 11 seconds East, passing a three-quarter inch iron
pipe found at 98.48 feet and continuing in all a total distance of 198.38 feet to a 60D Nail
found for corner;

South 89 degrees 48 minutes 24 seconds East, 170.35 feet to a 60D Nail found for
corner;

North 88 degrees 57 minutes 21 seconds East, 381.57 feet to a one-half inch iron
rod found for corner;

North 89 degrees 08 minutes 57 seconds East, 182.38 feet to the southeast corner
of a said 4.029 acre tract of land said point being the southwest corner of Lot 1, Block A
of Scarborough Faire, an addition to Collin County, as recorded in Cabinet F, Page 765,
Plat Records, Collin County, Texas;

THENCE South 89 degrees 46 minutes 14 seconds East, 204.33 feet along the west line
of said 823.48 acre tract of land to a three-eighths inch iron rod found at the southeast
corner of said Lot 1;

THENCE along the west line of said 823.48 acre tract of land and along the east line of
said Lot 1 as follows:

North 00 degrees 13 minutes 36 seconds East, 212.28 feet to a one-half inch iron
rod with cap stamped "JBI" set (hereinafter called "iron rod set") for corner;

North 00 degrees 36 minutes 15 seconds West, 167.64 feet to a one inch iron pipe
found at the northeast corner of said Lot 1, said point being the southeast corner of a
called 17.730 acre tract of land described in a Deed to Malcolm Dwayne Lillard, as
recorded in Document Number 20070822001167090, Deed Records, Collin County,
Texas;

THENCE along the west line of said 823.48 acre tract of land and along the east line of
said 17.730 acre tract of land as follows:

North 00 degrees 05 minutes 49 seconds West, 276.82 feet to a one-half inch iron
rod with cap stamped "GEER" found for corner;

North 00 degrees 23 minutes 28 seconds West, 692.49 feet to a one-half inch iron
rod with cap stamped "GEER" found at the northeast corner of said 17.730 acre tract of
land;

THENCE South 89 degrees 56 minutes 32 seconds West, 765.72 feet along the west line of said 823.48 acre tract of land and along the north line of said 17.730 acre tract of land to a one-half inch iron rod found at the southeast corner of a called 11.8109 acre tract of land described in a Deed to Allison Roberts and Michael Twaddell, as recorded in Volume 4271, Page 1599, Deed Records, Collin County, Texas;

THENCE North 00 degrees 01 minutes 12 seconds East, 1,412.28 feet to a three-eighths inch iron rod found at the northwest corner of said 823.48 acre tract of land, said point being the northeast corner of said 11.8109 acre tract of land and said point being in the south line of said 132.349 acre tract of land;

THENCE South 88 degrees 19 minutes 56 seconds West, 1,557.12 feet along the south line of said 132.349 acre tract of land to a point for corner;

THENCE North 04 degrees 01 minutes 32 seconds West, passing the southeast corner of a called 5.000 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Stoney Skidmore, Arthur Hammond, Brett Hashey, Carrie Campbell and Pamela Clark, as recorded in Document Numbers 20170125000110730, 20170125000110800, 20170125000110880, 20170125000110940 and 20170125000110990, Deed Records, Collin County, Texas, at 10.06 feet and continuing in all a total distance of 501.30 feet to a point in the east line of said 5.00 acre tract of land;

THENCE along the northeast line of said 5.000 acre tract of land as follows:

North 46 degrees 06 minutes 50 seconds West, 254.49 feet to a point for corner;

North 76 degrees 01 minutes 24 seconds West, 434.23 feet to the north corner of said 5.000 acre tract of land;

THENCE along the west line of said 5.000 acre tract of land as follows:

South 17 degrees 55 minutes 09 seconds West, 237.00 feet to a point for corner;

South 41 degrees 55 minutes 49 seconds East, 69.19 feet to a point for corner;

North 71 degrees 40 minutes 42 seconds East, 194.33 feet to a point for corner;

South 75 degrees 06 minutes 51 seconds East, 139.71 feet to a point for corner;

South 46 degrees 06 minutes 50 seconds East, 185.20 feet to a point for corner;

South 04 degrees 01 minutes 31 seconds East, 171.86 feet to a point for corner;

South 21 degrees 05 minutes 12 seconds West, 219.20 feet to a point for corner;

South 28 degrees 39 minutes 48 seconds East, 26.24 feet to the southwest corner of said 5.000 acre tract of land;

THENCE North 88 degrees 19 minutes 23 seconds East, 267.31 feet along the south line of said 5.000 acre tract of land to the southeast corner of said 5.000 acre tract of land;

THENCE South 04 degrees 01 minutes 32 seconds East, 10.06 feet to a point in the south line of said 132.349 acre tract of land;

THENCE South 88 degrees 19 minutes 56 seconds West, 273.85 feet to the southwest corner of said 132.349 acre tract of land;

THENCE along the west line of said 132.349 acre tract of land as follows:

