

**TWENTIETH SUPPLEMENTAL
CERTIFICATE AND MEMORADNUM OF RECORDING
OF ASSOCIATION DOCUMENTS FOR
CRAIG RANCH COMMUNITY ASSOCIATION**

**STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF COLLIN §**

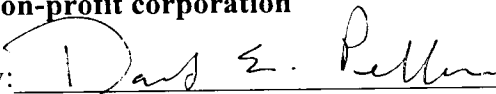
The undersigned, as attorney for the Craig Ranch Community Association (“Association”) for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice, hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- RESOLUTION AMENDING TO EXHIBIT “F-200” (DEED RESTRICTIONS POLICIES & AUTHORITY TO FINE)

The forgoing dedicatory instrument will remain in force until amended or rescinded by the Association’s Board of Directors.

IN WITNESS WHEREOF, the Craig Ranch Community Association has caused this Twentieth Supplemental Certificate and Memorandum of Recording of Association Documents to be filed with the office of the Collin County Clerk and supplements those certain instruments recorded in the Official Public Records of Collin County, Texas, to wit: (i) as Document No. 2005-0180700; (ii) as Document No. 2006-0120-000086090; (iii) as Document No. 2006-0324-000386870; (iv) as Document No. 2006-0508-000620030; (v) as Document No. 2007-1022-001446020; (vi) as Document No. 2008-0820-001014900; (vii) as Document No. 2010-1122-001275920; (viii) as Document No. 2011-0113000054930; (ix) as Document No. 2011-0826-000906000; (x) as Document No. 2011-1219-001365240; (xi) as Document No. 2012-0210-000153350; (xii) as Document No. 2013-0815-001157920; (xiii) as Document No. 2013-1009-001404280; (xiv) as Document No. 2016-0505-000550160; (xv) as Document No. 2017-0406-000439000; (xvi) as Document No. 2017100200130980; (xvii) as Document No. 20190425000450820; (xviii) as Document No. 20210715001428750; (xviii) as Document No. 20210805001584830; and (xix) as Document No. 2022000138091. The dedicatory instrument attached hereto shall serve to supplement and/or replace any dedicatory instrument previously filed by Craig Ranch Community Association addressing the subject matter.

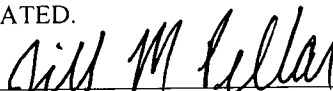
**CRAIG RANCH COMMUNITY ASSOCIATION
a Texas non-profit corporation**

By: 
Craig Ranch Community Association, Inc., Legal Counsel

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10th DAY OF November 2023 BY DANIEL E. PELLAR, LEGAL COUNSEL FOR CRAIG RANCH COMMUNITY ASSOCIATION, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOLWEDGED TO ME THAT HE EXECUTED THSE ASE FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.



Notary Public in and for the State of Texas

My commission expires: _____

AFTER RECORDING, RETURN TO:
Daniel E. Pellar
The Pellar Law Firm, PLLC
2591 Dallas Parkway, Suite 300
Frisco, Texas 75034

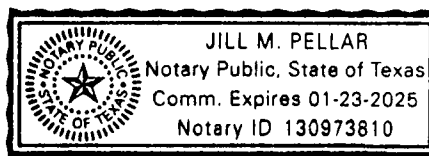


EXHIBIT A

**RESOLUTION AMENDING TO EXHIBIT “F-200”
RESIDENTIAL DEED RESTRICTIONS
(Deed Restrictions Policies & Authority to Fine)**

WHEREAS, as permitted by Chapter 9 of the Amended and Restated Community Charter for Craig Ranch (“Charter”) the Association’s Board and Design Review Committee (“DCR”) previously adopted “Exhibit ‘F-200’ Residential Deed Restrictions Policy & Authority to Fine which was filed of record in the Collin County Real Property Records as Document No. 20210715001428750 on July 15, 2021 (“Policy”); and

WHEREAS, the Board desires to amend only that part of the Policy dealing with enforcement and fines to comply with changes to the Texas Property Code (“Amendment”).

NOW, THEREFORE, IT IS RESOLVED that Section 1 (Page 5) though Section 3, (page 6) of the Policy is removed and replaced, in the entirety, with the following:

1. Establishment of Violation. Any condition, use or activity which does not comply with the provisions of the Association’s Governing Documents shall constitute a “Violation” under this Covenant Enforcement and Fining Policy for all purposes.

2. Report of Violation. The existent of a Violation will be verified by a field observation conducted by the Board or its delegate. For the purpose of this Policy, the delegate of the Board may include management staff of the Association (“Management”). It is the intent of this Policy that the Board will, at a minimum, delegate to Management the enforcement of certain types of Violations of a routine nature specifically defined by the Board. A timely written report shall be prepared by the field observer for each Violation which will include the following information:
 - a. Identification of the nature and description of the “Curable Violation(s)” or Uncurable Violation as defined by the Texas Property Code.

 - b. Identification by street address of the Unit or Parcel on which the Violation(s) exists or has occurred.

 - c. Identification of the authority establishing that the condition, use or activity constitutes a Violation.

 - d. Date of the verification observation.

As soon as practical after the field observation report is prepared, the delegate will forward to the Owner of the Unit or Parcel in question written courtesy letter by first class mail of the discovery of a Curable Violation(s) ("Courtesy Letter"). The Owner will have ten (10) days from the receipt of the Courtesy Letter, or before the next inspection to cure or abate the Curable Violation(s).

3. Required Notice.

- a. First Notice. If no response is received to the Courtesy Letter or upon the next inspection, and the Curable Violation has not been cured, and for all Uncurable Violation(s) as defined by the Texas Property Code ("Uncurable Violation"), the Board or its delegate shall notify the Owner of the Unit or Parcel by first-class mail or personal delivery and by certified mail, return receipt requested, that a Violation(s) has occurred or exists (the "First Notice"). The First Notice shall not be required to be sent prior to the Association's right to levy a fine or impose other sanctions if the Owner has previously received a First Notice relating to a substantially similar Violation within six (6) months of the current Violation. For purposes of this Policy, such an Owner shall be referred to as a "Repeat Offender". The First Notice shall contain, at a minimum, the following information:
- i. The nature, description and location of the Violation(s), including any property damage caused by the Owner;
 - ii. The authority for establishing that the condition, use or activity constitutes a Curable or Uncurable Violation, including the authority for recovering property damages caused by the Owner;
 - iii. The proposed sanction to be imposed, including the amount of any fine in accordance with the Schedule of Fines recorded in the Real Property Records of Collin County, Texas on September 12, 2022 as Document No. 2022000138091 ("Schedule of Fines") incorporated herein for all purposes by reference, or the amount claimed to be due from the Owner for property damage;
 - iv. Notice that if the Curable Violation(s) is corrected or eliminated within a reasonable time after the Owner's receipt of the First Notice that a fine will not be assessed and that no further action will be taken;
 - v. The recipient may, on or before thirty (30) days from the receipt of the First Notice, deliver to the Association a written request for a hearing before the appropriate delegate;
 - vi. If the Curable Violation is not corrected or eliminated within the time period specified in the First Notice, or in the case where a written

request for a hearing for any Violation is not timely submitted on or before thirty (30) days from the receipt of the First Notice for any Violation, fine referenced in the First Notice may be imposed and that any attorney's fees and costs will be charged to the Owner; and

vii. The Owner may appeal any delegate's decision to the Board by written notice and subject to the further procedural requirements set forth in Section 5 herein.

4. Notice of Fine Application. A final notice of the Violation and the amount of the fine (the "Notice of Fine Application") will be sent by the Association to the Owner by regular first class mail or personal delivery, and by certified mail, return receipt requested, under any of the following situations:

- a. Where, within thirty (30) days from the date of receipt by the Owner of the First Notice, either the Violation(s) has not been corrected or eliminated or the Association has not received a written request for a hearing;
- b. In the case of an Incurable Violation; or
- c. Where the Owner was previously notified of, and was given a reasonable opportunity to cure, a similar Violation within the preceding six (6) months.

5. Request for Board Hearing.

a. Except as provided by Subsection (b) and only if the Owner is entitled to an opportunity to cure the violation, the Owner has the right to submit a timely written request for a hearing within the time period prescribed in Section 3 herein (First Notice), to discuss and verify facts and resolve the matter in issue before the Board.

b. The Board will hold a timely requested hearing not later than the 30th day after the date the Board receives the Owner's request for a hearing and shall notify the Owner of the date, time, and place of the hearing not later than the 10th day before the date of the hearing. The Board or the Owner may request a postponement, and, if requested, a postponement shall be granted for a period of not more than 10 days. Additional postponements may be granted by agreement of the parties. The Owner or the Association may make an audio recording of the meeting.

c. The notice and hearing provisions in this Addendum to the Policy do not apply if the Association files a suit seeking a temporary restraining order or temporary injunctive relief or files a suit that includes foreclosure as a cause of action. If a suit is filed relating to a matter to which Section 209.006 or 209.007 of the Texas Property Code applies, a party to the suit may file a motion to compel mediation. The notice and hearing provisions concerning a

matter covered by Section 209.006 or 209.007 of the Texas Property Code do not apply to a temporary suspension of an Owner's right to use Common Areas if the temporary suspension is the result of a violation that occurred in a Common Area and involved a significant and immediate risk of harm to others in the subdivision. The temporary suspension is effective until the Board makes a final determination on the suspension action after following the procedures prescribed by this Addendum.

c An Owner or the Association may use alternative dispute resolution services.

d Not later than 10 days before the Board holds a hearing pursuant to the terms of this Addendum to the Policy, the Association shall provide to an owner a packet containing all documents, photographs, and communications relating to the matter the association intends to introduce at the hearing.

e If the Association does not provide a packet within the period described by Subsection (d), the Owner is entitled to an automatic 15-day postponement of the hearing.

f During a hearing, a member of the Board or the Association's designated representative shall first present the Association's case against the Owner. The Owner or the Owner's designated representative is entitled to present the Owner's information and issues relevant to the appeal or dispute.

6. Correction of Violation. Where the Owner corrects or eliminates the Violation(s) prior to the imposition of any fine no further action will be taken (except for collection of any monies for which the Owner may become liable under this Policy and/or the Declaration). Written notice of correction or elimination of the Violation may be obtained from the Board upon request for such notice by the Owner and upon payment of a fee to the Association for same, the amount of which is set by the Board or its delegate.

7. Referral to Legal Counsel. The Board or its delegate may refer any Violation to legal counsel for appropriate action at any time the Board or its delegate deems it to be in the best interests of the Association to do so. Any attorney's fees and related charges incurred by the Association in enforcing the Association's Governing Documents will be added to the fines imposed under this Policy and become an obligation of the Owner at issue.

8 Fines. The imposition of fines will be incurred in accordance with Schedule of Fines based upon a lump sum amount will be levied in accordance with the Schedule of Fines recorded in the Real Property Records of Collin County, Texas ad Document No. 2022000138091 on September 12, 2022 and attached hereto as Exhibit "A" and incorporated herein by reference for all purposes.

9. Notices.

Any notice required by this Policy to be given, sent, delivered or received in writing will, for all purposes, be deemed to have been given, sent, delivered or received, as the case may be, upon the earlier to occur of the following:

- i. Where the notice is directed by personal delivery, upon actual receipt by any person accepting delivery thereof at the address of the recipient as set for in such notice; or
- ii. Where the notice is placed in the care and custody of the United States Postal Service, as of the third (3rd) calendar day following the date of postmark of such notice bearing postage prepaid and the most recent address of the recipient according to the records of the sending party.

Where a day required for an action to be taken or a notice to be given, sent, delivered or received, as the case may be, falls on a Saturday, Sunday or United States Postal Service holiday, the required date for the action or notice will be extended to the first day following which is neither a Saturday, Sunday nor United States Postal Service holiday.

Where the interests of an Owner have been handled by a representative or agent of such Owner or where an Owner has otherwise acted so as to put the Association on notice that its interest in a Unit has been and is being handled by a representative or agent, any notice or communication from the Association pursuant to this Policy will be deemed full and effective for all purposes if given to such representative or agent.

10. Cure of Violation During Enforcement. An Owner or occupant may correct or eliminate a Curable Violation at any time during the pendency of any procedure prescribed by this Policy. Upon verification that the Curable Violation has been corrected or eliminated, the Curable Violation will be deemed no longer to exist. The Owner will remain liable for all costs and fines under this Policy, which costs and fines, if not paid upon demand, will be referred to the Association for collection.

Where an Owner transfers record title to a Unit at any time during the pendency of any procedure prescribed by this Policy, such Owner shall remain personally liable for all costs and fines under this Policy. As soon as practical after receipt by the Association of a notice of a change in the record title to a Unit or Lot which is the subject of enforcement proceedings under this Policy, the Board or its delegate may begin enforcement proceedings against the new Owner in accordance with this Policy. The new Owner shall be personally liable for all costs and fines under this Policy which are the result of the new Owners' failure

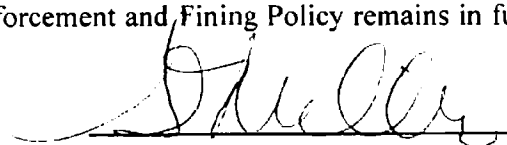
and/or refusal to correct or eliminate the Curable Violation(s) in the time and manner specified under this Policy.

11. Definitions. The definitions contained in the Charter are hereby incorporated herein by reference for all purposes.

IT IS FURTHER RESOLVED that, subject to the changes set forth in this Amendment, the Policy is to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing Amendment to the Covenant Enforcement and Fining Policy was adopted by the Board of Directors at a meeting of same on 10/30/2023, and has not been modified, rescinded or revoked. Except as changed by this Amendment, the Covenant Enforcement and Fining Policy remains in full force and effect.

DATE: 10/30/23



Signature

President/Stephanie Miller

Title/Printed Name

EXHIBIT B
THE PROPERTY

TRACT 1

LEGAL DESCRIPTION

BEING all that tract of land in the City of McKinney, Collin County, Texas, a part of the G. BACCUS SURVEY, ABSTRACT No. 95, and being a part of that tract of land conveyed to Craig Ranch II, L.P. described as Tract Two as recorded in Volume 4757, Page 2157, Collin County Deed Records, and being further described as follows:

BEGINNING at an "X" found in concrete, said point being the southeast corner of said Tract Two, said point being the northwest corner of that tract of land conveyed to Watan, L.C. as recorded in Document Number 83-0071458, Collin County Deed Records, said point being in the east line Custer Road (120 foot wide right-of-way);

THENCE North 00 degrees 21 minutes 35 seconds West, 1255.02 feet along the west line of said Tract Two and along the east line of said Custer Road to a one-half inch iron rod found for corner, said point being the southwest corner of that tract of land conveyed to Redeemer Presbyterian Church of McKinney as recorded in Volume 4067, Page 100, Collin County Deed Records;

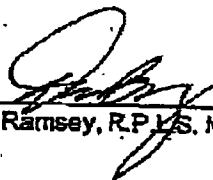
THENCE North 89 degrees 25 minutes 52 seconds East, 1123.39 feet along the north line of said Tract Two to a one-half inch iron rod set for corner;

THENCE South 00 degrees 35 minutes 12 seconds East, 1255.92 feet to a one-half inch iron rod set for corner in the south line of said Tract Two, said point being in the north line of said Watan tract and in the south line of the G. Baccus Survey, Abstract No. 95;

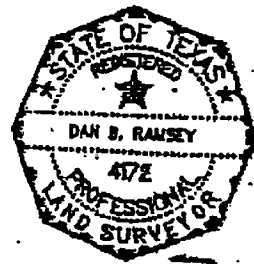
THENCE South 89 degrees 25 minutes 35 seconds West, 1125.36 feet along the north line of said Watan tract and the south line of the G. Baccus Survey to the POINT OF BEGINNING and containing 1,414,064 square feet or 32.462 acres of land.

SURVEYOR'S CERTIFICATE

The plat and description as shown hereon is a true and accurate representation, to the best of my knowledge and belief, of the property as determined by an on-the-ground survey performed under my supervision during the month of October, 2003.



Dan B. Ramsey, R.P.L.S. No. 4172



TRACT 2

LEGAL DESCRIPTION

BEING all that tract of land in the City of McKinney, Collin County, Texas, a part of the G. BACCUS SURVEY, ABSTRACT No. 95, and being a part of that tract of land conveyed to Craig Ranch II, L.P. described as Tract Two as recorded in Volume 4757, Page 2157, Collin County Deed Records, and being further described as follows:

COMMENCING at an "X" found in concrete, said point being the southwest corner of said Tract Two, said point being the northwest corner of that tract of land conveyed to Watan, L.C. as recorded in Document Number 83-0071458, Collin County Deed Records, said point being in the east line Custer Road (120 foot wide right-of-way);

THENCE North 89 degrees 25 minutes 35 seconds East, 1128.38 feet along the south line of said Tract Two and along the north line of said Watan tract to a one-half inch iron rod set for corner at the POINT OF BEGINNING of this tract of land;

THENCE North 00 degrees 35 minutes 12 seconds West, 1255.92 feet to a one-half inch iron rod set for corner in the north line of said Tract Two;

THENCE North 89 degrees 25 minutes 52 seconds East, 491.96 feet along the north line of said Tract Two to a one-half inch iron rod found for corner, said point being in the west line of that called 153.80 acre tract of land conveyed to Tournament Players Club at Craig Ranch as recorded in Volume 5090, Page 3215, Collin County Deed Records;

THENCE along the west line of said 153.80 acre tract as follows:

South 00 degrees 36 minutes 22 seconds West, 583.50 feet to a one-half inch iron rod found for corner;

South 32 degrees 43 minutes 48 seconds East, 755.92 feet to a five-eighths inch iron rod found for corner;

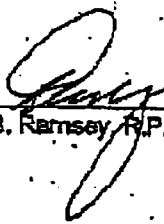
North 89 degrees 24 minutes 49 seconds East, 30.81 feet to a five-eighths inch iron rod found for corner;

South 00 degrees 35 minutes 11 seconds East, 30.01 feet to a five-eighths inch iron rod found for corner in the south line of said Tract Two, said point being in the north line of said Watan tract;

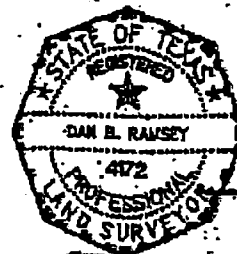
THENCE South 89 degrees 25 minutes 35 seconds West, 914.40 feet along the south line of said Tract Two and along the north line of said Watan tract to the POINT OF BEGINNING and containing 748,894 square feet or 17.192 acres of land.

SURVEYOR'S CERTIFICATE

The plat and description as shown hereon is a true and accurate representation, to the best of my knowledge and belief, of the property as determined by an on-the-ground survey performed under my supervision during the month of October, 2003.



Dan B. Ramsey, P.L.S. No. 4172



TRACT 3

LEGAL DESCRIPTION

BEING all that tract of land in the City of McKinney, Collin County, Texas, and being a part of the ELIAS ALEXANDER SURVEY, ABSTRACT NUMBER 18, and being a part of that 285.346 acre tract of land conveyed to VCIM Partners, L.P. as recorded in Volumes 5228, Page 2997, Collin County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the northwest corner of said 285.346 acre tract, said point being the southwest corner of that tract of land conveyed to Watan, L.C. as recorded in Document Number 93-0071458, Collin County Deed Records, said point being in the east line of Custer Road (120 foot right-of-way);

THENCE North 89 degrees 23 minutes 08 seconds East, 2646.02 feet to a one-half inch iron rod set at the northeast corner of said 285.346 acre tract, said point being the southeast corner of said Watan tract, said point being in the west line of that called 153.80 acre tract of land conveyed to Tournament Players Club at Craig Ranch as recorded in Volume 5090, Page 3215, Collin County Deed Records;

THENCE along the east line of said 285.346 acre tract as follows:

South 00 degrees 43 minutes 22 seconds East, 2002.44 feet to a five-eighths inch iron rod found for corner, said point being the most southerly southwest corner of said 153.80 acre tract;

South 00 degrees 44 minutes 02 seconds East, 40.44 feet to a one-half inch iron rod set for corner, said point being in the west line of that tract of land described as Tract Three conveyed to Craig Ranch II, L.P. as recorded in Volume 4757, Page 2174, Collin County Deed Records;

THENCE South 80 degrees 49 minutes 26 seconds West, 208.32 feet to a one-half inch iron rod set for corner;

THENCE Southwesterly, 147.41 feet along a curve to the right having a central angle of 08 degrees 02 minutes 37 seconds, a radius of 1050.00 feet, a tangent of 73.82 feet, whose chord bears South 84 degrees 50 minutes 45 seconds West, 147.28 feet to a one-half inch iron rod set for corner;

THENCE South 86 degrees 52 minutes 03 seconds West, 2286.65 feet to a one-half inch iron rod set for corner in the west line of said 285.346 acre tract, said point being in the east line of Custer Road;

THENCE along the west line of said 285.346 acre tract and along the east line of Custer Road as follows:

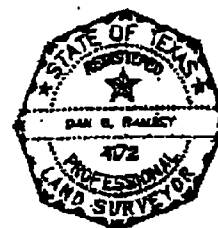
Northwesterly, 660.28 feet along a curve to the right having a central angle of 03 degrees 19 minutes 07 seconds, a radius of 11399.19 feet, a tangent of 330.23 feet, whose chord bears North 02 degrees 03 minutes 32 seconds West, 660.18 feet to a right-of-way monument found for corner;

North 00 degrees 22 minutes 17 seconds West, 1446.26 feet to the POINT OF BEGINNING and containing 5,545,250 square feet or 127.301 acres of land.

SURVEYOR'S CERTIFICATE

The plat and description as shown hereon is a true and accurate representation, to the best of my knowledge and belief, of the property as determined by an on-the-ground survey performed under my supervision during the month of October, 2003.


Dan B. Ramsey, R.P.L.S. No. 4172



TRACT 4

LEGAL DESCRIPTION

BEING all that tract of land in the City of McKinney, Collin County, Texas, and being a part of the ELIAS ALEXANDER SURVEY, ABSTRACT NUMBER 18, a part of the J.L. DRUGGERS SURVEY, ABSTRACT NUMBER 274, a part of the SHADRICK-JACKSON SURVEY, ABSTRACT NUMBER 489, and being a part of said 285.346 acre tract of land conveyed to VCM Partners, L.P. as recorded in Volume 6228, Page 2987, Collin County Deed Records, a part of that 182.675 acre tract of land conveyed to Craig Ranch II, L.P. as recorded in Volume 4757, Page 2184, Collin County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod set at the southwest corner of said 285.346 acre tract, said point being in the north line of that 46.585 acre tract of land conveyed to Micos Investment Company as recorded in Volume 785, Page 165, Collin County Deed Records, said point being in the east line of Custer Road (120 foot right-of-way).

THENCE along the west line of said 285.346 acre tract along east line of Custer Road as follows:

North 02 degrees 19 minutes 38 seconds East, 442.80 feet to a Right-of-Way monument found for corner;
Northwesterly, 141.04 feet along a curve to the left having a central angle of 87 degrees 02 minutes 00 seconds, a radius of 11518.19 feet, a tangent of 787.91 feet, whose chord bears North 01 degrees 11 minutes 34 seconds West, 1413.36 feet to a Right-of-Way monument found for corner;
North 04 degrees 42 minutes 34 seconds West, 606.61 feet to a Right-of-Way monument found for corner;
Northwesterly, 201.25 feet along a curve to the right having a central angle of 01 degree 00 minutes 42 seconds, a radius of 11299.79 feet, a tangent of 100.63 feet, whose chord bears North 04 degrees 13 minutes 27 seconds West, 201.25 feet to a one-half inch iron rod set for corner;

THENCE North 88 degrees 52 minutes 03 seconds East, 2285.85 feet to a one-half inch iron rod set for corner.

THENCE Northwesterly, 147.41 feet along a curve to the left having a central angle of 06 degrees 02 minutes 37 seconds, a radius of 1050.00 feet, a tangent of 73.82 feet, whose chord bears North 84 degrees 50 minutes 45 seconds East, 147.26 feet to a one-half inch iron rod set for corner;

THENCE North 80 degrees 49 minutes 26 seconds East, 206.32 feet to a one-half inch iron rod set for corner in the east line of said 285.346 acre tract, said point being in the west line of that tract of land described as Tract Three conveyed to Craig Ranch II, L.P. as recorded in Volume 4757, Page 2174, Collin County Deed Records;

THENCE South 80 degrees 44 minutes 02 seconds East, 40.44 feet along the east line of said 285.346 acre tract to a five-eighths inch iron rod found for corner, said point being the northwest corner of that 79.46 acre tract of land conveyed to Tournament Players Club of Craig Ranch, L.P. as recorded in Volume 5090, Page 3215, Collin County Deed Records;

THENCE along the west line of said 79.46 acre tract as follows:

South 06 degrees 52 minutes 06 seconds East, 758.39 feet to a five-eighths inch iron rod found for corner;
South 23 degrees 13 minutes 47 seconds East, 1372.14 feet to a five-eighths inch iron rod found for corner;
Southeasterly, 384.25 feet along a curve to the right having a central angle of 93 degrees 22 minutes 58 seconds, a radius of 225.76 feet, a tangent of 259.11 feet, whose chord bears South 70 degrees 00 minutes 04 seconds East, 343.11 feet to a five-eighths inch iron rod found for corner;
South 23 degrees 13 minutes 47 seconds East, 687.51 feet to a five-eighths inch iron rod found at the southeast corner of said 79.46 acre tract, said point being in the north line of that tract of land conveyed to the State of Texas as recorded in Volume 5365, Page 3032, Collin County Deed Records, said point being in the north line of State Highway No. 121 (a variable width right-of-way);

THENCE South 66 degrees 18 minutes 55 seconds West, 1208.12 feet along the north line of State Highway No. 121 to a Right-of-Way monument found for corner, said point being in the west line of said 182.675 acre tract, said point being in the east line of that 30.347 acre tract of land conveyed to Micos Investment Company as recorded in Volume 603, Page 446, Collin County Deed Records;

THENCE North 00 degrees 35 minutes 34 seconds West, 569.45 feet to a one-half inch iron rod found at the southeast corner of said 285.346 acre tract, said point being the northeast corner of said 30.347 acre tract;

THENCE South 69 degrees 00 minutes 28 seconds West, 2388.23 feet along the south line of said 285.346 acre tract to the POINT OF BEGINNING and containing 2,199,431 square feet or 188.026 acres of land.

SURVEYOR'S CERTIFICATE

The plat and description as shown hereon is a true and accurate representation, to the best of my knowledge and belief, of the property as determined by an on-the-ground survey performed under my supervision during the month of November, 2003.


Dan B. Ramsey, R.P.S., No. 4172



TRACT 5

LEGAL DESCRIPTION

BEING all that tract of land in the City of McKinney, Collin County, Texas, and being a part of the G. BACCUS SURVEY, ABSTRACT NUMBER 84, a part of the W.M. H. HOLIDAY SURVEY, ABSTRACT NUMBER 386, including a part of said 74.880 acre tract of land conveyed to Craig Ranch II, L.P. as recorded in Volume 4757, Page 2165, Collin County Deed Records, a part of said 75.874 acre tract of land conveyed to Craig Ranch II, L.P. as recorded in Volume 4757, Page 2165, Collin County Deed Records, a part of said 126.588 acre tract of land conveyed to Craig Ranch II, L.P. as recorded in Volume 4767, Page 2174, Collin County Deed Records, a part of said 70.3480 acre tract of land conveyed to Craig Ranch II, L.P. as recorded in Volume 4757, Page 2174, Collin County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod found for corner in the east line of said 74.880 acre tract, said point being in the west line of said 130.945 acre tract of land conveyed to Paul Lambert, et al as recorded in Volume 1862, Page 187, Collin County Deed Records;

THENCE along the east line of said 74.880 acre tract and along the west line of said 130.945 acre tract as follows:

South 36 degrees 33 minutes 43 seconds West, 766.25 feet to a three-fourths iron pipe found for corner;

South 00 degrees 14 minutes 22 seconds East, 36.80 feet to a one-half inch iron rod set at the southwest corner of said 130.945 acre tract, said point being the northeast corner of said 126.588 acre tract;

THENCE North 88 degrees 18 minutes 47 seconds East, 363.54 feet along the north line of said 126.588 acre tract and along the south line of said 130.945 acre tract to a one-half inch iron rod set for corner;

THENCE South 25 degrees 40 minutes 22 seconds West, 581.83 feet to a one-half inch iron rod set for corner;

THENCE Southwesterly, 181.83 feet along a curve to the right having a central angle of 37 degrees 08 minutes 41 seconds, a radius of 280.30 feet, a tangent of 94.16 feet, whose chord bears South 44 degrees 13 minutes 45 seconds West, 173.53 feet to a one-half inch iron rod set for corner;

THENCE Southwesterly, 402.40 feet along a curve to the left having a central angle of 46 degrees 05 minutes 42 seconds, a radius of 600.00 feet, a tangent of 212.61 feet, whose chord bears South 35 degrees 43 minutes 47 seconds West, 391.03 feet to a one-half inch iron rod set for corner;

THENCE Southwesterly, 162.73 feet along a curve to the right having a central angle of 31 degrees 11 minutes 58 seconds, a radius of 280.30 feet, a tangent of 75.31 feet, whose chord bears South 32 degrees 16 minutes 21 seconds West, 160.85 feet to a one-half inch iron rod set for corner;

THENCE Southwesterly, 268.47 feet along a curve to the left having a central angle of 46 degrees 05 minutes 42 seconds, a radius of 379.50 feet, a tangent of 136.80 feet, whose chord bears South 34 degrees 52 minutes 28 seconds West, 249.64 feet to a one-half inch iron rod set for corner;

THENCE South 28 degrees 50 minutes 36 seconds East, 44.48 feet to a one-half inch iron rod set for corner;