North 28 degrees 39 minutes 50 seconds West, 37.01 feet to a point for corner;
North 21 degrees 05 minutes 10 seconds East, 221.61 feet to a point for corner;
North 04 degrees 01 minutes 33 seconds West, 165.79 feet to a point for corner;
North 46 degrees 06 minutes 52 seconds West, 178.77 feet to a point for corner;
North 75 degrees 06 minutes 53 seconds West, 134.14 feet to a point for corner;
South 71 degrees 40 minutes 40 seconds West, 197.89 feet to a point for corner;
North 41 degrees 55 minutes 51 seconds West, 81.49 feet to a point for corner;
North 17 degrees 55 minutes 07 seconds East, 308.67 feet to a point for corner;
North 18 degrees 45 minutes 12 seconds East, 145.53 feet to a point for corner;
North 89 degrees 47 minutes 22 seconds East, passing a one-half inch iron rod with cap stamped "OWENS" found at 49.83 feet and continuing in all a total distance of 151.63 feet to a one-half inch iron rod found for corner;

North 00 degrees 17 minutes 27 seconds West, 660.00 feet to a one-half inch iron rod set at the northwest corner of said 132.349 acre tract of land, said point being in the south line of a called 11.053 acre tract of land described in a Warranty Deed with Vendor's Lien to Jonathan and Shannon Callaway, as recorded in Volume 4863, Page 1436, Deed Records, Collin County, Texas;

THENCE North 89 degrees 42 minutes 33 seconds East, 3,616.81 feet to a one-half inch iron rod found at the northeast corner of said 132.349 acre tract of land, said point being in the northwest corner of a called 4.551 acre tract of land described in a Warranty Deed to Willie and Karen Recer, as recorded in Volume 3022, Page 497, Deed Records, Collin County, Texas;

THENCE South 00 degrees 29 minutes 20 seconds East, 758.72 feet along the east line of said 132.349 acre tract of land to a one-half inch iron rod found in the north line of said 823.48 acre tract of land, said point being the southwest corner of a called 9.123 acre tract of land described in a Deed to Hartwell and Sherry Phillips, as recorded in Volume 1310, Page 871, Deed Records, Collin County, Texas;

THENCE along the east line of said 132.349 acre tract of land and along the north line of said 823.48 acre tract of land as follows:

South 00 degrees 45 minutes 50 seconds East, 564.26 feet to a one-half inch iron rod with cap that is illegible found for corner;

South 00 degrees 02 minutes 26 seconds West, 266.11 feet to a one-half inch iron rod found at the southeast corner of said 132.349 acre tract of land;

THENCE along the south line of said 132.349 acre tract of land and along the north line of said 823.48 acre tract of land as follows:

South 89 degrees 19 minutes 59 seconds West, 710.45 feet to a one-half inch iron rod found at the southeast corner of a called 2.327 acre tract of land describe in a Special Warranty Deed to Rita Taylor Brown, as recorded in Document Number 20071212001652930, Deed Records, Collin County, Texas;

North 00 degrees 44 minutes 18 seconds West, 299.83 feet to a one-half inch iron rod with cap stamped "OWENS" found at the northeast corner of said 2.327 acre tract of land;

South 89 degrees 21 minutes 11 seconds West, 337.73 feet to a one-half inch iron rod with cap stamped "CP ENG" found at the northwest corner of said 2.327 acre tract of land;

South 00 degrees 41 minutes 35 seconds East, 300.06 feet to a one-half inch iron rod found at the southwest corner of said 2.327 acre tract of land;

North 89 degrees 18 minutes 51 seconds East, 337.97 feet to a one-half inch iron rod found at the southeast corner of said 2.327 acre tract of land;

North 89 degrees 19 minutes 59 seconds East, 710.45 feet to a one-half inch iron rod found at the southeast corner of said 132.349 acre tract of land;

THENCE along the east line of said 132.349 acre tract of land and along the north line of said 823.48 acre tract of land as follows:

North 00 degrees 02 minutes 26 seconds East, 266.11 feet to a one-half inch iron rod with cap that is illegible found for corner;

North 00 degrees 45 minutes 50 seconds West, 564.26 feet to a one-half inch iron rod found for corner, said point being the southwest corner of said 9.123 acre tract of land;

THENCE along the north line of said 823.48 acre tract of land as follows:

North 89 degrees 37 minutes 47 seconds East, 1,022.75 feet to a PK Nail found at the southeast corner of said 9.123 acre tract of land, said point being in or near the centerline of County Road 171;

South 06 degrees 13 minutes 23 seconds West, 834.84 feet to a one-half inch iron rod found in the west line of a called 37.15 acre tract of land described in a Warranty Deed to Peter Knudsen, as recorded in Volume 2605, Page 224, Deed Records, Collin County, Texas;

South 06 degrees 06 minutes 12 seconds West, 923.94 feet to a one-half inch iron rod found at the southwest corner of said 37.15 acre tract of land;

South 89 degrees 22 minutes 34 seconds East, 301.80 feet to a one-half inch iron rod with cap stamped "GEER" found for corner;

South 86 degrees 26 minutes 16 seconds East, 229.34 feet to a one-half inch iron rod with cap stamped "GEER" found for corner;

South 87 degrees 52 minutes 17 seconds East, 640.85 feet to a one-half inch iron rod set for corner;

North 08 degrees 56 minutes 42 seconds East, 43.70 feet to a point for corner;

North 15 degrees 13 minutes 26 seconds West, 48.22 feet to a steering shaft found at the southwest corner of said 91.816 acre tract of land;

THENCE along the west line of said 91.816 acre tract of land as follows:

North 03 degrees 13 minutes 33 seconds East, 71.06 feet to a point for corner;

North 70 degrees 46 minutes 52 seconds East, 34.34 feet to a point for corner;

South 36 degrees 37 minutes 24 seconds East, 74.58 feet to a point for corner;

North 80 degrees 24 minutes 29 seconds East, 52.96 feet to a point for corner;