THENCE South 00 degrees 32 minutes 34 seconds West, 154.34 feet to a one-half inch iron rod set for corner;

THENCE Southwesterly, 214.08 feet along a curve to the left having a central angle of 32 degrees 21 minutes 48 seconds, a radius of 378.00 feet, a tangent of 109.98 feet, whose chord bears South 18 degrees 37 minutes 51 seconds East, 211.24 feet to a one-half inch iron rod set for corner;

THENCE South 56 degrees 14 minutes 16 seconds West, 78.00 feet to a five-eighths inch iron rod found for corner in the east line 153.80 acre tract of land conveyed to Tarrant County Players Club at Craig Ranch, L.P. as recorded in Volume 5080, Page 3215, Collin County Deed Records;

THENCE along the east line of said 153.80 acre tract as follows:

Northwesterly, 177.21 feet along a curve to the right having a central angle of 22 degrees 36 minutes 48 seconds, a radius of 448.00 feet, a tangent of 88.27 feet, whose chord bears North 20 degrees 30 minutes 21 seconds West, 176.26 feet to a five-eighths inch iron rod found for corner;

Northwesterly, 348.78 feet along a curve to the left having a central angle of 71 degrees 33 minutes 27 seconds, a radius of 200.00 feet, a tangent of 74.43 feet, whose chord bears North 44 degrees 58 minutes 39 seconds West, 233.06 feet to a five-eighths inch iron rod found for corner;

Northwesterly, 744.83 feet along a curve to the right having a central angle of 85 degrees 20 minutes 14 seconds, a radius of 214.00 feet, a tangent of 137.22 feet, whose chord bears North 48 degrees 06 minutes 16 seconds West, 231.83 feet to a five-eighths inch iron rod found for corner;

North 13 degrees 28 minutes 09 seconds West, 549.72 feet to a five-eighths inch iron rod found for corner;

Northwesterly, 713.83 feet along a curve to the left having a central angle of 07 degrees 29 minutes 51 seconds, a radius of 8170.00 feet, a tangent of 106.78 feet, whose chord bears North 16 degrees 10 minutes 04 seconds West, 213.33 feet to a five-eighths inch iron rod found for corner;

Northwesterly, 4838.25 feet along a curve to the left having a central angle of 13 degrees 18 minutes 37 seconds, a radius of 4446.28 feet, a tangent of 617.44 feet, whose chord bears North 14 degrees 20 minutes 34 seconds West, 1027.85 feet to a five-eighths inch iron rod found for corner;

Northwesterly, 45.54 feet along a curve to the right having a central angle of 28 degrees 05 minutes 37 seconds, a radius of 100.00 feet, a tangent of 22.77 feet, whose chord bears North 08 degrees 25 minutes 04 seconds West, 45.18 feet to a five-eighths inch iron rod found for corner;

Northwesterly, 132.23 feet along a curve to the left having a central angle of 49 degrees 18 minutes 23 seconds, a radius of 168.80 feet, a tangent of 89.26 feet, whose chord bears North 18 degrees 34 minutes 57 seconds West, 129.28 feet to a five-eighths inch iron rod found for corner;

Northwesterly, 216.52 feet along a curve to the left having a central angle of 89 degrees 45 minutes 00 seconds, a radius of 1270.00 feet, a tangent of 108.22 feet, whose chord bears North 42 degrees 30 minutes 00 seconds West, 215.86 feet to a five-eighths inch iron rod found for corner;

Northwesterly, 368.04 feet along a curve to the right having a central angle of 23 degrees 04 minutes 01 seconds, a radius of 820.00 feet, a tangent of 188.88 feet, whose chord bears North 39 degrees 25 minutes 38 seconds West, 301.81 feet to a five-eighths inch iron rod found for corner;

North 13 degrees 28 minutes 09 seconds West, 358.77 feet to a five-eighths inch iron rod found for corner;

Northwesterly, 128.47 feet along a curve to the right having a central angle of 11 degrees 48 minutes 45 seconds, a radius of 307.00 feet, a tangent of 93.56 feet, whose chord bears North 07 degrees 35 minutes 18 seconds West, 128.13 feet to a five-eighths inch iron rod found at the northeast corner of said 153.80 acre tract;

THENCE South 80 degrees 28 minutes 47 seconds West, 370.53 feet to a five-eighths inch iron rod found for corner in the west line of said 75.874 acre tract, said point being the northwest corner of said 153.80 acre tract;

THENCE North 00 degrees 30 minutes 14 seconds West, 80.07 feet to a point in the southwest corner of said 75.874 acre tract, said point being in the right-of-way of F.M. 720 (variable width right-of-way);

THENCE North 89 degrees 08 minutes 13 minutes East, 50.30 feet to a point for corner in the north line of said 75.874 acre tract;

THENCE North 88 degrees 26 minutes 13 seconds East, 1793.67 feet to a point for corner in the north line of said 74.880 acre tract;

THENCE South 00 degrees 33 minutes 00 seconds East, 461.93 feet to a one-half inch iron rod set for corner;

THENCE Southwesterly, 224.36 feet along a curve to the right having a central angle of 38 degrees 26 minutes 54 seconds, a radius of 326.00 feet, a tangent of 176.83 feet, whose chord bears South 19 degrees 09 minutes 31 seconds West, 219.88 feet to a one-half inch iron rod set for corner;

THENCE Southwesterly, 195.44 feet along a curve to the left having a central angle of 40 degrees 52 minutes 08 seconds, a radius of 274.90 feet, a tangent of 102.09 feet, whose chord bears South 16 degrees 26 minutes 25 seconds West, 191.32 feet to a one-half inch iron rod set for corner;

TRACT 5

THENCE South 81 degrees 39 minutes 38 seconds East, 42.95 feet to a one-half inch iron rod set for corner;

THENCE Southeastely, 837.65 feet along a curve to the right having a central angle of 17 degrees 09 minutes 25 seconds, a radius of 2811.00 feet, a tangent of 421.95 feet, whose chord bears South 82 degrees 05 minutes 37 seconds East, 834.56 feet to a one-half inch iron rod set for corner;

THENCE North 15 degrees 36 minutes 36 seconds West, 190.00 feet to a one-half inch iron rod set for corner;

THENCE Southeastely, 833 feet along a curve to the right having a central angle of 10 degrees 07 minutes 40 seconds, a radius of 2701.00 feet, a tangent of 331 feet, whose chord bears South 74 degrees 15 minutes 35 seconds East, 6.03 feet to a one-half inch iron rod set for corner;

THENCE Northeastely, 171.90 feet along a curve to the left having a central angle of 35 degrees 41 minutes 11 seconds, a radius of 276.00 feet, a tangent of 68.84 feet, whose chord bears North 07 degrees 53 minutes 40 seconds East, 163.74 feet to a one-half inch iron rod set for corner;

THENCE South 00 degree 44 minutes 07 seconds East, 303.71 feet along the east line of said Tract One and along the west line of said 130.945 acre tract to the POINT OF BEGINNING and containing 4,321,306 square feet or 98.941 acres of land.

SURVEYOR'S CERTIFICATE

The plot and description as shown hereon is a true and accurate representation, to the best of my knowledge and belief, of the property as determined by an on-the-ground survey performed under my supervision during the month of November, 2003.


Dan B. Ramsey, R.P.L. No. 4172



UNOFFICIAL

TRACT 6

LEGAL DESCRIPTION

BEING all that tract of land in the City of McKinney, Collin County, Texas, a part of the G. BACCUS SURVEY, ABSTRACT NUMBER 95, and being a part of that tract of land described as Tract One conveyed to Craig Ranch II, L.P. as recorded in Volume 4757, Page 2165, Collin County Deed Records and being further described as follows:

COMMENCING at a one-half inch iron rod found for corner in the east line of said Tract One, said point being in the west line of the 130.945 acre tract of land conveyed to Paul Lehner, et ux as recorded in Volume 1062, Page 107, Collin County Deed Records;

THENCE North 00 degrees 44 minutes 07 seconds West, 303.71 feet along the east line of said Tract One and along the west line of said 130.945 acre tract to a one-half inch iron rod set for corner at the POINT OF BEGINNING of this tract of land;

THENCE Southwesterly, 171.90 feet along a curve to the right having a central angle of 35 degrees 41 minutes 11 seconds, a radius of 276.00 feet, a tangent of 88.84 feet, whose chord bears South 87 degrees 53 minutes 40 seconds West, 188.14 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 6.03 feet along a curve to the left having a central angle of 00 degrees 07 minutes 40 seconds, a radius of 2701.00 feet, a tangent of 3.01 feet, whose chord bears North 74 degrees 19 minutes 35 seconds West, 6.03 feet to a one-half inch iron rod set for corner;

THENCE North 15 degrees 36 minutes 35 seconds East, 110.00 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 697.65 feet along a curve to the left having a central angle of 17 degrees 04 minutes 25 seconds, a radius of 2911.00 feet, a tangent of 421.95 feet, whose chord bears North 82 degrees 55 minutes 37 seconds West, 834.56 feet to a one-half inch iron rod set for corner;

THENCE North 81 degrees 59 minutes 38 seconds West, 42.95 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 185.44 feet along a curve to the right having a central angle of 40 degrees 52 minutes 00 seconds, a radius of 274.00 feet, a tangent of 102.09 feet, whose chord bears North 18 degrees 26 minutes 25 seconds East, 194.32 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 224.38 feet along a curve to the left having a central angle of 39 degrees 25 minutes 54 seconds, a radius of 326.00 feet, a tangent of 118.83 feet, whose chord bears North 19 degrees 09 minutes 31 seconds East, 219.98 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 33 minutes 50 seconds West, 451.93 feet to a point for corner in the north face of said Tract One, said point being in the right-of-way of F.M. 720 (variable width right-of-way);

THENCE along the north line of said Tract One as follows:

North 89 degrees 26 minutes 13 seconds East, 141.57 feet to a point for corner;

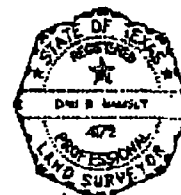
North 89 degrees 29 minutes 13 seconds East, 680.97 feet to a point at the northeast corner of said Tract One, said point being the northwest corner of said 130.945 acre tract;

THENCE South 00 degrees 44 minutes 07 seconds East, along the east line of said Tract One and along the west line of said 130.945 acre tract, at 38.70 feet passing a three-fourths inch iron pipe found, in all a total of 1085.89 feet to the POINT OF BEGINNING and containing 830,711 square feet or 18.870 acres of land.

SURVEYOR'S CERTIFICATE

The plat and description as shown herein is a true and accurate representation, to the best of my knowledge and belief, of the property as determined by an on-the-ground survey performed under my supervision during the month of November, 2003.


Dan E. Ramsey, R.L.S. No. 4172



TRACT 7

LEGAL DESCRIPTION

BEING all that tract of land in the City of McKinney, Collin County, Texas, and being a part of the E. BACCUS SURVEY, ABSTRACT NUMBER 85, a part of the W.M.H. HOLIDAY SURVEY, ABSTRACT NUMBER 365, a part of the G. F. LUCAS SURVEY, ABSTRACT NUMBER 540; a part of the THOMAS PHILLIPS SURVEY, ABSTRACT NUMBER 717, a part of the JOHN PHILLIPS SURVEY, ABSTRACT NUMBER 718, and being a part of that 28.00 acre tract of land conveyed to Craig Ranch II, L.P. as recorded in Volume 4757, Page 2167, Collin County Deed Records, a part of that 8.8749 acre tract of land conveyed to Craig Ranch II, L.P. as recorded in Volume 4757, Page 2170, Collin County Deed Records, a part of that 125.588 acre tract of land conveyed to Craig Ranch II, L.P. as recorded in Volume 4757, Page 2174, Collin County Deed Records, a part of that 70.3490 acre tract of land conveyed to Craig Ranch II, L.P. as recorded in Volume 4757, Page 2174, Collin County Deed Records, a part of that 80.352 acre tract of land conveyed to Craig Ranch II, L.P. as recorded in Volume 4757, Page 2174, Collin County Deed Records, a part of that 182.675 acre tract of land conveyed to Craig Ranch II, L.P. as recorded in Volume 4757, Page 2184, Collin County Deed Records, a part of that 189.881 acre tract of land conveyed to Craig Ranch II, L.P. as recorded in Volume 4852, Page 1218, Collin County Deed Records, a part of that 36.894 acre tract of land conveyed to VCM Partners, L.P. as recorded in Volume 5171, Page 3578, Collin County Deed Records, a part of that 15.88 acre tract of land conveyed to VCM Partners, L.P. as recorded in Volume 6280, Page 3884, Collin County Deed Records, and being further described as follows:

BEGINNING at a five-eighths inch iron rod found at the southwest corner of said 125.588 acre tract, said point being the southwest corner of that tract of land conveyed to Windsway Place North, Ltd. as recorded in Document Number 95-000806, Collin County Deed Records, said point being in the west line of North Texas Athletic Center at Craig Ranch in addition to the City of McKinney as accepted in Cabinet P, Page 241, Collin County Plat Records;

THENCE South 89 degrees 36 minutes 05 seconds West, 1355.89 feet along the south line of said 125.588 acre tract to a railroad split fence for corner, said point being the northeast corner of said Windsway Place North tract;

THENCE South 80 degrees 42 minutes 02 seconds East, 2304.43 feet to a one-half inch iron rod found at the southwest corner of said 36.894 acre tract, said point being in the west line of that tract of land conveyed to Windsway Place South, Ltd. as recorded in Document Number 95-000843, Collin County Deed Records, said point being in the north line of that tract of land conveyed to Pleasant Ponds Green as recorded in Volume 442, Page 402, Collin County Deed Records;

THENCE South 89 degrees 20 minutes 13 seconds West, 1308.59 feet along the south line of said Green tract to a five-eighths inch iron rod found at the southwest corner of said 36.894 acre tract, said point being in the east line of said 182.675 acre tract;

THENCE South 03 degrees 50 minutes 08 seconds East, 685.70 feet along the east line of said 182.675 acre tract and along the west line of said Green tract to a one-half inch iron rod found for corner, said point being the northwest corner of said 8.8749 acre tract;

THENCE North 81 degrees 42 minutes 02 seconds East, 1013.83 feet along the north line of said 8.8749 acre tract and along the south line of said Green tract to a one-half inch iron rod set for corner, said point being in the northwest line of that 4.848 acre tract of land conveyed to the State of Texas as recorded in Volume 8185, Page 5047, Collin County Deed Records, said point being in the southwest line of State Highway No. 121 (suitable with right-of-way);

THENCE along northwest line of State Highway No. 121 as follows:

South 48 degrees 18 minutes 31 seconds West, 2065.77 feet to a one-half inch iron rod found for corner in the west line of said 8.8749 acre tract, said point being in the east line of said 182.675 acre tract;

South 65 degrees 16 minutes 55 seconds West, 802.77 feet to a five-eighths inch iron rod found for corner, said point being the southwest corner of that 78.48 acre tract of land conveyed to Tournament Players Club at Craig Ranch, L.P. as recorded in Volume 5080, Page 3215, Collin County Deed Records;

THENCE along the east line of said 78.48 acre tract as follows:

Northwesterly, 1687.28 feet along a curve to the right having a central angle of 23 degrees 16 minutes 14 seconds, a radius of 2820.00 feet, a tangent of 273.37 feet, whose chord bears North 10 degrees 49 minutes 10 seconds West, 1678.49 feet to a five-eighths inch iron rod found for corner;

North 06 degrees 49 minutes 57 seconds East, 305.11 feet to a five-eighths inch iron rod found for corner;

North 43 degrees 51 minutes 43 seconds West, 711.86 feet to a five-eighths inch iron rod found for corner;

North 11 degrees 52 minutes 22 seconds East, 80.39 feet to a five-eighths inch iron rod found for corner;

North 78 degrees 11 minutes 15 seconds West, 138.50 feet to a five-eighths inch iron rod found for corner;

THENCE South 80 degrees 49 minutes 28 seconds West, 1044.92 feet to a five-eighths inch iron rod found at the southwest corner of said 78.48 acre tract, said point being in the west line of said 80.352 acre tract, said point being in the west line of that 285.348 acre tract of land conveyed to VCM Partners, L.P. as recorded in Volume 5080, Page 3215, Collin County Deed Records;

THENCE North 00 degrees 44 minutes 02 seconds West, 80.88 feet along the west line of said 80.352 acre tract and along the east line of said 285.348 acre tract to a five-eighths inch iron rod found for corner, said point being the most easterly southwest corner of that 183.80 acre tract of land conveyed to Tournament Players Club at Craig Ranch, L.P. as recorded in Volume 5080, Page 3215, Collin County Deed Records;

THENCE along the south and east line of said 153.80 acre tract as follows:

North 28 degrees 48 minutes 26 seconds East, 878.88 feet to a five-eighths inch iron rod found for corner;

Northwesterly, 281.39 feet along a curve to the left having a central angle of 68 degrees 58 minutes 58 seconds, a radius of 328.00 feet, a tangent of 223.36 feet, whose chord bears North 48 degrees 38 minutes 27 seconds East, 588.18 feet to a five-eighths inch iron rod found for corner;

North 11 degrees 49 minutes 29 seconds East, 422.22 feet to a five-eighths inch iron rod found for corner;

North 58 degrees 11 minutes 75 seconds East, 788.48 feet to a five-eighths inch iron rod found for corner;

North 31 degrees 48 minutes 46 seconds West, 453.05 feet to a five-eighths inch iron rod found for corner;

THENCE North 58 degrees 11 minutes 15 seconds East, 70.80 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 214.80 feet along a curve to the right having a central angle of 32 degrees 21 minutes 48 seconds, a radius of 378.00 feet, a tangent of 102.08 feet, whose chord bears North 15 degrees 37 minutes 37 seconds West, 211.24 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 32 minutes 34 seconds East, 154.34 feet to a one-half inch iron rod set for corner;

THENCE North 88 degrees 50 minutes 38 seconds West, 44.48 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 256.47 feet along a curve to the right having a central angle of 45 degrees 59 minutes 35 seconds, a radius of 315.58 feet, a tangent of 135.80 feet, whose chord bears North 24 degrees 52 minutes 28 seconds East, 249.84 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 182.73 feet along a curve to the left having a central angle of 31 degrees 11 minutes 50 seconds, a radius of 282.50 feet, a tangent of 78.31 feet, whose chord bears North 32 degrees 16 minutes 21 seconds East, 159.45 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 402.40 feet along a curve to the right having a central angle of 45 degrees 08 minutes 42 seconds, a radius of 800.00 feet, a tangent of 212.61 feet, whose chord bears North 38 degrees 43 minutes 47 seconds East, 381.63 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 181.69 feet along a curve to the left having a central angle of 37 degrees 06 minutes 48 seconds, a radius of 280.00 feet, a tangent of 94.36 feet, whose chord bears North 44 degrees 13 minutes 45 seconds East, 178.53 feet to a one-half inch iron rod set for corner;

TRACT 7

THENCE North 25 degrees 40 minutes 22 seconds East, 384.83 feet to a one-half inch iron rod set for corner in the north line of said 128.558 acre tract, said point being in the south line of tract 128.946 acre tract of land conveyed to Paul Baker, et al as recorded in Volume 1062, Page 107, Collin County Deed Records;

THENCE North 88 degrees 18 minutes 47 seconds East, 2948.75 feet along the south line of said 130.946 acre tract to a PK nail set at the northeast corner of said 128.558 acre tract;

THENCE South 01 degrees 06 minutes 08 seconds East, 612.57 feet along the east line of said 128.558 acre tract to a five-eighths inch iron rod found for corner, said point being the northwest corner of said 180.084 acre tract;

THENCE North 89 degrees 06 minutes 11 seconds East, 418.29 feet along the north line of said 180.084 acre tract to a one-half inch iron rod found for corner, said point being the west, westerly northwest corner of said North Texas Athletic Center at Craig Ranch, said point being in the south line of tract 78.71 acre tract of land conveyed to Collin Investments, Ltd. as recorded in Document Number 98-0601830, Collin County Deed Records;

THENCE along the west line of said North Texas Athletic Center at Craig Ranch as follows:

South 00 degrees 51 minutes 49 seconds East, 582.85 feet to a one-half inch iron rod found for corner;

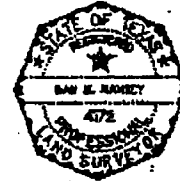
South 88 degrees 48 minutes 18 seconds West, 412.85 feet to a one-half inch iron rod found for corner;

South 01 degree 18 minutes 31 seconds East, 747.88 feet to the POINT OF BEGINNING and containing 14,375,387 square feet or 330.018 acres.

SURVEYOR'S CERTIFICATE

The plat and description as shown herein is a true and accurate representation, to the best of my knowledge and belief, of the property as determined by an on-the-ground survey performed under my supervision during the month of November, 2023.


Dan H. Rainey, R.P.L.S. No. 4172



TRACT 8

LEGAL DESCRIPTION

BEING all that tract of land in the City of McKinney, Collin County, Texas, and being a part of the J.J. NAUGLE SURVEY, ABSTRACT NUMBER 862, and being a part of that 132.860 acre tract of land conveyed to Craig Ranch II, L.P. as recorded in Volume 4757, Page 2153, Collin County Deed Records, and being further described as follows:

BEGINNING at a five-eighths inch iron rod found at the southeast corner of said 132.860 acre tract, said point being in the center of County Road 154;

THENCE South 89 degrees 33 minutes 04 seconds West, 572.35 feet along the south line of said 132.860 acre tract to a five-eighths inch iron rod found for corner, said point being in an east line of that 258.695 acre tract of land conveyed to D.R. Horton-Texas, Ltd. as recorded in Volume 4899, Page 1171, Collin County Deed Records;

THENCE North 00 degrees 39 minutes 44 seconds West, 323.57 feet along an east line of said 258.695 acre tract to a one-half inch iron rod found for corner, said point being the south corner of that tract of land conveyed to D.R. Horton-Texas, Ltd. as recorded in Volume 5270, Page 4269, Collin County Deed Records;

THENCE along the east line of said Tract Two as follows:

Northeasterly, 47.88 feet along a curve to the right having a central angle of 15 degrees 40 minutes 05 seconds, a radius of 175.00 feet, a tangent of 24.08 feet, whose chord bears North 14 degrees 42 minutes 11 seconds East, 47.71 feet to a one-half inch iron rod found for corner;

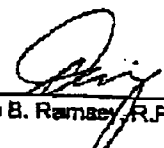
North 22 degrees 32 minutes 14 seconds East, 217.15 feet to a one-half inch iron rod found for corner, said point being in a south line of said 258.695 acre tract;

THENCE North 88 degrees 20 minutes 16 seconds East, 474.15 feet along a south line of said 258.695 acre tract to a 60D nail found for corner; said point being in the east line of said 132.860 acre tract, said point being in the center of County Road 154;

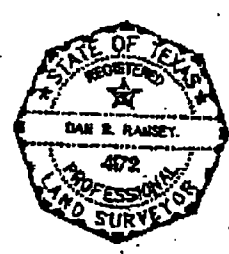
THENCE South 00 degrees 39 minutes 46 seconds East, 571.30 along the east line of said 132.860 acre tract to the POINT OF BEGINNING and containing 315,073 square feet or 7.233 acres of land.

SURVEYOR'S CERTIFICATE

The plat and description as shown hereon is a true and accurate representation, to the best of my knowledge and belief, of the property as determined by an on-the-ground survey performed under my supervision during the month of October, 2003.



Dan B. Ramsey, R.P.L.S. No. 4172



TRACT 9

METES AND BOUNDS

WHEREAS VCIM PARTNERS, L.P. is the owner of a 3.90 acre tract of land situated in the R.C. Ingraham Survey, Abstract No. 461 and being a portion of that tract of land described as Tract 4 in deed to Craig Ranch II, LP, as recorded in Volume 4757, Page 2174, Collin County Deed Records, and being more particularly described as follows:

BEGINNING at a point at the northeast corner of Lot 1, Block A of the VCIM Addition,

THENCE North 71 degrees 01 minutes 42 seconds East, 137.97 feet along the south line of Twin Oaks Drive to a point for corner;

Northeasterly, 153.25 feet along a curve to the right having a delta angle of 18 degrees 14 minutes 19 seconds, a radius of 451.43 feet, whose chord is 152.60 feet along the south line of Twin Oaks Drive to a point for corner;

THENCE North 89 degrees 26 minutes 34 seconds East, 105.52 feet along the south line of Twin Oaks Drive to a point for corner;

THENCE South 00 degrees 17 minutes 33 seconds East, 466.89 feet to a point for corner;

THENCE South 89 degrees 26 minutes 55 seconds West, 443.10 feet to a point for corner;

THENCE North 00 degrees 38 minutes 10 seconds West, 24.97 feet along east line of Arroyo Trail to a point for corner;

THENCE North 45 degrees 34 minutes 48 seconds West, 35.34 feet along east line of Arroyo Trail to a point for corner;

THENCE North 00 degrees 33 minutes 26 seconds West, 23.71 feet along east line of Arroyo Trail to a point for corner;

Northwesterly, 22.77 feet along a curve to the left having a delta angle of 4 degrees 00 minutes 30 seconds, a radius of 325.47 feet, whose chord is 22.77 feet along east line of Arroyo Trail to a point for corner;

THENCE North 71 degrees 01 minutes 42 seconds East, 175.21 feet to a point for corner;

THENCE North 18 degrees 58 minutes 18 seconds West, 260.66 feet to the POINT OF BEGINNING and containing 169,938 square feet or 3.90 acres of land, more or less.

TRACT 10

BEING all that tract of land in the City of McKinney, Collin County, Texas, a part of the R.C. INGRAHAM SURVEY, ABSTRACT No. 461, and being a part of that tract of land conveyed to Craig Ranch II, L.P. described as Tract 4 as recorded in Volume 4757, Page 2174, Collin County Deed Records, and being further described as follows:

COMMENCING at a one and one-half inch iron rod found at the southwest corner of said Tract 4, said point being the southeast corner of that 20.722 acre tract of land conveyed to Richard Dill as recorded in Volume 5262, Page 4320, Collin County Deed Records, said point being in the north line of F.M. 720 (variable width right-of-way);

THENCE North 41 deg. 06 min. 02 sec. East, 129.60 feet to a one-half inch iron rod set for corner at the POINT OF BEGINNING of this tract of land, said point being in the east line of Arroyo Trail (variable width right-of-way);

THENCE along the east line of Arroyo Trail as follows:

Northwesterly, 81.72 feet along a curve to the left having a central angle of 14 deg. 24 min. 24 sec., a radius of 325.00 feet, a tangent of 41.08 feet, whose chord bears North 11 deg. 46 min. 32 sec. West, 87.51 feet to a one-half inch iron found for corner;

North 18 deg. 58 min. 18 sec. West, 179.80 feet to a one-half inch iron found for corner, said point being the intersection of the east line of Arroyo Trail with the south line of Twin Oaks Drive (46 foot right-of-way);

THENCE North 71 deg. 01 min. 42 sec. East, 165.00 feet along the south line of Twin Oaks Drive to a one-half inch iron set for corner;

THENCE South 18 deg. 58 min. 18 sec. East, 260.66 feet to a one-half inch iron set for corner;

THENCE South 71 deg. 01 min. 42 sec. West, 175.21 feet to the POINT OF BEGINNING and containing 43,282 square feet or 0.994 acres of land.

NOW ALSO KNOWN AS:

Lot 1, Block A, of Final Plat of Lot 1, Block A of the VCM ADDITION, an Addition to the City of McKinney, COLLIN County, Texas, according to the map or plat thereof, recorded in Volume P, Page 90, of the Map and Plat Records of COLLIN County, Texas.

TRACT 11

LEGAL DESCRIPTION

BEING of that tract of land in the City of McKinney, Collin County, Texas, and being a part of the JOHN PHILIPS SURVEY, ABSTRACT NUMBER 718, and being a part of that tract of land conveyed to Johnson Centre, Ltd. as recorded in Volume 4905, Page 2480, Collin County Deed Records, a part of that 180.081 acre tract of land conveyed to Craig Ranch II, L.P. as recorded in Volume 4952, Page 1219, Collin County Deed Records, and being further described as follows:

BEGINNING at a TX DOT monument found for corner in the north line of said Johnson Centre tract, said point being in the south line of said 180.081 acre tract, said point being the most northerly northwest corner of that tract of land conveyed to the State of Texas as recorded in Volume 4991, Page 2820, Collin County Deed Records, said point being in the north line of State Highway No. 121 (a variable width right-of-way);

THENCE along the north line of State Highway No. 121 as follows:

South 64 degrees 32 minutes 45 seconds West, 382.22 feet to a TX DOT monument found for corner;
South 69 degrees 04 minutes 19 seconds West, 204.17 feet to a one-half inch iron rod set for corner;

THENCE North 25 degrees 07 minutes 42 seconds West, 485.08 feet to a one-half inch iron rod set for corner;

THENCE North 64 degrees 52 minutes 18 seconds East, 541.05 feet to a one-half inch iron rod set for corner;

THENCE South 30 degrees 09 minutes 56 seconds East, 509.82 feet to the POINT OF BEGINNING and containing 285,489 square feet or 6.554 acres of land.

SURVEYOR'S CERTIFICATE

The plot and description as shown hereon is a true and accurate representation, to the best of my knowledge and belief, of the property as determined by an on-the-ground survey performed under my supervision during the month of September, 2003.