North 42 degrees 17 minutes 08 seconds East, 111.10 feet to a point for corner;
North 59 degrees 04 minutes 14 seconds East, 46.68 feet to a point for corner;
North 17 degrees 26 minutes 41 seconds East, 40.62 feet to a point for corner;
North 38 degrees 52 minutes 42 seconds West, 87.83 feet to a point for corner;
North 70 degrees 08 minutes 58 seconds East, 58.42 feet to a point for corner;
South 50 degrees 24 minutes 39 seconds East, 47.15 feet to a point for corner;
South 87 degrees 25 minutes 43 seconds East, 62.77 feet to a point for corner;
North 27 degrees 47 minutes 08 seconds East, 64.88 feet to a point for corner;
North 06 degrees 00 minutes 47 seconds East, 57.41 feet to a point for corner;
North 23 degrees 17 minutes 07 seconds West, 37.48 feet to a point for corner;
North 63 degrees 15 minutes 11 seconds West, 44.09 feet to a point for corner;
North 45 degrees 51 minutes 02 seconds West, 44.44 feet to a point for corner;
North 25 degrees 23 minutes 16 seconds East, 39.93 feet to a point for corner;
South 63 degrees 15 minutes 51 seconds East, 39.43 feet to a point for corner;
North 47 degrees 47 minutes 55 seconds East, 74.01 feet to a point for corner;
North 16 degrees 02 minutes 21 seconds East, 121.90 feet to a point for corner;
North 70 degrees 00 minutes 17 seconds East, 126.55 feet to a point for corner;
North 28 degrees 01 minutes 19 seconds East, 87.48 feet to a point for corner;
North 64 degrees 32 minutes 39 seconds West, 57.28 feet to a point for corner;
North 28 degrees 01 minutes 13 seconds West, 62.99 feet to a point for corner;
North 74 degrees 34 minutes 43 seconds East, 34.82 feet to a point for corner;
North 54 degrees 40 minutes 17 seconds East, 64.02 feet to a point for corner;
North 26 degrees 20 minutes 30 seconds East, 38.28 feet to a point for corner;
North 41 degrees 44 minutes 39 seconds East, 38.05 feet to a point for corner;
North 36 degrees 27 minutes 49 seconds East, 37.56 feet to a point for corner;
North 43 degrees 43 minutes 11 seconds East, 34.73 feet to a point for corner;
North 11 degrees 57 minutes 45 seconds West, 54.97 feet to a point for corner;
North 27 degrees 04 minutes 20 seconds West, 54.27 feet to a point for corner;
North 63 degrees 54 minutes 15 seconds West, 37.05 feet to a point for corner;
North 88 degrees 17 minutes 42 seconds West, 53.33 feet to a point for corner;
North 10 degrees 32 minutes 26 seconds West, 51.27 feet to a point for corner;
North 30 degrees 42 minutes 10 seconds East, 55.27 feet to a point for corner;
North 64 degrees 55 minutes 48 seconds East, 43.00 feet to a point for corner;
North 60 degrees 29 minutes 43 seconds East, 59.07 feet to a point for corner;
South 76 degrees 00 minutes 57 seconds East, 36.48 feet to a point for corner;
North 81 degrees 14 minutes 16 seconds East, 62.10 feet to a point for corner;
South 83 degrees 29 minutes 02 seconds East, 40.41 feet to a point for corner;
North 69 degrees 09 minutes 47 seconds East, 27.74 feet to a point for corner;
North 24 degrees 50 minutes 55 seconds East, 102.60 feet to a point for corner;
North 06 degrees 21 minutes 27 seconds East, 48.05 feet to a point for corner;
North 57 degrees 19 minutes 42 seconds East, 46.08 feet to a point for corner;
North 07 degrees 55 minutes 58 seconds East, 24.35 feet to a point for corner;
North 54 degrees 12 minutes 53 seconds East, 69.59 feet to a point for corner;
North 85 degrees 58 minutes 54 seconds East, 63.69 feet to a point for corner;
North 17 degrees 30 minutes 07 seconds East, 19.11 feet to the northeast corner of
said 91.816 acre tract of land, said point being in the south line of called 12.467 acre tract

of land described in a Correction General Warranty Deed to Blake and Sharon Bickham, as recorded in Volume 5922, Page 2558, Deed Records, Collin County, Texas;

THENCE along the north line of said 91.816 acre tract of land as follows:

North 88 degrees 50 minutes 39 seconds East, 166.20 feet to a one-half inch iron rod found in the south line of said 12.467 acre tract of land;

North 88 degrees 48 minutes 23 seconds East, 863.32 feet to a three-eighths inch iron rod found at the southeast corner of a called 7.220 acre tract of land described in a General Warranty Deed with Vendor's Lien to Christine M Kessler and Grant Gosch, as recorded in Document Number 20150306000247520, Deed Records, Collin County, Texas, said point being the southwest corner of a called 7.220 acre tract of land described in a Warranty Deed with Vendor's Lien to Anthony and Lucy Del Plato, as recorded in Volume 4327, Page 2520, Deed Records, Collin County, Texas;

North 88 degrees 46 minutes 52 seconds East, 1,168.73 feet to a three-eighths inch iron rod found at the northeast corner of said 91.816 acre tract of land, said point being the southeast corner of a called 3.5114 acre tract of land described in a Warranty Deed with Vendor's Lien to Milton and Elizabeth White, as recorded in Volume 4476, Page 2323, Deed Records, Collin County, Texas, and said pint being in the west line of Farm-To-Market Road 543;