Don B. Ramsey, R.P.L.S. No. 4172

TRACT 12

BEING a 258.695 acre tract of land out of the R.C. Ingraham Survey, Abstract No. 461 and the J. J. Naugle Survey, Abstract No. 662 in Collin County, Texas and being part of the 157.859 acre tract of land described as Tract Four in deed to Craig Ranch II, L.P., recorded in County Clerk's File No. 2000-0103212 of the Land Records of Collin County, Texas, part of the 132.860 acre tract of land described in deed to Craig Ranch II, L.P., recorded in County Clerk's File No. 2000-0103208 of the Land Records of Collin County, Texas and being more particularly described as follows (Bearings system based on the monuments found along the Northerly right-of-way line of State Highway 121 per the map at TxDOT):

BEGINNING at a 5/8" KHA iron rod set in the West line of the beforementioned 157.859 acre tract and the East line of the 155.3404 acre tract of land described in deed to Jerry A. McCutchin and Sharon L. McCutchin, recorded in Volume 3440, Page 128 of the Land Records of Collin County, Texas, from which a 1 1/2" iron pipe found in the North right-of-way line of F.M. Highway 720 for the Southwest corner of the said 157.859 acre tract and the Southeast corner of the said 155.3404 acre tract bears South 00 deg. 17 min. 31 sec. East, a distance of 513.01 feet;

THENCE North 00 deg. 17 min. 31 sec. West, along the East line of the said 155.3404 acre tract and the West line of the said 157.859 acre tract passing a fence post for the Northwest corner of the 157.859 acre tract at 2086.3 feet, in all a total distance of 2092.08 feet to a 5/8 inch KHA capped iron rod set in the South line of the beforementioned 132.860 acre tract and the called South line of the J.J. Naugle Survey;

THENCE South 89 deg. 33 min. 04 sec. West, along the South line of the said 132.860 acre tract and the said South line of Naugle Survey, a distance of 318.57 feet to a 1/2 inch iron rod found for the Southwest corner of the 132.860 acre tract and the Southeast corner of the tract of land described in deed to Hank Haney Golf Ranch, recorded in Volume 3705, Page 409 of the Land Records of Collin County, Texas;

THENCE North 00 deg. 24 min. 21 sec. West, along the East line of the Hank Haney Golf Ranch tract and the West line of the said 132.860 acre tract, a distance of 1066.59 feet to a 1/2 inch iron rod found for a corner of the 132.860 acre tract and the Northeast corner of said Golf Ranch tract;

THENCE North 00 deg. 37 min. 25 sec. West, along the East line of a tract of land described in deed to Badmore, Inc. recorded in County Clerk's File No. 94-0004639 of the Land Records of Collin County, Texas and the West line of the said 132.860 acre tract, a distance of 879.19 feet to a 1/2 inch iron rod found for the Northwest corner of the 132.860 acre tract;

THENCE North 89 deg. 12 min. 21 sec. East, along the South line of a tract of land described in deed to Westerra Stonebridge, L.P., recorded in County Clerk's File No. 96-0106740 of the Land Records of Collin County, Texas and the North line of the said 132.860 acre tract, a distance of 2959.04 feet to a 5/8 inch iron rod found for the Northeast corner of the 132.860 acre tract, said point being in the called centerline of County Road 154 and the called East line of said Naugle Survey;

THENCE South 00 deg. 39 min. 46 sec. East, along the said centerline and the said East line of Naugle Survey, a distance of 1392.32 feet to a 5/8" KHA capped iron rod set for corner;

(Continued)

TRACT 12

LEGAL DESCRIPTION

THENCE leaving the said centerline of County Road 154 and said East line as follows:

South 89 deg. 20 min. 16 sec. West, a distance of 572.34 feet to a 5/8" KHA capped iron rod set for corner;

South 00 deg. 39 min. 44 sec. East, a distance of 569.17 feet to a 5/8" KHA capped iron rod set for corner in the South line of the said 132.860 acre tract and the said Naugle Survey;

THENCE North 89 deg. 33 min. 04 sec. East, a distance of 556.49 feet to a 5/8" KHA capped iron rod set for corner in the called West line of County Road No. 154 and the East line of the 157.859 acre tract;

THENCE South 00 deg. 52 min. 11 sec. East, along the called West line of County Road No. 154, a distance of 1712.01 feet to a 5/8" KHA capped iron rod set for corner;

THENCE leaving the said West line of County Road 154 and said East line of the 157.859 acre tract as follows:

South 89 deg. 33 min. 04 sec. West, a distance of 882.66 feet to a 5/8" KHA capped iron rod set for corner;

South 00 deg. 30 min. 07 sec. East, a distance of 889.47 feet to a 5/8" KHA capped iron rod set for corner in the South line of the said 157.859 acre tract and the North right-of-way line of P.M. Highway 720;

THENCE South 89 deg. 26 min. 34 sec. West, along the said North right-of-way line, a distance of 1212.75 feet to a 5/8" KHA capped iron rod set for corner;

THENCE leaving the North right-of-way line of P.M. Highway 720 as follows:

North 01 deg. 17 min. 33 sec. West, a distance of 509.08 feet to a 5/8" KHA capped iron rod set for corner;

South 89 deg. 49 min. 01 sec. West, a distance of 555.13 feet to the POINT OF BEGINNING and containing 258.695 acres of land, more or less.

TRACT 13

BEING all that tract of land in the City of McKinney, Collin County, Texas, a part of the John Phillips Survey, Abstract No. 718, and being a part of a 160.081 acre tract of land conveyed to Craig Ranch II, L.P. as recorded in Volume 4952, Page 1219, Collin County Deed Records, and being further described as follows:

COMMENCING at a five-eighths inch iron rod found at the northwest corner of said 160.081 acre tract, said point being in the east line of a tract of land described as Tract One, conveyed to Craig Ranch II, L.P. as described in Volume 4757, Page 2174, Collin County Deed Records, said point being in the center of County Road No. 148 (a asphalt road);

THENCE North 89 degrees 09 minutes 05 seconds East, 418.20 feet along the north line of said 160.081 acre tract of land to a one-half inch iron rod set for the POINT OF BEGINNING, said point being in the south line of a tract of land conveyed to Collin Investments, Ltd. as recorded in Clerk's Document Number 95-0001950, Collin County Deed Records;

THENCE North 89 degrees 09 minutes 05 seconds East, 685.35 feet along the north line of said 160.081 acre tract of land and the south line of said Collin Investments tract of land to a one-half inch iron rod set for corner;

THENCE South 18 degrees 44 minutes 03 seconds East, 143.17 feet to a one-half inch iron rod set for corner;

THENCE South 12 degrees 32 minutes 05 seconds East, 81.27 feet to a one-half inch iron rod set for corner;

THENCE South 02 degrees 17 minutes 30 seconds East, 73.51 feet to a one-half inch iron rod set for corner;

THENCE South 01 degrees 19 minutes 58 seconds West, 126.37 feet to a one-half inch iron rod set for corner;

THENCE South 13 degrees 00 minutes 02 seconds East, 117.60 feet to a one-half inch iron rod set for corner;

THENCE South 08 degrees 15 minutes 48 seconds East, 184.07 feet to a one-half inch iron rod set for corner;

THENCE South 13 degrees 00 minutes 02 seconds East, 196.00 feet to a one-half inch iron rod set for corner;

THENCE South 17 degrees 02 minutes 44 seconds East, 190.53 feet to a one-half inch iron rod set for corner;

TRACT 13

THENCE South 04 degrees 34 minutes 34 seconds East, 73.69 feet to a one-half inch iron rod set for corner;

THENCE South 14 degrees 32 minutes 28 seconds West, 81.95 feet to a one-half inch iron rod set for corner;

THENCE South 10 degrees 29 minutes 47 seconds West, 80.68 feet to a one-half inch iron rod set for corner;

THENCE South 08 degrees 45 minutes 01 seconds East, 77.29 feet to a one-half inch iron rod set for corner;

THENCE South 52 degrees 42 minutes 34 seconds East, 77.59 feet to a one-half inch iron rod set for corner;

THENCE South 41 degrees 30 minutes 37 seconds East, 102.01 feet to a one-half inch iron rod set for corner;

THENCE South 23 degrees 58 minutes 22 seconds East, 85.82 feet to a one-half inch iron rod set for corner;

THENCE South 04 degrees 38 minutes 16 seconds East, 109.97 feet to a one-half inch iron rod set for corner;

THENCE South 14 degrees 28 minutes 37 seconds East, 94.07 feet to a one-half inch iron rod set for corner;

THENCE South 48 degrees 54 minutes 51 seconds East, 183.30 feet to a one-half inch iron rod set for corner;

THENCE South 46 degrees 51 minutes 41 seconds East, 128.91 feet to a one-half inch iron rod set for corner;

THENCE South 33 degrees 14 minutes 40 seconds East, 101.88 feet to a one-half inch iron rod set for corner;

THENCE South 25 degrees 06 minutes 47 seconds East, 97.37 feet to a one-half inch iron rod set for corner;

THENCE South 64 degrees 53 minutes 13 seconds West, 1173.25 feet to a one-half inch iron rod set for corner, said iron being in the south line of said 160.081 acre tract of land and in the north line of a tract of land conveyed to Johnson Centre, LTD. as recorded in Volume 4505, Page 2460, Collin County Deed Records;

THENCE South 89 degrees 02 minutes 33 seconds West, 713.95 feet along the south line of said

TRACT 13

160.081 acre tract of land and the north line of said Johnson tract of land to a five-eighths inch iron rod found for the southwest corner of said 160.081 acre tract of land, and being the northwest corner of said Johnson tract of land, and being in the east line of a tract of land conveyed to Windswept Place South, LTD. as recorded in Clerk's Document Number 96-0006543, Collin County Deed Records, said point being in the center of County Road No. 148;

THENCE North 00 degrees 56 minutes 39 seconds West, 481.50 feet passing a one-half inch iron rod found for the northeast corner of said Windswept Place South tract of land, said point being the southeast corner of a tract of land conveyed to Windswept Place North, LTD. as recorded in Clerk's Document Number 96-0006535, Collin County Deed Records, in all a total distance of 1358.44 feet along the west line of said 160.081 acre tract of land and along the center of said County Road No. 148 to a five-eighths inch iron rod found for the northeast corner of said Windswept Place North tract of land, said point being the southeast corner of said Tract One;

THENCE North 01 degrees 18 minutes 37 seconds West, 747.93 feet along the west line of said 160.081 acre tract of land and along the east line of said Tract One, and along the center of said County Road No. 148 to a one-half inch iron rod set for corner;

THENCE North 88 degrees 49 minutes 14 seconds East, 413.65 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 50 minutes 55 seconds West, 562.85 feet to the POINT OF BEGINNING and containing 3,267,315 square feet or 75.007 acres of land, more or less.

UNOFFICIAL

TRACT 14

BEING a 47.300 acre tract of land situated in the John W. Roberts Survey, Abstract Number 762, in the City of McKinney, Collin County, Texas and being a portion of a 10.000 acre tract of land described in a deed to Betty C. Williams recorded in Volume 3044, Page 916 of the Deed Records of Collin County, Texas (DRCCT) and being a portion of a 60.000 acre tract of land described in deed to William R. Wines recorded in Volume 4173, Page 2654 (DRCCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for the southeast corner of a 28.132 acre tract of land according to the deed recorded in Volume 4558, Page 617 (DRCCT) and being located in the westerly line of said 60.000 acre tract of land and being located in the new right-of-way line of State Highway No. 121 (a variable width right-of-way) described in a deed to the State of Texas recorded in Volume 4577, Page 2372 (DRCCT);

THENCE departing the new right-of-way line of said State Highway No. 121 North 00 degrees 02 minutes 25 seconds East a distance of 2,142.99 feet to a 5/8 inch iron rod set for the northwest corner of said 60.000 acre tract of land and being the northeast corner of said 28.132 acre tract of land and being located in the southerly line of a 39.1735 acre tract of land according to the deed recorded in Collin County Clerk's File No. 93-009696 (DRCCT);

THENCE along the northerly line of said 60.000 acre tract of land North 89 degrees 57 minutes 45 seconds East a passing distance of 607.82 feet to the southeast corner of said 39.1735 acre tract of land and the southwest corner of a tract of land described as "The Estate of Robert William Floyd, Deceased" according to the deed recorded in Volume 3878, Page 1487 (DRCCT), in all, a total distance of 761.79 feet to a 5/8 inch iron rod set for corner located in the future centerline of Stacy Road (a proposed 130 feet wide right-of-way);

THENCE along the centerline of said future Stacy Road South 24 degrees 51 minutes 10 seconds East a distance of 1,577.77 feet to a 5/8 inch iron rod set for corner in the new right-of-way line of said State Highway No. 121 according to the deed recorded in Volume 4552, Page 1366 (DRCCT);

THENCE along the new right-of-way line of said State Highway No. 121 as follows:

South 65 degrees 08 minutes 50 seconds West a distance of 74.42 feet to a concrete monument (Tx DOT No. 798) found for corner;

South 28 degrees 16 minutes 39 seconds West a distance of 25.00 feet to a 5/8 inch iron rod set for corner;

South 65 degrees 08 minutes 50 seconds West a passing distance of 71.23 feet to a concrete monument (Tx DOT No. 805) found for corner located in the westerly line of said 10.000 acre tract of land and the easterly line of said 60.000 acre tract of land, in all, a total distance of 460.31 feet to a concrete monument (Tx DOT No. 779) found for corner;

TRACT 14

THENCE South 68 degrees 20 minutes 41 seconds West a distance of 333.72 feet to a 5/8 inch iron rod set for corner;

THENCE South 61 degrees 05 minutes 31 seconds West a distance of 707.33 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 47.300 acres or 2,060,406 square feet of land, more or less.

UNOFFICIAL

TRACT 15

BEING all that tract of land in the City of McKinney, Collin county, Texas, a part of the George White Survey, Abstract No. 993, a part of a 45.643 acre tract of land conveyed to Rowlett 46, LLC as recorded in Volume 4963, Page 3243, Collin county Deed Records, and being further described as follows:

BEGINNING at a one and one-half inch iron pipe found at the southeast corner of said 45.643 acre tract, said point being the southwest corner of a tract of land conveyed to Craig Ranch II, L.P. described as Tract 4 as recorded in Volume 4757, Page 2174, Collin County Deed Records, said point being in the North line of F.M. 720 (80 foot right-of-way);

THENCE South 89 degrees 05 minutes 06 seconds West, along the south line of said 45.643 acre tract and the north line of F.M. 720, passing at 139.76 feet a five-eighths inch iron rod found, in all a total distance of 323.04 feet to the southwest corner of said 45.643 acre tract; said point being in the centerline of Rowlett Creek;

THENCE along the centerline of Rowlett Creek and the west line of said 45.643 acre tract as follows:

North 28 degrees 05 minutes 59 seconds West, 441.17 feet to a point for corner;
 North 26 degrees 29 minutes 21 seconds West, 626.19 feet to a point for corner;
 North 22 degrees 28 minutes 57 seconds West, 170.55 feet to a point for corner;
 North 16 degrees 24 minutes 12 seconds West, 107.20 feet to a point for corner;
 North 21 degrees 22 minutes 13 seconds West, 89.29 feet to a point for corner;
 North 13 degrees 14 minutes 12 seconds West, 117.11 feet to a point for corner;
 North 12 degrees 53 minutes 16 seconds East, 84.08 feet to a point for corner;
 North 30 degrees 25 minutes 44 seconds East, 101.22 feet to a point for corner;
 North 28 degrees 47 minutes 35 seconds East, 202.47 feet to a point for corner;
 North 03 degrees 22 minutes 54 seconds West, 136.67 feet to a point for corner;
 North 09 degrees 23 minutes 44 seconds West, 174.74 feet to a point for corner;
 North 17 degrees 51 minutes 01 seconds West, 153.75 feet to a point for corner;
 North 29 degrees 19 minutes 14 seconds West, 155.76 feet to a point for corner;
 North 14 degrees 02 minutes 10 seconds West, 81.82 feet to a point for corner;
 North 01 degree 46 minutes 15 seconds East, 164.74 feet to the northwest corner of said 45.643 acre tract;

THENCE North 89 degrees 03 minutes 46 seconds East, along the north line of said 45.643 acre tract, passing at 123.15 feet a five-eighths inch iron rod found, in all a total
 (Continued)

TRACT 15

LEGAL DESCRIPTION

distance of 395.47 feet to a one-half inch iron rod found at the northwest corner of a tract of land conveyed to Frisco Independent School District, described as Tract 1 as recorded in Volume 5025, Page 827, Collin County Deed Records;

THENCE South 00 degrees 17 minutes 31 seconds East, 518.63 feet to a one-half inch iron rod found at the southwest corner of said Tract 1;

THENCE North 89 degrees 42 minutes 29 seconds East, 563.75 feet to a one-half inch iron rod found at the southeast corner of said Tract 1, said point being in the east line of said 45.643 acre tract, said point being in the west line of a tract of land conveyed to D.R. Horton-Texas, Ltd. as recorded in Volume 4899, Page 1171, Collin County Deed Records;

THENCE South 00 degrees 17 minutes 31 seconds East, 2074.58 feet along the east line of said 45.643 acre tract to the POINT OF BEGINNING and containing 1,694,428 square feet or 38.890 acres of land.

UNOFFICIAL

TRACT 16

BEING a 18.069 acre tract of land out of the R.C. Ingraham Survey, Abstract No. 461, in Collin County, Texas and being part of the 157.859 acre tract of land described as Tract Four in deed to Craig Ranch II, Ltd., recorded in County Clerk's File No. 2000-0103212 of the Land Records of Collin County, Texas, and being more particularly described as follows (Bearings system based on the monuments found along the northerly right-of-way line of State Highway 121 per the map at TxDOT):

BEGINNING at a 5/8 inch KHA capped iron rod set in the called West line of County Road No. 154 for the North right-of-way line of F.M. Highway 270 for the Southeast corner of the said 157.859 acre tract;

THENCE along the said North right-of-way line as follows:

South 89 deg. 29 min. 34 sec. West, a distance of 670.56 feet to a 5/8" KHA capped iron rod set for corner;

South 89 deg. 26 min. 34 sec. West, a distance of 217.60 feet to a 5/8" KHA capped iron rod set for corner;

THENCE leaving the said North right-of-line as follows:

North 00 deg. 30 min. 07 sec. West, a distance of 889.47 feet to a 5/8" KHA capped iron rod set for corner;

North 89 deg. 33 min. 04 sec. East, a distance of 882.66 feet to a 5/8" KHA capped iron rod set in the called West line of County Road No. 154;

THENCE South 00 deg. 52 min. 11 sec., along the called West line of County Road No. 154, a distance of 888.39 feet to the POINT OF BEGINNING and containing 18.069 acres of land, more or less.

UNOFFICIAL

12 acres

SITUATED in the State of Texas, County of Collin, being part of the G.S. Baccus Survey, Abstract No. 95, being all of a 12.00 acre tract of land recorded in Volume 4067, Page 100 (CC# 97-0109749) of the Collin County Deed Records and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the east right-of-way line of Custer Road (F.M. Highway 2476 - 120 foot R.O.W.) marking the southwest corner of the premises herein described and the southwest corner of said 12 acre tract;

THENCE with the east right-of-way line of Custer Road, the west line of said premises and the west line of said 12 acre tract as follows:

North 00°11'08" East, 482.17 feet to a capped R.O.W. Monument found for corner;

North 00°02'29" East, 62.26 feet to a capped iron rod found (stamped R.P.L.S. 4051) marking the northwest corner of said premises;

THENCE departing said east right-of-way line and along the north line of said premises, North 89°47'08" East, 993.62 feet to a capped iron rod found (stamped R.P.L.S. 4051) marking its northeast corner;

THENCE with the east line of said premises, South 00°11'08" West, 528.01 feet to a capped iron rod found (stamped R.P.L.S. 4051) marking its southeast corner in the south line of said 50 acre tract;

THENCE with the south line of said premises and the south line of said 50 acre tract, South 89°59'31" West, 993.34 feet to the place of beginning and containing 522,720 square feet or 12.00 acres of land, more or less.

TRACT I:

23 acres

SITUATED in the State of Texas, County of COLLIN, being part of G. S. BACCUS SURVEY, ABSTRACT NO. 95, being part of a 35 acre tract of land recorded in Volume 4354, Page 1799 of the COLLIN County Land Records with said premises being more particularly described as follows:

BEGINNING at a point in the centerline of F. M. Road No. 720 marking the Northeast corner of said 35 acre tract, from which a 1/2 inch iron rod set for reference bears South 00 degrees 30 minutes 56 seconds West, 40.00 feet;

THENCE departing said roadway along the East line of said 35 acre tract and the West line of a McKinney SPCA Addition as follows:

South 00 degrees 30 minutes 56 seconds West, passing at 40.00 feet said reference 1/2 inch iron rod, passing at 45.00 feet a 5/8 inch reference iron rod and continuing for a total distance of 638.45 feet to a 1/2 inch iron rod found;

South 00 degrees 10 minutes 30 seconds West, 866.24 feet to a 1/2 inch iron rod found marking the Southeast corner of said 35 acre tract, the Southwest corner of said addition, and being in the North line of a 79.642 acre tract recorded in Volume 4767, Page 2157 of the COLLIN County Land Records;

THENCE with the South line of said 35 acre tract and the North line of said 79.642 acre tract, South 89 degrees 59 minutes 31 seconds West, 559.49 feet to a Round 1/2 inch capped iron set marking the Southwest corner of said premises and the Southeast corner of a 12.00 acre tract recorded under County Clerk No. 97-0109748 of the COLLIN County Land Records;

THENCE with a West line of said premises and the East line of said 12.00 acre tract, North 08 degrees 11 minutes 08 seconds East, 528.01 feet to a Round 1/2 inch capped iron set marking an interior of said premises and the Northeast corner of said 12.00 acre tract;

THENCE with a South line of said premises and the North line of said 12.00 acre tract, South 89 degrees 47 minutes 06 seconds West, 340.17 feet to a Round 1/2 inch capped iron set marking the most Westerly Southwest corner of said premises, an interior corner of said 35 acre tract and the Southwest corner of a 15.00 acre tract of land recorded in Volume 4422, Page 1179 of the COLLIN County Land Records;

THENCE with the Westerly line of said premises, 35 acre tract and the Easterly line of said 15.00 acre tract as follows:

North 00 degrees 12 minutes 52 seconds West, 260.06 feet to a Round 1/2 inch capped iron set;

North 44 degrees 47 minutes 06 seconds East, 220.00 feet to a Round 1/2 inch capped iron set;

North 00 degrees 12 minutes 52 seconds West, passing at 430.00 feet a Round 1/2 inch capped iron set for reference and continuing for a total distance of 470.00 feet to the Northwest corner of said premises in the centerline of F.M. 720;

THENCE with the centerline of F.M. 720 along the North line of said 35 acre tract, North 89 degrees 47 minutes 06 seconds East, 753.17 feet to the POINT OF BEGINNING and containing 23.00 acres of land, more or less.

TRACT II:

Non-exclusive easement for utility purposes over and across the following described property created in Special Warranty Deed dated September 23, 1997, executed by Gallatin Partnership Fund, Ltd., to Presbyterian Investors Fund, Inc., filed September 29, 1997, recorded under County Clerk's file number 97-0081808 (Volume 4007, Page 991), Deed Records of COLLIN County, Texas;

Situated in the State of Texas, County of COLLIN, being part of the B. S. BACCUS SURVEY, ABSTRACT NO. 95, being part of a 50 acre tract of land recorded under County Clerk No. 94-0103349 of the COLLIN County Deed Records and being more particularly described as follows:

COMMENCING for reference at the Northeast corner of said 50 acre tract, said corner being in the approximate centerline of F.M. Road No. 720;

THENCE with the approximate centerline of F.M. Road No. 720 and the North line of said 50 acre tract, South 89 degrees 47 minutes 08 seconds West, 752.72 feet to a point;

THENCE departing said centerline and North line of said 50 acre tract, South 00 degrees 12 minutes 52 seconds East, 40.00 feet to the POINT OF BEGINNING and the Northeast corner of the premises herein described, said corner being in the South line of said 1.436 acre road easement;

THENCE with the East line of said premises, South 00 degrees 12 minutes 52 seconds East, 15.00 feet to the Southeast corner of said premises;

THENCE parallel with and 15 feet South of the South line of said 1.436 acre tract, South 89 degrees 47 minutes 08 seconds West, 754.23 feet to a corner clip;

THENCE South 45 degrees 08 minutes 24 seconds West, 29.57 feet to a point 15 feet East of the East right-of-way line of Custer Road;

THENCE parallel to and 15 feet East of the East right-of-way line of Custer Road as follows:

South 00 degrees 02 minutes 29 seconds West, 161.30 feet;

South 00 degrees 50 minutes 13 seconds West, 360.03 feet;

South 00 degrees 02 minutes 29 seconds West, 259.51 feet to a point marking its most Southerly Southeast corner;

THENCE with the most Southerly South line of said premises, South 89 degrees 47 minutes 08 seconds West, 15.00 feet to a capped iron rod found (stamped R.P.L.S. 4051) in the East right-of-way line of Custer Road and the Westline of said 50 acre tract;

THENCE with the East right-of-way line of Custer Road and the West line of said 50 acre tract as follows:

North 00 degrees 02 minutes 29 seconds East, 258.58 feet;

North 00 degrees 50 minutes 13 seconds East, 360.03 feet;

North 00 degrees 02 minutes 29 seconds East, 167.53 feet to a corner clip;

THENCE North 45 degrees 08 minutes 24 seconds East, 42.05 feet to a point in the South line of said 1.436 acre road easement;

THENCE with the South line of said 1.436 acre tract, North 89 degrees 47 minutes 08 seconds East, 770.39 feet to the PLACE OF BEGINNING and CONTAINING 24,092 square feet or 0.553 acre of land,

more or less.

TRACT II:

Non-exclusive easement for utility purposes over and across the following described property created in Special Warranty Deed, executed by 158 Custer, Ltd., to Gallatin Partnership Fund, Ltd., recorded under County Clerk's File No. 94-0103349, Land Records, COLLIN County, Texas:

SITUATED in COLLIN County, Texas, in the G. S. BACCUS SURVEY, ABSTRACT NO. 95, being a resurvey of part of the 162.75 acres of land First Tract as described in a Deed from S. P. Bush, et al to Mrs. Pricie Allen dated December 7, 1918, recorded in Volume 182, Page 184 of the COLLIN County Deed Records, being described by metes and bounds as follows:

COMMENCING at a point in the North line of said Baccus Survey, in the center of Farm Road No. 720, at the Northeast corner of said 162.75 acre tract and the Northwest corner of a 74.993 acre tract;

THENCE South 0 degrees 14 minutes 35 seconds East, 40.0 feet to an existing iron pin found beside a corner post, in the East line of said 162.75 acre tract and in the South right of way line easement of Farm Road No. 720 for a PLACE OF BEGINNING;

THENCE South 0 degrees 14 minutes 36 seconds East, 15.0 feet with said East line to a point for a corner;

THENCE South 89 degrees 47 minutes 09 seconds West, 858.99 feet to a point in the East line of the 2.00 acres of land described in a Deed from Pricie Bush Allen to Clarence Lee Reynolds, Sr. recorded in Volume 735, Page 669 of the COLLIN County Deed Records;

THENCE North 0 degrees 27 minutes East, 15.0 feet with said East line to an existing iron pin found at the Northeast corner of said 2.00 acre tract, in the South right of way line easement of Farm Road No. 720 for a corner;

THENCE North 89 degrees 47 minutes 09 seconds East, 858.8 feet with said South right of way line easement to the PLACE OF BEGINNING and CONTAINING 0.2857 acre of land, more or less.

CRAIG RANCH NORTH

BEING ALL OF THE REAL PROPERTY described in Appendix A of the Declaration of Covenants, Conditions and Restrictions for Craig Ranch North, recorded on December 6, 2002, as Document No. 2002-0180938, In Volume 05311, Page 00445, Real Property Records, Collin County, Texas, as supplemented by the annexation instruments recorded on July 2, 2003, as Document No. 2003-0125076, In Volume 5451, Page 005491; on March 5, 2004, as Document No. 2004-0031143, In Volume 5620, Page 01974; and on September 8, 2005, as Document No. 2005-0126338, In Volume 05998, Page 04558, Real Property Records, Collin County, Texas, which real property has been (or is being) platted as follows:

PHASE 1A - Record Plat, Craig Ranch North, Phase 1A, recorded on October 22, 2002, as Document No. 2002-0152740, in Cabinet O, Slide 204, Plat Records, Collin County, Texas, including common areas and the following 70 house lots:

BLOCK A: LOTS 1 - 9
 BLOCK B: LOTS 1 - 15
 BLOCK C: LOTS 1 - 16

BLOCK D: LOTS 1 - 18
 BLOCK E: LOTS 1 - 5
 BLOCK F: LOTS 1 - 7

PHASE 1B - Record Plat, Craig Ranch North, Phase 1B, recorded on October 23, 2002, as Document No. 2002-0154261, in Cabinet O, Slide 214, Plat Records, Collin County, Texas, including common areas and the following 102 house lots:

BLOCK E: LOTS 6 - 18
 BLOCK F: LOTS 8 - 18
 BLOCK G: LOTS 1 - 12
 BLOCK I: LOTS 1 - 14

BLOCK J: LOTS 1 - 16
 BLOCK K: LOTS 1 - 22
 BLOCK L: LOTS 2 - 9
 BLOCK M: LOTS 1 - 6

PHASE 2A - Record Plat, Craig Ranch North, Phase 2A, recorded on May 2, 2003, as Document No. 2003-0080586, in Cabinet O, Slide 537, Plat Records, Collin County, Texas, including common areas and the following 119 house lots:

BLOCK L: LOTS 10 - 21
 BLOCK M: LOTS 7 - 16
 BLOCK N: LOTS 7 - 10
 BLOCK P: LOTS 1 - 20

BLOCK U: LOTS 1 - 26
 BLOCK W: LOTS 1 - 26
 BLOCK X: LOTS 11 - 20
 BLOCK Z: LOTS 20 - 30

PHASE 2B - Record Plat, Craig Ranch North, Phase 2B, recorded on November 4, 2003, as Document No. 2003-0219228, in Cabinet P, Slide 259, Plat Records, Collin County, Texas, including common areas and the following 104 house lots:

BLOCK AA: LOTS 1 - 25
 BLOCK AB: LOTS 1 - 24
 BLOCK AC: LOTS 1 - 24

BLOCK AD: LOTS 1 - 22
 BLOCK AE: LOTS 14 - 22

PHASE 2C - Record Plat, Craig Ranch North, Phase 2C, recorded on May 2, 2003, as Document No. 2003-0080579, in Cabinet O, Slide 535, Plat Records, Collin County, Texas, including common areas and the following 88 house lots:

BLOCK M: LOTS 17 - 20	BLOCK Q: LOTS 1 - 22
BLOCK N: LOTS 1 - 6	BLOCK R: LOTS 1 - 19
BLOCK O: LOTS 1 - 20	BLOCK S: LOTS 1 - 17

PHASE 3 - Record Plat, Craig Ranch North, Phase 3, recorded on September 23, 2004, as Document No. 2004-0140343, in Cabinet P, Slide 905, Plat Records, Collin County, Texas, including common areas and the following 60 house lots:

BLOCK CG: LOTS 1 - 10	BLOCK CK: LOTS 1 - 10
BLOCK CH: LOTS 1 - 14	BLOCK CL: LOTS 1 - 10
BLOCK CI: LOTS 1 - 6	BLOCK CM: LOTS 1 - 6
BLOCK CJ: LOTS 1 - 4	

PHASE 4 - Record Plat, Craig Ranch North, Phase 4, recorded on April 13, 2004, as Document No. 2004-0051837, in Cabinet P, Slide 594, Plat Records, Collin County, Texas, including common areas and the following 92 house lots:

BLOCK Y: LOTS 1 - 4	BLOCK AF: LOTS 1 - 22
BLOCK Z: LOTS 1 - 19	BLOCK AG: LOTS 1 - 30
BLOCK AE: LOTS 1 - 13	BLOCK AH: LOTS 1 - 4

PHASE 5 - Record Plat, Craig Ranch North, Phase 5, recorded on September 30, 2004, as Document No. 2004-0143396, in Cabinet P, Slide 921, Plat Records, Collin County, Texas, including common areas and the following 108 house lots:

BLOCK N: LOTS 11 - 20	BLOCK AJ: LOTS 1 - 16
BLOCK X: LOTS 1 - 10 + 21	BLOCK AK: LOTS 1 - 18
BLOCK Y: LOTS 5 - 22	BLOCK AL: LOTS 1 - 17
BLOCK AH: LOTS 5 - 22	

PHASE 6 - Record Plat, Craig Ranch North, Phase 6, recorded on July 8, 2004, as Document No. 2004-0100795, in Cabinet P, Slide 767, Plat Records, Collin County, Texas, including common areas and the following 123 house lots:

BLOCK G: LOTS 52 - 59	BLOCK X: LOTS 1 - 30
BLOCK Q: LOTS 14 - 17	BLOCK Y: LOTS 1 - 19
BLOCK S: LOTS 10 - 14	BLOCK Z: LOTS 1 - 16
BLOCK T: LOTS 10 - 16	BLOCK AA: LOTS 1 - 21
BLOCK W: LOTS 15 - 27	

PHASE 7 - Record Plat, Craig Ranch North, Phase 7, recorded on April 20, 2005, as Document No. 2005-0051425, in Cabinet Q, Slide 323, Plat Records, Collin County, Texas, including common areas and the following 141 house lots:

BLOCK G: LOTS 37 - 48	BLOCK S: LOTS 1 - 9 + 15 - 27
BLOCK K: LOTS 12 - 15	BLOCK T: LOTS 1 - 9 + 17 - 28
BLOCK Q: LOTS 1 - 13 + 18 - 27	BLOCK U: LOTS 11 - 21
BLOCK R: LOTS 2 - 6	BLOCK V: LOTS 1 - 25
	BLOCK W: LOTS 1 - 14 + 28 - 31

PHASE 8 - Record Plat, Craig Ranch North, Phase 8, recorded on April 20, 2005, as Document No. 2005-0051426, in Cabinet Q, Slide 325, Plat Records, Collin County, Texas, including common areas and the following 115 house lots:

BLOCK F: LOTS 8 - 18	BLOCK K: LOTS 1 - 11 + 16 - 26
BLOCK G: LOTS 11 - 36	BLOCK L: LOTS 1 - 11
BLOCK H: LOTS 1 - 19	BLOCK U: LOTS 1 - 10
BLOCK J: LOTS 1 - 16	

PHASE 9 - Record Plat, Craig Ranch North, Phase 9, recorded on October 20, 2005, as Document No. 2005-0148539, in Cabinet R, Slide 085, Plat Records, Collin County, Texas, including common areas and the following 103 house lots:

BLOCK A: LOTS 1 - 21	BLOCK F: LOTS 1 - 7 + 19 - 32
BLOCK B: LOTS 1 - 8	BLOCK G: LOTS 1 - 10
BLOCK D: LOTS 1 - 12	BLOCK H: LOTS 13 + 14
BLOCK E: LOTS 1 - 29	

PHASE 10 - Record Plat, Craig Ranch North, Phase 10, to be recorded in the Plat Records, Collin County, Texas, including common areas and house lots, which may consist of the following 115 house lots:

BLOCK B: LOTS 9 - 15	BLOCK M: LOTS 1 - 17
BLOCK C: LOTS 1 - 19	BLOCK N: LOTS 1 - 13
BLOCK D: LOTS 13 - 23	BLOCK P: LOTS 1 - 37
BLOCK L: LOTS 12 - 22	

PHASE 11 - Record Plat, Craig Ranch North, Phase 11, to be recorded in the Plat Records, Collin County, Texas, including common areas and house lots, which may consist of the following 103 house lots:

BLOCK A: LOTS 1 - 52	BLOCK D: LOTS 1 - 5
BLOCK B: LOTS 1 - 8	BLOCK H: LOTS 1 - 12 + 15 - 24
BLOCK C: LOTS 1 - 16	

(End of Exhibit A)

C. F. No. 44200066

BEING all that certain lot, tract or parcel of land out of the George F. Lucas Survey, Abstract No. 540 and the Oliver Hedgecoxe Survey, Abstract No. 392 in the City of McKinney, Texas, and being all or parts of the property described in deed to Collin Investments, Limited (known as McKinney Ranch, Ltd.) (called 79.71 acres) as recorded in County Clerks File Number 95-0001950 of the Land Records of Collin County, Texas, the property described in deed to Collin Investment, Limited (called 81.85 acres) as recorded in County Clerks File Number 95-0001951 of the Land Records of Collin County, Texas, and the property described in deed to McKinney Ranch, Ltd., (called 1.0003 acres) as recorded in Volume 5573 at Page 2572 of the Land Records of Collin County, Texas, and also being a part of the property described in deed to TCI McKinney Ranch by deed recorded in Volume 6074 at Page 5221 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found for the intersection of the proposed North right of way line of Collin McKinney Parkway as shown on the Preliminary Plat thereof, with the East line of County Road No. 148, said point being North 01° 19' 55" West at a distance of 60.00 feet from the Southwest corner of the aforesaid 79.71 acre tract recorded in County Clerks File Number 95-0001950 of the Land Records of Collin County, Texas and also being the Southwest corner of said TCI McKinney Ranch property;

THENCE North 01° 19' 55" West along the West line of said TCI McKinney Ranch tract and following along the East line of said County Road No. 148 and passing the Northwest corner of said 79.71 acre tract, same being the Southwest corner of the aforementioned 81.85 acre tract conveyed to Collin Investments by deed recorded in County Clerks File Number 95-0001951 and continuing in all for a distance of 2427.83 feet to a 5/8" iron rod found for corner, same being the Southwest corner of the aforementioned 1.0003 acre tract of land conveyed to McKinney Ranch by deed recorded in Volume 5573 at Page 2572 of the Land Records of Collin County, Texas;

THENCE North 01° 14' 28" West along the West line of said 1.0003 acre tract and continuing along the East line of said County Road No. 148 for a distance of 249.84 feet to a 5/8" iron rod found for the intersection of said East line of County Road No. 148 and the South right of way line of Proposed Stacy Road;

THENCE North 89° 30' 36" East and departing the East line of said County Road No. 148 and following along the South line of said proposed Stacy Road for a distance of 515.14 feet to a 5/8" iron rod found for corner;

THENCE South and departing the South right of way line of Proposed Stacy Road for a distance of 462.96 feet to a point for corner;

THENCE South 20° 49' 05" East for a distance of 459.21 feet to a point for corner;

THENCE South 17° 21' 27" East for a distance of 702.04 feet to a point for corner;

THENCE South 15° 32' 27" East for a distance of 1001.36 feet to a 5/8" iron rod set for corner in the North right of way line of the aforesaid Proposed Collin McKinney Parkway;

THENCE South 89° 08' 52" West and continuing along the proposed North right of way line of Collin McKinney Parkway for a distance of 1097.40 feet to the POINT OF BEGINNING, and CONTAINING 44.5294 ACRES OF LAND more or less.

UNOFFICIAL



BEING all that certain lot, tract or parcel of land out of the George F. Lucas Survey, Abstract No. 540 and the Oliver Hedgecoxe Survey, Abstract No. 392 in the City of McKinney, Texas, and being all or parts of the property described in deed to Collin Investments, Limited (now known as McKinney Ranch, Ltd.) (called 19.99 acres) as recorded in County Clerks File Number 93-009695 of the Land Records of Collin County, Texas, the property described in deed to Collin Investments, Limited (called 39.1735 acres) as recorded in County Clerks File Number 93-009696 of the Land Records of Collin County, Texas, the property described in deed to Collin Investment, Limited (called 79.71 acres) as recorded in County Clerks File Number 95-0001950 of the Land Records of Collin County, Texas, the property described in deed to Collin Investment, Limited (called 81.85 acres) as recorded in County Clerks File Number 95-0001951 of the Land Records of Collin County, Texas, and also being a part of the property described in deed to TCI McKinney Ranch by deed recorded in Volume 8074 at Page 6221 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found for the intersection of the proposed North right of way line of Collin McKinney Parkway as shown on the Preliminary Plat thereof, with the East line of County Road No. 148, said point being North 01° 19' 55" West at a distance of 60.00 feet from the Southwest corner of the aforesaid 79.71 acre tract recorded in County Clerks File Number 95-0001950 of the Land Records of Collin County, Texas and also being the Southwest corner of said TCI McKinney Ranch property;

THENCE North 01° 19' 55" West along the West line of said TCI McKinney Ranch tract and following along the East line of said County Road No. 148 and passing the Northwest corner of said 79.71 acre tract, same being the Southwest corner of the aforementioned 81.85 acre tract conveyed to Collin Investments by deed recorded in County Clerks File Number 95-0001951 and continuing in all for a distance of 2427.63 feet to a 5/8" iron rod found for corner, same being the Southwest corner of the aforementioned 1.0003 acre tract of land conveyed to McKinney Ranch by deed recorded in Volume 5573 at Page 2572 of the Land Records of Collin County, Texas;

THENCE North 01° 14' 28" West along the West line of said 1.0003 acre tract and continuing along the East line of said County Road No. 148 for a distance of 249.84 feet to a 5/8" iron rod found for the intersection of said East line of County Road No. 148 and the South right of way line of Proposed Stacy Road;

THENCE North 89° 30' 36" East and departing the East line of said County Road No. 148 and following along the South line of said proposed Stacy Road for a distance of 515.14 feet to the POINT OF BEGINNING for this description, said point being the beginning of a curve to the right having a central angle of 83° 58' 19" with a radius of 3435.00 feet and a chord bearing South 58° 30' 14" East at a distance of 3639.13 feet;

THENCE Southeasterly and continuing along said curve and following along the Southwesterly right of way line of said proposed Stacy Road to the right for an arc distance of 3835.28 feet to a 5/8" iron rod found for corner;

THENCE South 21° 48' 21" East and continuing along the proposed Southwest right of way line of Stacy Road for a distance of 150.00 feet to a 5/8" iron rod found for corner;

THENCE South 25° 22' 06" East and continuing along the proposed Southwest right of way line of Stacy Road for a distance of 126.68 feet to a 5/8" iron rod found for corner, said point being the beginning of a curve to the right having a central angle of 89° 57' 31" with a radius of 66.00 feet and a chord bearing South 19° 36' 52" West at a distance of 93.30 feet, said point also being the northerly terminus point of the aforesaid Collin McKinney Parkway as shown on the preliminary plat thereof;

THENCE Southwesterly along said curve to the right and following along the proposed North right of way line of Collin McKinney Parkway for a distance of 103.62 feet to a 5/8" iron rod found for corner;

THENCE South $64^{\circ} 35' 38''$ West and continuing along the proposed North right of way line of Collin McKinney Parkway for a distance of 80.48 feet to a $5/8''$ iron rod found for corner, said point being the beginning of a curve to the right having a central angle of $01^{\circ} 44' 05''$ with a radius of 2430.00 feet and a chord bearing South $65^{\circ} 27' 40''$ West at a distance of 73.57 feet;

THENCE Southwesterly along said curve to the right and continuing along the proposed North right of way line of Collin McKinney Parkway for an arc distance of 73.57 feet to a $5/8''$ iron rod found for corner;

THENCE South $64^{\circ} 17' 30''$ West and continuing along the proposed North right of way line of Collin McKinney Parkway for a distance of 150.62 feet to a $5/8''$ iron rod found for corner, said point being the beginning of a curve to the right having a central angle of $19^{\circ} 40' 20''$ with a radius of 2440.00 feet and a chord bearing South $79^{\circ} 42' 04''$ West at a distance of 833.65 feet;

THENCE Southwesterly along said curve to the right and continuing along the proposed North right of way line of Collin McKinney Parkway for an arc distance of 837.76 feet to a $5/8''$ iron rod set for corner;

THENCE South $89^{\circ} 32' 14''$ West and continuing along the proposed North right of way line of Collin McKinney Parkway for a distance of 1241.95 feet to a $5/8''$ iron rod set for corner;

THENCE South $89^{\circ} 08' 52''$ West and continuing along the proposed North right of way line of Collin McKinney Parkway for a distance of 221.38 feet to a $5/8''$ iron rod set for corner;

THENCE North $15^{\circ} 32' 27''$ West for a distance of 1001.36 feet to a $5/8''$ iron rod set for corner in the North right of way line of the aforesaid Proposed Collin McKinney Parkway;

THENCE North $17^{\circ} 21' 22''$ West for a distance of 702.04 feet to a point for corner;

THENCE North $20^{\circ} 49' 06''$ West for a distance of 459.21 feet to a point for corner;

THENCE North for a distance of 462.98 feet to the POINT OF BEGINNING, and CONTAINING 123.9424 ACRES OF LAND more or less.