THENCE along the east line of said 91.816 acre tract of land and along the west line of Farm-To-Market Road 543 as follows:

South 00 degrees 34 minutes 10 seconds East, 453.74 feet to a one-half inch iron rod set for corner;

South 00 degrees 42 minutes 18 seconds East, 272.27 feet to a one-half inch iron rod set for corner;

THENCE along the west line of Farm-To-Market Road 543 as follows:

South 00 degrees 39 minutes 59 seconds East, passing a one-half inch iron rod found at the southeast corner of said 91.816 acre tract of land and the northeast corner of said 823.48 acre tract of land at 792.03 feet and continuing in all a total distance of 1,937.32 feet to a one-half inch iron rod set at the northeast corner of said 16.70 acre tract of land;

South 00 degrees 32 minutes 14 seconds East, 569.51 feet to a one-half inch iron rod found at the southeast corner of said 1.00 acre tract of land (Volume 5964, Page 3951), said point being the northeast corner of said 16.8859 acre tract of land;

South 00 degrees 30 minutes 24 seconds East, 210.23 feet to a one-half inch iron rod set at the southeast corner of said 16.8859 acre tract of land, said point being the northeast corner of said 31.769 acre tract of land;

THENCE along the east line of said 31.769 acre tract of land and along the west line of Farm-To-Market Road 543 as follows:

South 00 degrees 46 minutes 15 seconds East, 447.61 feet to a wood monument found for corner;

South 00 degrees 38 minutes 30 seconds East, 787.48 feet to a wood monument found for corner;

South 00 degrees 28 minutes 28 seconds East, 217.54 feet to the POINT OF BEGINNING and containing 48,306,036 square feet or 1,108.954 acres of land.

BASIS OF BEARING:

The basis of bearing is derived from the TEXAS WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

LEGAL DESCRIPTION – TRACT 2 – 201.556 ACRES

BEING that parcel of land located in the City of Weston, Collin County, Texas, being a part of the William Culwell Survey, Abstract Number 184, being part of that called 206.91 acre tract of land described as Tract 1 in a Special Warranty Deed to Honey Creek Ranch Corp., as recorded in Volume 4768, Page 3562, Deed Records, Collin County, Texas, being part of that called 0.625 acre tract of land described in a Texas General Warranty Deed to Honey Creek Partners, L.P., as recorded in Volume 6057, Page 4434, Deed Records, Collin County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "GEER" found at the southeast corner of said 206.91 acre tract of land, said point being the northeast corner of a 3.50 acre tract of land described in a Special Warranty Deed to Marilyn Marie Chamberlin, as recorded in Document Number 20060118000075000, Deed Records, Collin County, Texas, and said point being at the intersection of the centerline of County Road 208 with the west line of Farm-To-Market Road 543 (an 80 foot right-of-way);

THENCE South 89 degrees 12 minutes 40 seconds West, 1,956.89 feet along the south line of said 206.91 acre tract of land to a one-half inch iron rod found in the north line of a called 12.467 acre tract of land described in a Correction General Warranty Deed to Blake and Sharon Bickman, as recorded in Volume 5922, Page 2558, Deed Records, Collin County, Texas and said point being in the east line of a called 69.359 acre tract of land described in a Warranty Deed with Vendor's Lien to Kenneth and Marikay Bean, as recorded in Volume 4645, Page 2756, Deed Records, Collin County, Texas;

THENCE South 86 degrees 58 minutes 36 seconds West, 46.55 feet along the south line of said 206.91 acre tract of land and along the east line of said 69.359 acre tract of land to a one-half inch iron rod with cap stamped "GEER" found at the most southerly southwest corner of said 206.91 acre tract of land;

THENCE along the west line of said 206.91 acre tract of land as follows:

North 17 degrees 53 minutes 43 seconds East, 765.61 feet to a one-half inch iron rod with cap stamped "GEER" found at the northeast corner of said 69.359 acre tract of land;

North 65 degrees 14 minutes 55 seconds West, 1,048.89 feet to a PK Nail found at the most northerly corner of said 69.359 acre tract of land, said point being in the east line of a called 128.03 acre tract of land described in an Affidavit of Heirship to Cheryl Cawthon, Carla Cawthon and Gary Cawthon, as recorded in Document Number 20110321000296800, Deed Records, Collin County, Texas and said point being in or near the centerline intersection of County Road 208 with County Road 171;

THENCE along the west line of said 206.91 acre tract of land and along the centerline of County Road 171 as follows:

North 00 degrees 19 minutes 14 seconds West, 956.17 feet along the east line of said 128.03 acre tract of land to a PK Nail found at the northeast corner of said 128.03 acre tract of land, said point being in the southeast corner of a called 80.010 acre tract of

land described as East Tract in a Partition Deed to Billie Ross Isbell, as recorded in Volume 2209, Page 215, Deed Records, Collin County, Texas;

North 00 degrees 08 minutes 46 seconds West, 272.72 feet to a PK Nail found at the northeast corner of said 80.010 acre tract of land;

North 00 degrees 16 minutes 10 seconds West, 1,021.37 feet to a PK Nail found for corner;

North 01 degrees 38 minutes 46 seconds West, 178.93 feet to a PK Nail found for corner;

North 07 degrees 05 minutes 30 seconds East, 124.74 feet to a PK Nail found for corner;

North 19 degrees 47 minutes 38 seconds East, 88.68 feet to a PK Nail found for corner;

North 52 degrees 45 minutes 48 seconds East, 69.16 feet to a PK Nail found for corner;

North 85 degrees 57 minutes 59 seconds East, 121.29 feet to a one-half inch iron rod found at the southeast corner of a called 0.501 acre tract of land described in a General Warranty Deed to Thomas Salmon, LLC, as recorded in Document Number 20160421000482480, Deed Records, Collin County, Texas, said point being the southwest corner of a called 1.010 acre tract of land described in a Warranty Deed with Vendor's Lien to Damon L. Salmon, as recorded in Volume 4569, Page 1308, Deed Records, Collin County, Texas;

North 86 degrees 24 minutes 27 seconds East, 238.48 feet to a one-half inch iron rod with cap stamped "JBI" (hereinafter called "iron rod set") at the southeast corner of said 1.010 acre tract of land;

North 01 degrees 52 minutes 27 seconds West, 307.39 feet along to a one-half inch iron rod set at the northwest corner of said 206.91 acre tract of land, said point being in or near the centerline of County Road 171;

THENCE along the north line of said 206.91 acre tract of land as follows:

North 89 degrees 13 minutes 59 seconds East, 234.99 feet to a one-half inch iron rod found at the southeast corner of a called 1.156 acre tract of land described in a General Warranty Deed with Vendor's Lien to Braden and Leslie Tingle, as recorded in Document Number 20140623000635610, Deed Records, Collin County, Texas, said point being the southwest corner of a called 0.482 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Charlotte Almaguer, as recorded in Document Number 20080815000995980, Deed Records, Collin County, Texas;

North 88 degrees 47 minutes 23 seconds East, 62.75 feet to a one-half inch iron rod found at the southeast corner of said 0.482 acre tract of land, said point being the southwest corner of said 0.625 acre tract of land;

THENCE North 00 degrees 36 minutes 15 seconds West, 249.94 feet along the west line of said 0.625 acre tract of land and along the east line of said 0.482 acre tract of land to a one-half inch iron rod set in the south line of Farm-To-Market Road 543 (a variable width right-of-way in this area);

THENCE South 89 degrees 28 minutes 40 seconds East, 105.12 feet along south line of Farm-To-Market Road 543 to a one-half inch iron rod set in the east line of said 0.625 acre tract of land;

THENCE South 00 degrees 36 minutes 17 seconds East, 248.82 feet to one-half inch iron rod with cap stamped "GEER" found at the southeast corner of said 0.625 acre tract of land, said point being in the north line of said 206.91 acre tract of land and said point being in the north line of a called 2.3 acre tract of land described in a Dedication Deed to the City of Weston, as recorded in Document Number 20150331000351110, Deed Records, Collin County, Texas;

THENCE South 88 degrees 52 minutes 00 seconds West, 28.74 feet along the south line of said 0.625 acre tract of land, along the north line of said 206.91 acre tract of land and along the north line of said 2.3 acre tract of land to a one-half inch iron rod set at the northwest corner of said 2.3 acre tract of land;

THENCE along the westerly and southerly line of said 2.3 acre tract of land as follows:

Southwesterly, 66.87 feet along a curve to the right having a central angle of 13 degrees 41 minutes 00 seconds, a radius of 280.00 feet, a tangent of 33.59 feet, and whose chord bears South 12 degrees 02 minutes 36 seconds West, 66.71 feet to a one-half inch iron rod set for corner;

Southeasterly, 389.16 feet along a curve to the left having a central angle of 112 degrees 36 minutes 49 seconds, a radius of 198.00 feet, a tangent of 296.97 feet, and whose chord bears South 37 degrees 25 minutes 21 seconds East, 329.48 feet to a one-half inch iron rod set for corner;

North 86 degrees 16 minutes 15 seconds East, 138.81 feet to a one-half inch iron rod set at the southeast corner of said 2.3 acre tract of land;

THENCE along the east line of said 2.3 acre tract of land as follows:

North 03 degrees 43 minutes 45 seconds West, 305.91 feet to a one-half inch iron rod set for corner;

Northwesterly, 19.04 feet along a curve to the right having a central angle of 01 degrees 02 minutes 20 seconds, a radius of 1,050.00 feet, a tangent of 9.52 feet, and whose chord bears North 03 degrees 12 minutes 35 seconds West, 19.04 feet to a one-half inch iron rod set at the northeast corner of said 2.3 acre tract of land, said point being in the north line of said 206.91 acre tract of land and said point being in the south line of a called 0.984 acre tract of land described in a Warranty Deed to First Baptist Church of Weston, as recorded in Volume 3751, Page 177, Deed Records, Collin County, Texas;

THENCE North 88 degrees 47 minutes 14 seconds East, 50.75 feet along the north line of said 206.91 acre tract of land to a one-half inch iron rod found at southeast corner of said 0.984 acre tract of land, said point being in the west line of a called 3.60 acre tract of land described in an Amended Corrected Special Warranty Deed to the City of Weston, as recorded in Document Number 20090917001158930, Deed Records, Collin County, Texas;

THENCE South 03 degrees 42 minutes 43 seconds East, 16.29 feet to a one-half inch iron rod set at southwest corner of said 3.60 acre tract of land;

THENCE North 86 degrees 17 minutes 17 seconds East, 750.04 feet to a one-half inch iron rod found at southeast corner of said 3.60 acre tract of land, said point being in the east line of said 206.91 acre tract of land and said point being in the west line of Farm-To-Market Road 543 (an 80 foot right-of-way);

THENCE along the east line of said 206.91 acre tract of land and along the west line of Farm-To-Market Road 543 as follows:

Southeasterly, 76.03 feet along a curve to the right having a central angle of 15 degrees 39 minutes 07 seconds, a radius of 278.31 feet, a tangent of 38.25 feet, and whose chord bears South 07 degrees 29 minutes 28 seconds East, 75.79 feet to a concrete monument found for corner;

Southeasterly, 93.05 feet along a curve to the left having a central angle of 13 degrees 23 minutes 32 seconds, a radius of 398.10 feet, a tangent of 46.74 feet, and whose chord bears South 06 degrees 55 minutes 57 seconds East, 92.84 feet to a concrete monument found for corner;

South 13 degrees 30 minutes 24 seconds East, 1,077.87 feet to a concrete monument found for corner;

Southeasterly, 212.53 feet along a curve to the left having a central angle of 33 degrees 59 minutes 03 seconds, a radius of 358.31 feet, a tangent of 109.49 feet, and whose chord bears South 29 degrees 46 minutes 23 seconds East, 209.43 feet to a one-half inch iron rod with cap stamped "GEER" found at the north corner of a called 4.892 acre tract of land described in a General Warranty Deed to David P. Nguyen, as recorded in Document Number 20160531000669610, Deed Records, Collin County, Texas;

THENCE along the east line of said 206.91 acre tract of land as follows:

South 01 degrees 23 minutes 41 seconds West, 669.74 feet to a three-eighths inch iron rod found at the southwest corner of said 4.892 acre tract of land, said point being the northwest corner of a called 1.998 acre tract of land described in a Warranty Deed with Vendor's Lien to Allen and Brenda Palmer, as recorded in Volume 4295, Page 1952, Deed Records, Collin County, Texas;

South 01 degrees 33 minutes 08 seconds West, 215.54 feet to a one-half inch iron rod found at the southwest corner of said 1.998 acre tract of land, said point being the northwest corner of a called 2.00 acre tract of land described in a Warranty Deed with Vendor's Lien to Timothy and Kimberly Walden, as recorded in Volume 4630, Page 319, Deed Records, Collin County, Texas;

South 01 degrees 27 minutes 41 seconds West, 211.34 feet to a one-half inch iron rod found at the southwest corner of said 2.00 acre tract of land, said point being the northwest corner of a called 2.0008 acre tract of land described in a Distribution Deed to Danny Banner, as recorded in Volume 4447, Page 2326, Deed Records, Collin County, Texas;

South 01 degrees 31 minutes 32 seconds West, 409.18 feet to a three-eighths inch iron rod found at the southwest corner of a called 12.880 acre tract of land described in said Volume 4447, Page 2326, Deed Records, Collin County, Texas;

North 89 degrees 07 minutes 25 seconds East, 435.65 feet to a 60D Nail found in a tree stump at the southeast corner of said 12.880 acre tract of land, said point being in the west line of Farm-To-Market Road 543;

THENCE along the east line of said 206.91 acre tract of land and along the west line of Farm-To-Market Road 543 as follows:

South 01 degrees 04 minutes 47 seconds East, 1,271.39 feet to a one-half inch iron rod with cap stamped "GEER" found for corner;

South 01 degrees 15 minutes 31 seconds East, 26.00 feet to the POINT OF BEGINNING and containing 8,779,781 square feet or 201.556 acres of land.

BASIS OF BEARING:

The basis of bearing is derived from the TEXAS WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

LEGAL DESCRIPTION – TRACT 3 - 324.506 ACRES

BEING that parcel of land located in the City of Weston, Collin County, Texas, being a part of the James Wilson Survey, Abstract Number 963, being all of that called 284.8510 acre tract of land described in a Limited Warranty Deed to Westin-Land, Ltd., as recorded in Volume 5984, Page 2819, Deed Records, Collin County, Texas, being all of that called 41.3207 acre tract of land described in a Special Warranty Deed to Honey Creek Partners, L.P., as recorded in Document Number 20060622000861180, Deed Records, Collin County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod found at the southeast corner of said 284.8510 acre tract of land, said point being the northeast corner of a tract of land described in a Deed to the County of Collin, as recorded in Volume 5101, Page 147, Deed Records, Collin County, Texas, said point being in the west line of a called 45.517 acre tract of land described in a Special Warranty Deed to Laurence Paul Whitaker, as recorded in Document Number 20060912001311170, Deed Records, Collin County, Texas and said point being in the north line County Road 206 (a 90 foot right-of-way);

THENCE South 89 degrees 35 minutes 08 seconds West, 3,861.78 feet along the south line of said 284.8510 acre tract of land to a one-half inch iron rod with yellow cap stamped "JBI" set (herein after called "iron rod set") at the southwest corner of said 284.8510 acre tract of land, said point being the northwest corner of a tract of land described in a Deed to the County of Collin, as recorded in Volume 5101, Page 152, Deed Records, Collin County, Texas and said point being in the east line of Farm-To-Market Road 543 (an 80 foot right-of-way);

THENCE North 00 degrees 39 minutes 59 seconds West, 3,659.33 feet along the east line of Farm-To-Market Road 543 to a one-half inch iron rod set for corner;

THENCE North 00 degrees 34 minutes 59 seconds West, 271.86 feet along the east line of Farm-To-Market Road 543 to a one-half inch iron rod with cap stamped "GEER" found in a north line of said 41.3207 acre tract of land;

THENCE North 88 degrees 46 minutes 06 seconds East, 417.86 feet along a north line of said 41.3207 acre tract of land to a one-half inch iron rod set at an interior ell corner of said 41.3207 acre tract of land;

THENCE North 00 degrees 32 minutes 56 seconds West, 648.70 feet along a west line of said 41.3207 acre tract of land to a one-half inch iron rod with cap stamped "GEER" found at most northerly interior ell corner of said 41.3207 acre tract of land;

THENCE South 88 degrees 39 minutes 17 seconds West, 418.26 feet along a south line of said 41.3207 acre tract of land to a one-half inch iron rod with cap stamped "GEER" found in the east line of Farm-To-Market Road 543;

THENCE North 00 degrees 34 minutes 59 seconds West, 730.86 feet along the east line of Farm-To-Market Road 543 to a one-half inch iron rod set in the north line of said 41.3207 acre tract of land, said point being the southwest corner of a called 21.960 acre tract of land described in a Warranty Deed With Vendor's Lien to Norman Jack Gregory and Patricia Adeline Gregory, as recorded in Document Number 20140915000994650, Deed Records, Collin County, Texas and said point being in or near the center of Rigsby Lane;

THENCE along the north line of said 41.3207 acre tract of land as follows:

North 89 degrees 16 minutes 12 seconds East, 570.15 feet along the centerline of Rigsby Lane to a five-eighths inch iron rod found for corner;

South 00 degrees 48 minutes 00 seconds East, 210.02 feet to a one-half inch iron rod with cap stamped "GEER" found for corner;

North 89 degrees 10 minutes 37 seconds East, 254.59 feet to a one-half inch iron rod with cap stamped "GEER" found at the most easterly northeast corner of said 41.3207 acre tract of land, said point being in the west line of a called 17.231 acre tract of land described in a Special Warranty Deed to Torre Vista Properties, LLC., as recorded in Document Number 20060508000620800, Deed Records, Collin County, Texas;

THENCE along the east line of said 17.231 acre tract of land as follows:

South 00 degrees 59 minutes 06 seconds East, 324.15 feet to a one-half inch iron rod found at the southwest corner of said 17.231 acre tract of land;

South 01 degrees 49 minutes 26 seconds East, 1,902.76 feet to a wood fence corner post found at the southeast corner of said 41.3207 acre tract of land, said point being the most westerly southwest corner of a called 76.90 acre tract of land described in a Warranty Deed to Osburn Living Trust, as recorded in Document Number 94-0068339, Deed Records, Collin County, Texas and said point being in the north line of said 284.8510 acre tract of land;

THENCE along the north line of said 284.8510 acre tract of land and along the south line of said 76.90 acre tract of land as follows:

North 88 degrees 57 minutes 29 seconds East, 251.58 feet to a wood fence corner post found for corner;

South 01 degrees 40 minutes 15 seconds East, 258.26 feet to a one-half inch iron rod set for corner;

North 89 degrees 01 minutes 22 seconds East, 572.68 feet to a point for corner;

North 40 degrees 31 minutes 58 seconds East, 89.69 feet to a point for corner;

North 59 degrees 01 minutes 58 seconds East, 88.44 feet to a point for corner;

North 36 degrees 31 minutes 58 seconds East, 201.30 feet to a point for corner;

North 50 degrees 31 minutes 58 seconds East, 354.42 feet to a point for corner;

North 71 degrees 01 minutes 58 seconds East, 182.82 feet to a point for corner;

North 45 degrees 16 minutes 58 seconds East, 290.40 feet to a point for corner;

North 59 degrees 31 minutes 58 seconds East, 238.92 feet to a point for corner;

North 72 degrees 01 minutes 58 seconds East, 223.74 feet to a point for corner;

North 35 degrees 31 minutes 58 seconds East, 215.16 feet to a point for corner;

North 16 degrees 01 minutes 58 seconds East, 364.98 feet to a point for corner;

North 40 degrees 16 minutes 07 seconds East, 54.83 feet to a point in the south line of a called 40.212 acre tract of land described in a General Warranty Deed to Thomas E. Shields and Linne H. Shields, as recorded in Volume 4697, Page 363, Deed Records, Collin County, Texas;

THENCE along the north line of said 284.8510 acre tract of land and along the south line of said 40.212 acre tract of land as follows:

North 25 degrees 07 minutes 03 seconds East, 80.50 feet to a point for corner;
North 55 degrees 43 minutes 35 seconds East, 133.74 feet to a point for corner;
South 58 degrees 23 minutes 18 seconds East, 43.90 feet to a point for corner;
South 53 degrees 42 minutes 36 seconds West, 21.53 feet to a point for corner;
South 14 degrees 08 minutes 01 seconds East, 63.29 feet to a point for corner;
North 81 degrees 22 minutes 21 seconds East, 90.11 feet to a point for corner;
North 57 degrees 06 minutes 24 seconds East, 38.24 feet to a point for corner;
South 73 degrees 50 minutes 10 seconds East, 41.62 feet to a point for corner;
North 56 degrees 23 minutes 39 seconds East, 31.88 feet to a point for corner;
North 17 degrees 06 minutes 19 seconds East, 51.36 feet to a point for corner;
South 58 degrees 31 minutes 08 seconds East, 41.35 feet to a point for corner;
North 85 degrees 04 minutes 33 seconds East, 26.92 feet to a point for corner;
North 45 degrees 11 minutes 27 seconds East, 42.44 feet to a point for corner;
North 09 degrees 56 minutes 10 seconds East, 33.25 feet to a point for corner;
North 64 degrees 20 minutes 36 seconds East, 56.20 feet to a point for corner;
North 48 degrees 16 minutes 51 seconds East, 78.69 feet to a point for corner;
South 88 degrees 18 minutes 52 seconds East, 26.07 feet to a point for corner;
South 31 degrees 10 minutes 05 seconds East, 83.83 feet to a point for corner;
South 43 degrees 44 minutes 08 seconds East, 33.04 feet to a one-half inch iron rod found at the northeast corner of said 284.8510 acre tract of land, said point being the southeast corner of said 40.212 acre tract of land and said point being in the west line of a called 18.77 acre tract of land described in a Warranty Deed with Vendor's Lien to Edward A. Town and Sharon Gunn-Town, as recorded in Volume 4007, Page 1224, Deed Records, Collin County, Texas;

THENCE South 00 degrees 29 minutes 48 seconds East, 186.06 feet along the east line of said 284.8510 acre tract of land and along the west line of said 18.77 acre tract of land to a one-half inch iron rod found at the southwest corner of said corner of said 18.77 acre tract of land, said point being the northwest corner of a called 78.06 acre tract of land described in a Contract of Sale and Purchase to Benjamin F. Giles, Jr., as recorded in Volume 1250, Page 684, Deed Records, Collin County, Texas;

THENCE along the east line of said 284.8510 acre tract of land and along the west line of said 78.06 acre tract of land as follows:

South 20 degrees 09 minutes 53 seconds West, 236.55 feet to a point for corner;
South 32 degrees 39 minutes 53 seconds West, 322.00 feet to a point for corner;
South 00 degrees 54 minutes 53 seconds West, 967.00 feet to a point for corner;
South 10 degrees 50 minutes 07 seconds East, 524.00 feet to a point for corner;

South 80 degrees 20 minutes 07 seconds East, 224.50 feet to a one-half inch iron rod set for corner;

South 00 degrees 03 minutes 12 seconds East, 344.98 feet to a one-half inch iron rod found at the southwest corner of said 78.06 acre tract of land, said point being the northwest corner of said 45.517 acre tract of land;

THENCE along the east line of said 284.8510 acre tract of land and along the west line of said 45.517 acre tract of land as follows:

South 01 degrees 33 minutes 53 seconds West, 876.99 feet to a one-half inch iron rod set for corner;

South 89 degrees 31 minutes 59 seconds West, 54.37 feet to a wood fence corner post found for corner;

South 03 degrees 01 minutes 40 seconds West, 880.14 feet to the POINT OF BEGINNING and containing 14,135,495 square feet or 324.506 acres of land.

BASIS OF BEARING:

The basis of bearing is derived from the TEXAS WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

LEGAL DESCRIPTION – TRACT 4 – 2.330 ACRES

BEING that parcel of land located in the City of Weston, Collin County, Texas, being a part of the William Culwell Survey, Abstract Number 184, and being all of that called 2.3 acre tract of land described in a dedication deed from Honey Creek Partners, L.P., to the City of Weston as recorded in Document Number 20150331000351110 in the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped “JBI” found at the northeast corner of said 2.3 acre tract of land;

THENCE along the east line of said 2.3 acre tract of land as follows:

Southeasterly, 19.04 feet along a curve to the left having a central angle of 01 degrees 02 minutes 20 seconds, a radius of 1,050.00 feet, a tangent of 9.52 feet, and whose chord bears South 03 degrees 12 minutes 35 seconds East, 19.04 feet to a one-half inch iron rod with cap stamped “JBI” found for corner;

South 03 degrees 43 minutes 45 seconds East, 305.91 feet to a one-half inch iron rod with cap stamped “JBI” found at the southeast corner of said 2.3 acre tract of land;

THENCE along the southerly and westerly line of said 2.3 acre tract of land as follows:

South 86 degrees 16 minutes 15 seconds West, 138.81 feet to a one-half inch iron rod with cap stamped “JBI” found for corner;

Northwesterly, 389.16 feet along a curve to the right having a central angle of 112 degrees 36 minutes 49 seconds, a radius of 198.00 feet, a tangent of 296.97 feet, and whose chord bears North 37 degrees 25 minutes 21 seconds West, 329.48 feet to a one-half inch iron rod with cap stamped “JBI” found for corner;

Northeasterly, 66.87 feet along a curve to the left having a central angle of 13 degrees 41 minutes 00 seconds, a radius of 280.00 feet, a tangent of 33.59 feet, and whose chord bears North 12 degrees 02 minutes 36 seconds East, 66.71 feet to a one-half inch iron rod with cap stamped “JBI” found at the northwest corner of said 2.3 acre tract of land;

THENCE along the north line of said 2.3 acre tract of land as follows:

North 88 degrees 52 minutes 00 seconds East, 28.74 feet to a one-half inch iron rod with cap stamped “GEER” found for corner;

North 88 degrees 47 minutes 14 seconds East, 275.18 feet to the POINT OF BEGINNING and containing 101,479 square feet or 2.330 acres of land.

BASIS OF BEARING: The basis of bearing is derived from the TEXAS WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

“This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.”