DESCRIPTION OF PROPERTY

DESCRIPTION, of a 79.1201 acre tract of land situated in the John Phillips Survey, Abstract No. 718 and in the John W. Roberts Survey, Abstract No. 762, Collin County, Texas; said tract being all of Lot 1, Block A, McKinney Soccer Complex at Craig Ranch, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2006, Page 842 of the Plat Records of Collin County, Texas, part of the certain tract of land described in Deed to Craig Ranch II, L.P. recorded in Volume 4952, Page 1219 of the Deed Records of Collin County, Texas and part of that certain tract of land described in Deed to VCIM Partners, L.P. recorded in Volume 5008, Page 3635 of the said Deed Records; said 79.1201 acre tract being more particularly described as follows (bearing system is based on the said McKinney Soccer Complex at Craig Ranch addition):

BEGINNING, at a point in the northerly right-of-way line of Henneman Way (an 80-foot wide right-of-way); said point being the southwest corner of said Lot 1, Block A; said point also being the southeast corner of North Texas Athletic Complex at Craig Ranch, an addition to the City of McKinney according to the plat recorded in Cabinet P, Page 241 of the said Plat Records;

THENCE, departing the said northerly line of Henneman Way and along the common line between said McKinney Soccer Complex at Craig Ranch addition and said North Texas Athletic Complex at Craig Ranch addition, the following twenty one (21) calls:

North 25 degrees, 07 minutes, 42 seconds West, a distance of 57.36 feet to an angle point;

North 33 degrees, 15 minutes, 34 seconds West, a distance of 101.88 feet to an angle point;

North 46 degrees, 52 minutes, 35 seconds West, a distance of 128.91 feet to an angle point;

North 48 degrees, 55 minutes, 45 seconds West, a distance of 183.30 feet to an angle point;

North 14 degrees, 29 minutes, 31 seconds West, a distance of 94.07 feet to an angle point;

North 04 degrees, 39 minutes, 10 seconds West, a distance of 109.07 feet to an angle point;

North 23 degrees, 59 minutes, 16 seconds West, a distance of 86.82 feet to an angle point;

North 41 degrees, 31 minutes, 31 seconds West, a distance of 102.01 feet to an angle point;

North 52 degrees, 43 minutes, 28 seconds West, a distance of 77.59 feet to an angle point;

North 08 degrees, 45 minutes, 55 seconds West, a distance of 77.29 feet to an angle point;

North 10 degrees, 28 minutes, 53 seconds East, a distance of 80.68 feet to an angle point;

North 14 degrees, 31 minutes, 34 seconds East, a distance of 81.95 feet to an angle point;

North 04 degrees, 35 minutes, 28 seconds West, a distance of 73.69 feet to an angle point;

North 17 degrees, 03 minutes, 38 seconds West, a distance of 190.53 feet to an angle point;

North 13 degrees, 00 minutes, 56 seconds West, a distance of 196.00 feet to an angle point;

North 08 degrees, 16 minutes, 42 seconds West, a distance of 184.07 feet to an angle point;

North 13 degrees, 00 minutes, 57 seconds West, a distance of 117.60 feet to an angle point;

North 01 degrees, 19 minutes, 04 seconds East, a distance of 126.37 feet to an angle point;

North 02 degrees, 18 minutes, 24 seconds West, a distance of 73.51 feet to an angle point;

North 12 degrees, 32 minutes, 59 seconds West, a distance of 81.27 feet to an angle point;

North 18 degrees, 44 minutes, 57 seconds West, a distance of 80.12 feet to a point in the south right-of-way line of Collin McKinney Parkway (a 60-foot wide right-of-way); said point also being the northwest corner of said Lot 1, Block A;

THENCE, departing the said common line between McKinney Soccer Complex at Craig Ranch addition and North Texas Athletic Complex at Craig Ranch addition and along the said south line of Collin McKinney Parkway, the following three (3) calls:

North 89 degrees, 08 minutes, 11 seconds East, a distance of 220.07 feet to an angle point;

North 89 degrees, 31 minutes, 32 seconds East, a distance of 1242.79 feet to a point of the beginning of a tangent curve to the left;

In a northeasterly direction, along said curve to the left, having a central angle of 13 degrees, 45 minutes, 36 seconds, a radius of 2560.00 feet, a chord bearing and distance of North 82 degrees, 38 minutes, 44 seconds East, 613.33 feet, an arc distance of 614.80 feet to a point at the end of said curve;

THENCE, South 00 degrees, 38 minutes, 53 seconds East, departing the said south line of Collin McKinney Parkway and along the east line of said Lot 1, Block A and the east line of said VCIM Partners, L.P. tract, at a distance of 1062.09 feet passing a southeast corner of said Lot 1, Block A, continuing along said east line of VCIM Partners, L.P. tract in all a total distance of distance of 1517.16 feet to a point for corner in the said northerly line of Henneman Way;

THENCE, South 64 degrees, 52 minutes, 18 seconds West, along the said northerly line of Henneman Way, at a distance of 1011.54 feet passing a 1/2-inch iron rod found at a southeast corner of said Lot 1, Block A, continuing in all a total distance of 1546.05 feet to the POINT OF BEGINNING;

CONTAINING, 3,445,471 square feet or 79.1201 acres of land, more or less.

DESCRIPTION OF PROPERTY

DESCRIPTION, of a 15.8615 acre tract of land situated in the John Phillips Survey, Abstract No. 718 and in the John W. Roberts Survey, Abstract No. 762, Collin County, Texas; said tract being part of Lot 2, Block A, Boston Pizzeria Highway 121 Addition, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet Q, Page 506 of the Plat Records of Collin County, Texas, part of the certain tract of land described in Deed to Craig Ranch II, L.P. recorded in Volume 4952, Page 1219 of the Deed Records of Collin County, Texas and part of that certain tract of land described in Deed to VCIM Partners, L.P. recorded in Volume 5006, Page 3635 of the said Deed Records; said 15.8615 acre tract being more particularly described as follows (bearing system is based on the south right-of-way line of Henneman Way recorded in Volume 2007, Page 298 of the said Plat Records):

BEGINNING, at a point for corner in the southerly right-of-way line of Henneman Way (an 80-foot wide right-of-way), said point being the northernmost corner of that certain tract of land described as Tract 11 in Community Charter For Craig Ranch recorded in Volume 5625, Page 1378 of the said Deed Records; said point also being in the northwest line of said Lot 2, Block A;

THENCE, North 64 degrees, 52 minutes, 06 seconds East, along the said southerly line of Henneman Way and said northwest line of Lot 2, Block A, at a distance of 56.90 feet passing the northernmost corner of said Lot 2, Block A, continuing along said southerly line of Henneman Way, in all a total distance of 1508.49 feet to a 5/8-inch iron rod found for corner; said point being in the west line of that certain tract of land described in Deed to McKinney Seven Holdings recorded in Volume 5911, Page 5133 of the said Deed Records; said point also being in the east line of said VCIM Partners, L.P. tract;

THENCE, South 00 degrees, 29 minutes, 27 seconds East, departing the said southerly line of Henneman Way and along the common line between said VCIM Partners, L.P. tract and said to McKinney Seven Holdings tract, a distance of 537.58 feet to a 5/8-inch iron rod found for corner in the northerly right-of-way line of State Highway No. 121;

THENCE, along the said northerly line of State Highway No. 121, the following five (5) calls:

South 60 degrees, 30 minutes, 28 seconds West, a distance of 192.15 feet to a concrete monument found at an angle point;

South 64 degrees, 36 minutes, 24 seconds West, a distance of 933.85 feet to a point for corner;

North 87 degrees, 35 minutes, 02 seconds West, a distance of 19.95 feet to a concrete monument found for corner;

South 25 degrees, 11 minutes, 16 seconds East, a distance of 9.31 feet to a concrete monument found for corner;

South 64 degrees, 44 minutes, 11 seconds West, at a distance of 83.50 feet passing the easternmost corner of said Lot 2, Block A, continuing in all a total distance of 96.37 feet to a point for corner, said point also being the easternmost corner of said Tract 11;

THENCE, North 30 degrees, 10 minutes, 52 seconds West, departing the said northerly line of State Highway No. 121 and along the northeast line of said Tract 11, a distance of 509.79 feet to the POINT OF BEGINNING;

CONTAINING, 690,928 square feet or 15.8615 acres of land, more or less.

BEING a 108.412 acre tract of land situated in the George White Survey, Abstract Number 993 in the City of McKinney, Collin County, Texas and being a portion of a called 155.340 acre tract of land described by deed to Jerry A. and Sharon L. McCutchin as recorded in Volume 3440, Page 128 of the Deed Records of Collin County Texas (DRCCT) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said 155.340 acre tract of land and being located in the east right-of-way line of Custer Road (FM 2478);

THENCE along the north line of said 155.340 acre tract of land, NORTH $89^{\circ}40'41''$ EAST a distance of 1,645.40 feet to a point for corner near the center of Rowlett Creek;

THENCE departing the north line of said 155.340 acre tract of land and following the meanders of Rowlett Creek as follows:

SOUTH $01^{\circ}49'15''$ WEST a distance of 164.74 feet to a point for corner;
SOUTH $13^{\circ}53'10''$ EAST a distance of 81.82 feet to a point for corner;
SOUTH $29^{\circ}10'14''$ EAST a distance of 155.76 feet to a point for corner;
SOUTH $17^{\circ}42'01''$ EAST a distance of 153.75 feet to a point for corner;
SOUTH $09^{\circ}14'44''$ EAST a distance of 174.74 feet to a point for corner;
SOUTH $03^{\circ}13'54''$ EAST a distance of 136.67 feet to a point for corner;
SOUTH $28^{\circ}56'35''$ WEST a distance of 202.47 feet to a point for corner;
SOUTH $30^{\circ}34'44''$ WEST a distance of 101.32 feet to a point for corner;
SOUTH $13^{\circ}02'16''$ WEST a distance of 84.08 feet to a point for corner;
SOUTH $13^{\circ}05'12''$ EAST a distance of 117.11 feet to a point for corner;
SOUTH $21^{\circ}13'13''$ EAST a distance of 89.29 feet to a point for corner;
SOUTH $16^{\circ}15'12''$ EAST a distance of 107.20 feet to a point for corner;
SOUTH $22^{\circ}19'57''$ EAST a distance of 170.56 feet to a point for corner;
SOUTH $26^{\circ}20'21''$ EAST a distance of 626.18 feet to a point for corner;
SOUTH $27^{\circ}49'06''$ EAST a distance of 425.79 feet to a point for corner located in the north line of a 1.140 acre right-of-way dedication for FM Road 720;

THENCE along the north line of said 1.140 acre right-of-way dedication for FM Road 720 as follows:

SOUTH $89^{\circ}15'43''$ WEST a distance of 117.34 feet to a 5/8 inch iron rod found for the beginning of curve to the right having a radius of 1,335.00 feet and a chord bearing of North $89^{\circ}26'33''$ West

Continuing along said curve to the right through a central angle of $02^{\circ}35'24''$ for an arc length of 60.35 feet to a 5/8 inch iron rod found for the point of tangency;

NORTH 88°08'51" WEST a distance of 200.00 feet to a 5/8 inch iron rod found for the beginning of a curve to the left having a radius of 1,465.00 feet and a chord bearing of North 89°26'35" West;

Continuing along said curve to the left through a central angle of 02°35'25" for an arc length of 66.23 feet to a 5/8 inch iron rod found for the point of tangency;

SOUTH 89°15'43" WEST a distance of 1,270.16 feet to a 5/8 inch iron rod found for the beginning of a curve to the left having a radius of 1,165.00 feet and a chord bearing of South 87°35'25" West;

Continuing along said curve to the left through a central angle of 03°20'36" for an arc length of 67.98 feet to a 5/8 inch iron rod set for the point of tangency;

SOUTH 85°55'07" WEST a distance of 124.41 feet to a 5/8 inch iron rod found for corner;

SOUTH 89°15'43" WEST a distance of 284.57 feet to a 1/2 inch iron rod found for the beginning of a curve to the right having a radius of 66.00 feet and a chord bearing of North 45°36'39" West;

Continuing along said curve to the right through a central angle of 90°15'30" for an arc length of 103.97 feet to a 1/2 inch iron rod found in the east right-of-way line of said Custer Road (FM 2478) and being the west line of said 155.340 acre tract of land;

THENCE along the east right-of-way line of said Custer Road (FM 2478) as follows:

NORTH 00°24'00" WEST a distance of 141.37 feet to a 5/8 inch iron rod found for corner,
NORTH 00°52'39" WEST a distance of 600.02 feet to a 5/8 inch iron rod found for corner,
NORTH 00°24'00" WEST a distance of 1,787.14 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 108.412 acres or 4,722,412 square feet of land more or less.

LESS AND EXCEPT the following described tract of land:

BEING A 1.816 acre tract of land situated in the George White Survey, Abstract No. 993, City of McKinney, Collin County, Texas, and being a portion of a 108.412 acre tract of land conveyed to McKinney Seven Stacy, LP recorded in Clerk File 20070222000245990, Deed Records, Collin County, Texas (DRCCT), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set in the northerly right-of-way line of Stacy Road (F.M. No. 720) (a variable width of right-of-way) and being the most southerly southwest corner of said 108.412 acre tract, and also being the beginning of a curve to the right, having a radius of 66.00 feet and a chord bearing of NORTH 45°36'39" WEST;

THENCE along said curve to the right through a central angle of 90°15'30" for an arc length of 103.97 feet to a 1/2 inch iron rod found at the end of said curve and being the most westerly southwest corner of said 108.412 acre tract, and also being in the easterly right-of-way line of Custer Road (F.M. 2478) (a variable width right-of-way);

THENCE along the easterly right-of-way line of said Custer Road NORTH 00°24'00" WEST, a distance of 141.37 feet to a 5/8 inch iron rod set for an angle point, from which a Concrete Monument found for reference bears South 01°29'20" West, a distance of 3.50 feet;

THENCE continuing along the easterly right-of-way line of said Custer Road NORTH 00°52'39" WEST, a distance of 83.23 feet to a 5/8 inch iron rod set for corner,

THENCE departing the easterly right-of-way line of said Custer Road NORTH 89°15'43" EAST, a distance of 275.00 feet to a 5/8 inch iron rod set for corner,

THENCE SOUTH 00°44'17" EAST, a distance of 290.90 feet to a 5/8 inch iron rod set for corner in the northerly right-of-way line of said Stacy Road;

THENCE along the northerly right-of-way line of said Stacy Road SOUTH 89°15'43" WEST, a distance of 209.63 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 1.816 acres or 79,126 square feet, more or less.

NOW KNOWN AS:

Lot 1, Block A, LOT 1, BLOCK A OF CUSTER-STACY ADDITION, an Addition to the City of McKinney, COLLIN County, Texas, according to the map or plat thereof recorded in 2007-629, of the Map and Plat Records of COLLIN County, Texas.



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
04/25/2019 12:30:29 PM
\$206.00 NPRECELLA
20190425000450820

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2023000129970

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: November 10, 2023 02:20 PM

Number of Pages: 52

" Examined and Charged as Follows: "

Total Recording: \$226.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2023000129970
Receipt Number: 20231110000065
Recorded Date/Time: November 10, 2023 02:20 PM
User: Michelle W
Station: Workstation cck106

Record and Return To:

CSC



**STATE OF TEXAS
COUNTY OF COLLIN**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX