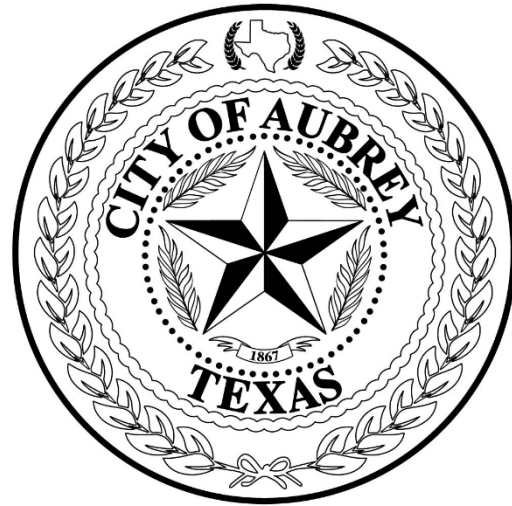


City Council Special Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
October 15, 2025
6:00 PM



**(Notice of Potential Quorum for Planning & Zoning Commission, Board of Adjustment, Library Board, Municipal Development District, and Parks and Recreation Board - even though a quorum of the members of these boards may or may not be present, no official action will be taken by their members.)*

Notice Regarding Remote Participation of Council Members

Pursuant to Section 551.127, Texas Government Code, one or more Council Members may attend this meeting remotely using videoconferencing technology. A quorum of the board will be physically present at the location provided above.

Call to Order - Determine if a Quorum is Present:

Invocation & Pledge of Allegiance: Pledge of Allegiance to the Texas Flag - "Honor the Texas flag; I pledge allegiance to thee, Texas, one state, under God, one, and indivisible."

Community Announcements: Items of community interest may include recognizing Citizens and Staff for outstanding contributions to the community, a reminder about an upcoming event that is organized or sponsored by the governing body, and announcements of an imminent threat to public safety that has arisen after the posting of this agenda.

Citizen Input: Any person may address the City Council. If your comments are concerning an agenda item, you may wait until the discussion on that item if you prefer. Once recognized by the Mayor, please step forward to the speaker's podium, state your name and address and speak directly into the microphone so that people in the room can hear comments and see presentations. Citizen comments are limited to three (3) minutes per individual unless additional time is otherwise required by law. No discussion or action may be taken at this meeting on any

item not listed on the agenda, other than to make statements of factual information or recite existing policy in response to a citizen's inquiry.

Consent Items: Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of Council, board members or staff. Consideration and action on the following:

1. Approve an Interlocal Cooperation Agreement between the City of Aubrey and the City of Pilot Point to provide law enforcement assistance on an as-needed basis; and authorize the Mayor to execute necessary documents.

New Business: New items requested for consideration.

2. Conduct the first public hearing in accordance with Texas Local Government Code Section 43.063(a) and other applicable law, to consider testimony and provide members of the public an opportunity to be heard on the proposed annexation of a ±10.58-acre tract of land known as a portion of FM 2931 from the existing Aubrey City Limits line to Blackjack Road, being legally described as being a part of the F. H. Pollard Survey, Abstract No. 995, the F. Trevino Survey, Abstract No. 1243, the J. Ryan Survey, Abstract No. 1069, and the T. Chambers Survey, Abstract No. 223, and an existing variable width right-of-way, Denton County, Texas.
3. Conduct the first public hearing in accordance with Texas Local Government Code Section 43.063(a) and other applicable law, to consider testimony and provide members of the public an opportunity to be heard on the proposed annexation of a ±5.481-acre tract of land known as a portion of FM 428 (West Sherman Drive), being legally described as being a part of the D. Cowen Survey, Abstract No. 0304 and J.M. Fisher Survey, Abstract No. 0432, and an existing 100-foot right-of-way, Denton County, Texas.
4. Consideration and action on an Amended and Restated First Amendment to the First Revised Development Agreement between the City and D.R. Horton – Texas Ltd and The Lakes Fresh Water Supply District of Denton County for the Silverado Development; and authorizing the Mayor or designee to execute necessary documents.

-ADJOURN-

I, Jenny Hicks, City Secretary, certify that this Notice of Meeting was posted, per the Open Meetings Act, on the official bulletin board at the City Hall of the City of Aubrey, Texas and on the City's website at www.aubreytx.gov in accordance with Chapter 551, Texas Government Code, and shall remain posted until the meeting is adjourned.

I certify that the attached notice and agenda of items to be considered by the City Council of the City of Aubrey, Texas was removed by me from the official bulletin board of the City of Aubrey, Texas, 107 South Main St, Aubrey, Texas on the _____ day of _____, 2025.

(The City Council reserves the right to adjourn into closed session at any time during the course of this meeting to consult with its attorney regarding any of the matters listed on this document, as authorized by Texas Government Code Section 551.071 Consultation with Attorney.)

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (940) 440-9343 for further information.

INTERLOCAL COOPERATION AGREEMENT
FOR LAW ENFORCEMENT SERVICES

STATE OF TEXAS §

COUNTY OF DENTON §

This Interlocal Cooperation Agreement for Law Enforcement Services (“Agreement”) is made and entered into as of the Effective Date by and between the City of Aubrey, a Texas home-rule municipality (“Aubrey”), and the City of Pilot Point, a Texas home-rule municipality (“Pilot Point”) (each a “Party” and collectively the “Parties”), acting by and through their authorized representatives.

RECITALS:

WHEREAS, Pilot Point maintains its own police department and is sufficiently staffed, but may require supplemental services as it brings new officers on board and encounters temporary staffing shortages;

WHEREAS, Aubrey is fully staffed and has the ability to provide supplemental police services to Pilot Point through the use of off-duty Aubrey police officers on an overtime basis;

WHEREAS, Aubrey and Pilot Point may also, from time to time, provide mutual aid to one another without reimbursement, consistent with common practice among surrounding law enforcement agencies;

WHEREAS, the Parties are authorized to enter into this Agreement pursuant to the Interlocal Cooperation Act, Chapter 791, Texas Government Code, as amended;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the Parties agree as follows:

ARTICLE 1 – PURPOSE

The purpose of this Agreement is for Aubrey, through the Aubrey Police Department (“APD”), to provide periodic, full-service law enforcement assistance to Pilot Point on an as-needed basis, including but not limited to crime prevention, patrol, traffic enforcement, response to calls for service, and other law enforcement duties as reasonably requested.

ARTICLE 2 – TERM

2.1 This Agreement shall commence on the Effective Date and shall continue for a period of sixty (60) days (the “Initial Term”).

2.2 This Agreement shall automatically renew for one (1) additional thirty (30) day renewal period (the “Renewal Term”), unless terminated earlier in accordance with Article 10.

2.3 Any additional extensions beyond the Renewal Term must be approved in writing by both Parties.

ARTICLE 3 – SCOPE OF SERVICES

3.1 Aubrey shall provide law enforcement services to Pilot Point on an as-needed basis utilizing a single off-duty APD officer working in an overtime capacity.

3.2 All services shall be performed in accordance with APD’s policies and procedures, and in compliance with applicable state and federal law.

3.3 Aubrey will employ only qualified, licensed peace officers to perform services under this Agreement.

3.4 Any citations or arrests made by APD officers while providing services under this Agreement shall be processed through the Pilot Point Municipal Court.

3.5 Mutual Aid: From time to time, Aubrey may provide assistance to Pilot Point without reimbursement when Pilot Point is adequately staffed but requires backup or emergency assistance. Such mutual aid will be provided at Aubrey’s sole discretion and consistent with regional law enforcement practices.

ARTICLE 4 – COMPENSATION

4.1 Pilot Point shall reimburse Aubrey at the rate of Eighty-Five Dollars (\$85.00) per hour, which includes overtime salary, benefit costs, fuel, and consumable equipment (e.g., safety gloves, testing devices, DWI blood kits) for APD officers providing services under this Agreement.

4.2 Aubrey shall invoice Pilot Point monthly for services provided. Pilot Point shall remit payment within thirty (30) days of receipt of the invoice.

4.3 Failure to pay invoices within sixty (60) days shall constitute a substantial failure to perform under this Agreement and may result in suspension of services or termination of the Agreement by Aubrey.

ARTICLE 5 – PERSONNEL & SUPERVISION

5.1 All officers provided by Aubrey shall remain employees of Aubrey. Aubrey shall retain responsibility for hiring, training, supervision, discipline, and deployment of its officers.

5.2 Officers working in Pilot Point under this Agreement shall do so under the direction of the APD command staff.

5.3 Pilot Point shall designate a liaison officer to coordinate requests for service. All requests shall be transmitted through the Chief of APD or designee.

ARTICLE 6 – EQUIPMENT

Aubrey shall provide officers with the necessary patrol vehicles and equipment required to perform services under this Agreement.

ARTICLE 7 – PILOT POINT OBLIGATIONS

7.1 Pilot Point shall compensate Aubrey in accordance with Article 4.

7.2 Pilot Point shall provide Aubrey with current maps, ordinances, and other necessary resources to ensure effective provision of law enforcement services.

ARTICLE 8 – LIABILITY

Both Parties acknowledge that law enforcement services are a governmental function. Nothing in this Agreement shall be construed as a waiver of sovereign or governmental immunity by either Party.

ARTICLE 9 – AVAILABILITY OF FUNDS

This Agreement is subject to the appropriation and availability of funds by both Parties. If funds are not appropriated, this Agreement shall terminate without further obligation.

ARTICLE 10 – TERMINATION

10.1 This Agreement may be terminated by either Party upon ten (10) days' written notice to the other Party or by mutual agreement of both Parties.

10.2 Either Party may also terminate this Agreement for substantial failure of the other Party to perform, upon ten (10) days' written notice.

ARTICLE 11 – GENERAL PROVISIONS

11.01 This Agreement is governed by the laws of the State of Texas, with venue in Denton County.

11.02 Notices shall be in writing and delivered to the City Managers of both cities.

11.03 This Agreement represents the entire agreement between the Parties and may only be amended in writing signed by both Parties.

11.04 Nothing herein shall be construed to create a partnership or joint venture.

11.05 Authority is hereby granted to the Aubrey and Pilot Point Chiefs of Police to execute documents for the administration of this agreement.

SIGNATURES

Executed on this ____ day of _____, 2025.

CITY OF AUBREY

By: _____
Mayor Chris Rich

Attest:

Jenny Hicks, City Secretary

Approved as to Form:

Patricia Adams, City Attorney

CITY OF PILOT POINT

By: _____
Chad Major, Mayor

Attest:

Lenette Cox, City Secretary

Approved as to Form:

Brenda McDonald, City Attorney



**City Council Special Meeting
Staff Report
October 15, 2025**

Agenda Item

Conduct the first public hearing in accordance with Texas Local Government Code Section 43.063(a) and other applicable law, to consider testimony and provide members of the public an opportunity to be heard on the proposed annexation of a ± 10.58 -acre tract of land known as a portion of FM 2931 from the existing Aubrey City Limits line to Blackjack Road, being legally described as being a part of the F. H. Pollard Survey, Abstract No. 995, the F. Trevino Survey, Abstract No. 1243, the J. Ryan Survey, Abstract No. 1069, and the T. Chambers Survey, Abstract No. 223, and an existing variable width right-of-way, Denton County, Texas.

Staff Contact

Charles Kreidler, City Manager
kreidler@aubreytx.gov
940-440-9343

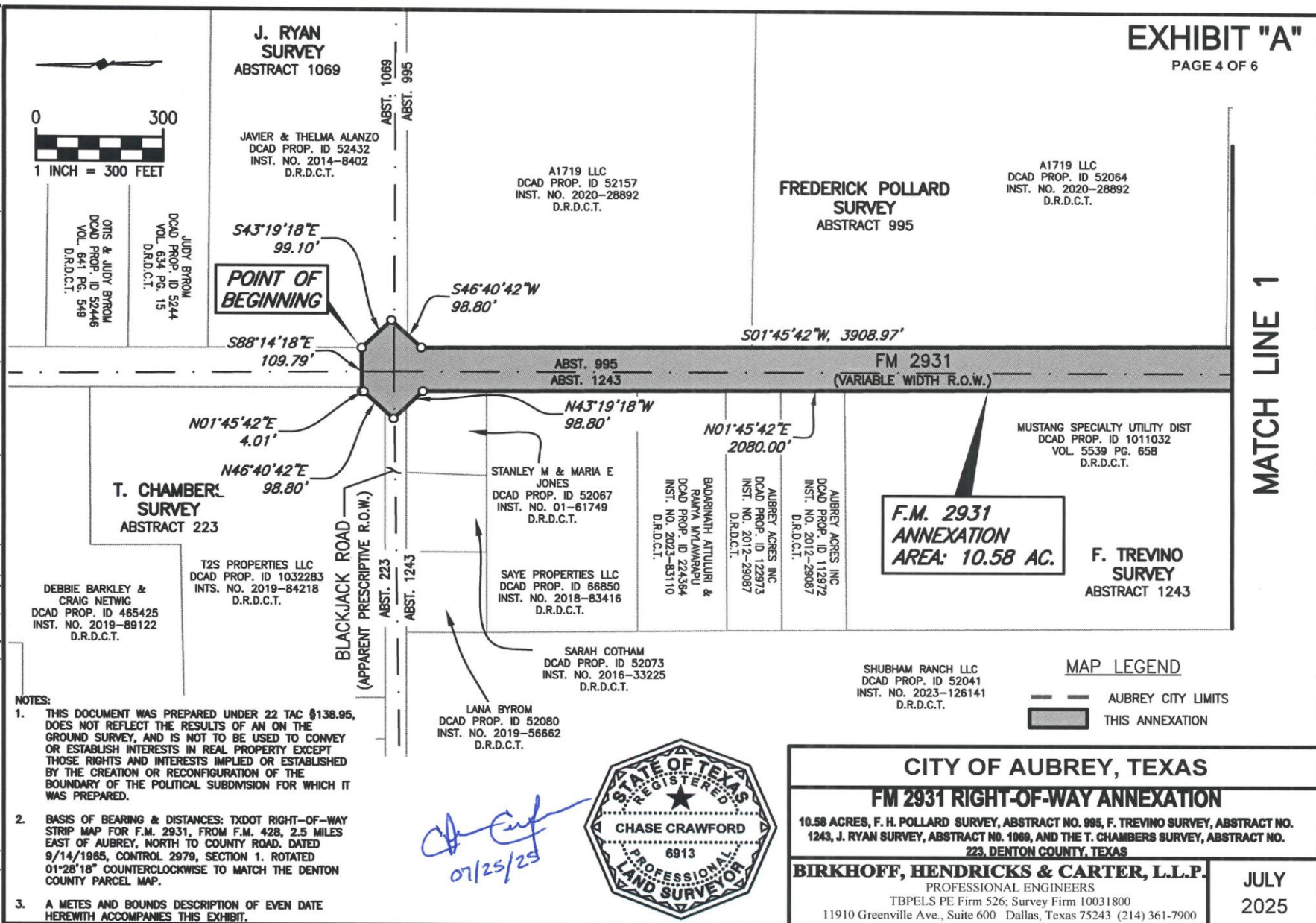
Summary

This is the first public hearing for the annexation of a portion of FM 428 (Sherman Drive) generally located in front of the McNabb Middle school.

Financial Summary

Staff Recommended Action

Staff Recommended Motion



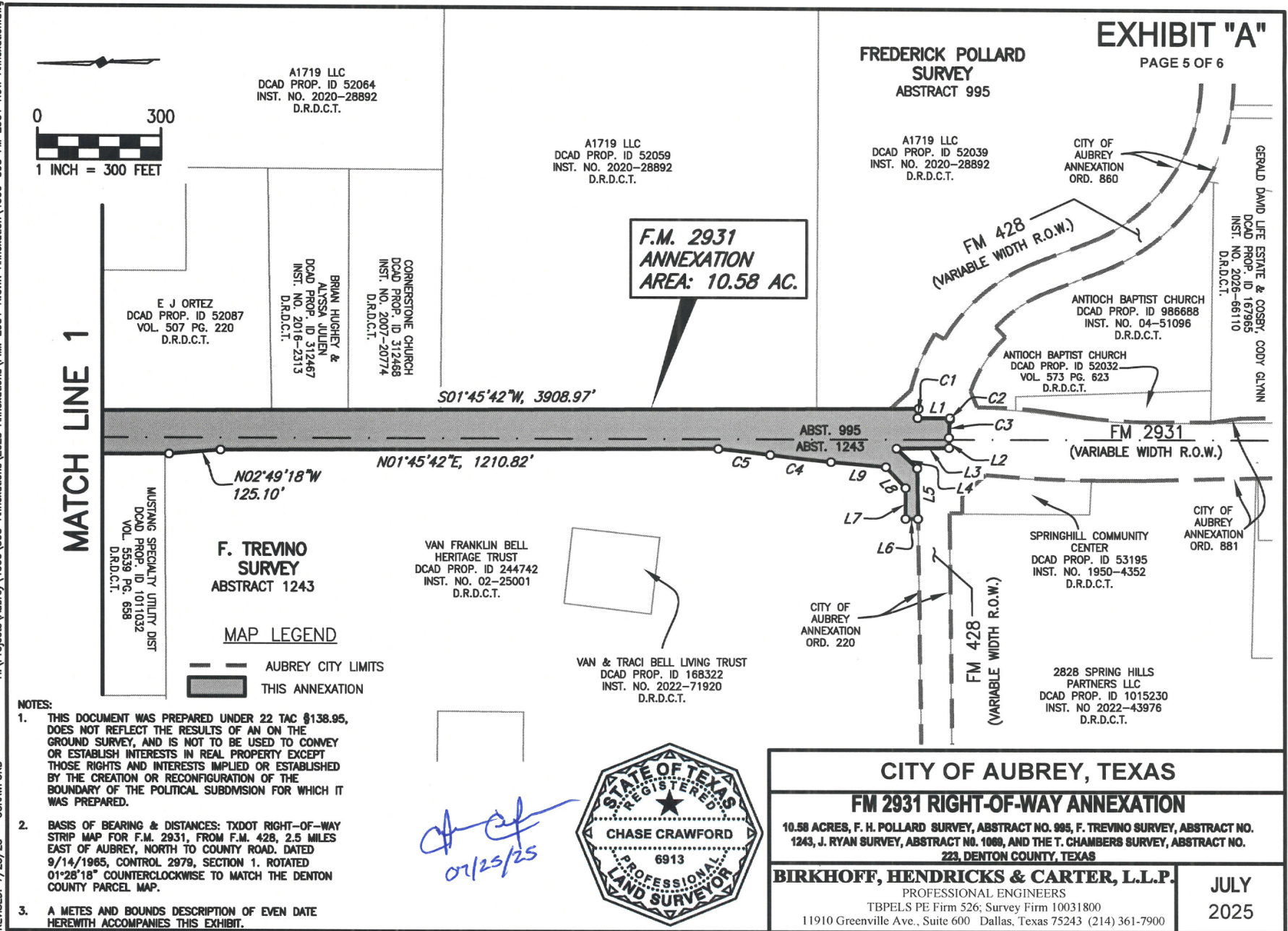


EXHIBIT "A"

PAGE 6 OF 6

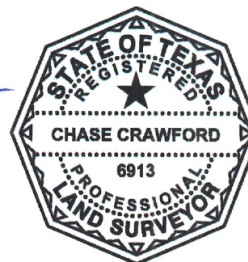
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S02°00'13"W	79.10'
L2	N88°36'28"W	25.91'
L3	N01°23'32"E	128.39'
L4	S46°34'12"W	71.42'
L5	N88°37'18"W	127.19'
L6	N02°00'29"E	30.40'
L7	S87°59'31"E	77.71'
L8	N49°38'25"E	71.43'
L9	N07°16'21"E	134.28'

CURVE DATA TABLE					
CURVE #	RADIUS	CENTRAL ANGLE (Δ)	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	463.11'	2°54'28"	23.50'	N82°15'07"W	23.50'
C2	56.58'	3°26'25"	3.40'	N81°18'11"W	3.40'
C3	351.54'	7°32'38"	46.28'	N85°16'55"W	46.25'
C4	3022.00'	2°49'20"	148.86'	N08°41'01"E	148.84'
C5	2978.00'	2°28'14"	128.41'	N08°51'34"E	128.40'

NOTES:

1. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.
2. BASIS OF BEARING & DISTANCES: TXDOT RIGHT-OF-WAY STRIP MAP FOR F.M. 2931, FROM F.M. 428, 2.5 MILES EAST OF AUBREY, NORTH TO COUNTY ROAD. DATED 9/14/1985, CONTROL 2979, SECTION 1. ROTATED 01°28'18" COUNTERCLOCKWISE TO MATCH THE DENTON COUNTY PARCEL MAP.
3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS EXHIBIT.

Chase Crawford
07/25/25



CITY OF AUBREY, TEXAS	
FM 2931 RIGHT-OF-WAY ANNEXATION	
10.58 ACRES, F. H. POLLARD SURVEY, ABSTRACT NO. 995, F. TREVINO SURVEY, ABSTRACT NO. 1243, J. RYAN SURVEY, ABSTRACT NO. 1069, AND THE T. CHAMBERS SURVEY, ABSTRACT NO. 223, DENTON COUNTY, TEXAS	
BIRKHOFF, HENDRICKS & CARTER, L.L.P. PROFESSIONAL ENGINEERS TBPELS PE Firm 526; Survey Firm 10031800 11910 Greenville Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900	JULY 2025



**City Council Special Meeting
Staff Report
October 15, 2025**

Agenda Item

Conduct the first public hearing in accordance with Texas Local Government Code Section 43.063(a) and other applicable law, to consider testimony and provide members of the public an opportunity to be heard on the proposed annexation of a ±5.481-acre tract of land known as a portion of FM 428 (West Sherman Drive), being legally described as being a part of the D. Cowen Survey, Abstract No. 0304 and J.M. Fisher Survey, Abstract No. 0432, and an existing 100-foot right-of-way, Denton County, Texas.

Staff Contact

Charles Kreidler, City Manager
kreidler@aubreytx.gov
940-440-9343

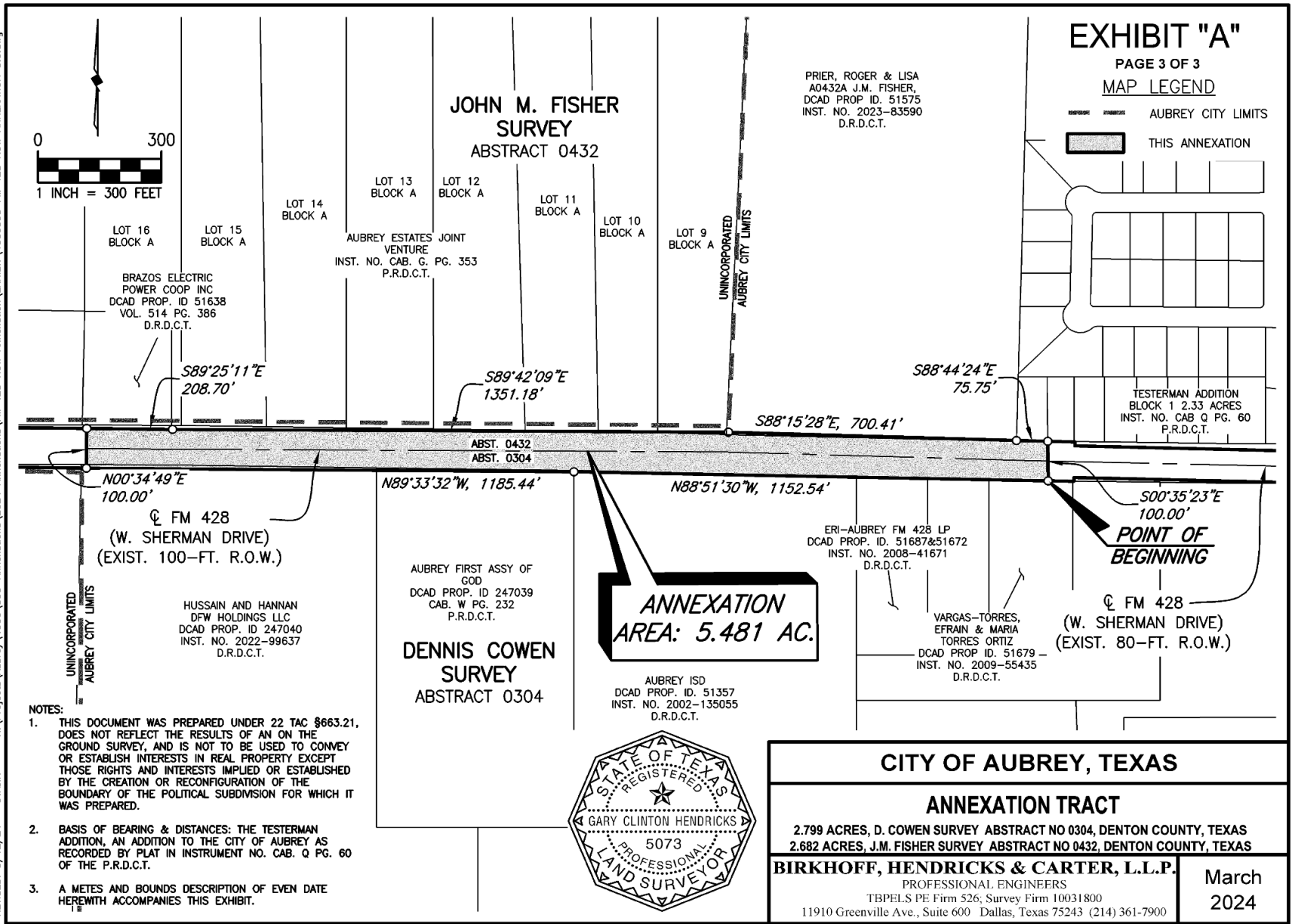
Summary

This is the first public hearing on the annexation of FM 2931 from Blackjack road, then south to FM 428 (Springhill Road).

Financial Summary

Staff Recommended Action

Staff Recommended Motion





**City Council Special Meeting
Staff Report
October 15, 2025**

Agenda Item

Consideration and action on an Amended and Restated First Amendment to the First Revised Development Agreement between the City and D.R. Horton – Texas Ltd and The Lakes Fresh Water Supply District of Denton County for the Silverado Development; and authorizing the Mayor or designee to execute necessary documents.

Staff Contact

Leanne Wilson, Executive Director of Operations
lwilson@aubreytx.gov

Summary

Executive Summary

The **Amended and Restated First Amendment to the First Revised Development Agreement** between the **City of Aubrey, D.R. Horton – Texas, Ltd.**, and **The Lakes Fresh Water Supply District of Denton County** updates and consolidates prior agreements to guide ongoing development within *The Lakes* and its associated tracts.

This amendment provides for the **annexation of an approximately 27-acre tract** (the “Annexation Tract”) into the District and sets parameters for its development consistent with the approved concept plan. It also includes provisions for the **City’s annexation of a 2-acre Fire Station Tract**, ensuring the facility lies within both the District boundaries and the City’s corporate limits.

As consideration, D.R. Horton has agreed to:

- Fund **two emergency sirens** within the development area (\$75,000 total),
- Fund **six Flock safety cameras** (\$30,000 total), and
- **Design and construct four lanes of Section A of Frontier Parkway** at its sole cost and in accordance with City standards.

Financial Summary

This agreement does **not create new financial obligations** for the City. All construction, infrastructure, and equipment costs related to the sirens, cameras, and roadway improvements are to be funded by **D.R. Horton**. The City will assume **ownership and maintenance** of the sirens and Flock cameras after installation.

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to (approve/deny/table) the agreement

AMENDED AND RESTATED FIRST AMENDMENT TO FIRST REVISED DEVELOPMENT AGREEMENT

This **AMENDED AND RESTATED FIRST AMENDMENT TO FIRST REVISED DEVELOPMENT AGREEMENT** (this “Amended and Restated First Amendment to Revised Agreement”) is made effective as of the hereinafter defined Effective Date, by, between, among and for the benefit of the **City of Aubrey, Texas**, a general law municipality organized under the laws of the State of Texas (the “City”); **D.R. Horton - Texas, Ltd.**, a Texas limited partnership (“Horton”); and **The Lakes Fresh Water Supply District of Denton County**, a political subdivision of the State of Texas (the “District”). All of the above individually, a “Party” or collectively, the “Parties.” For purposes of this Amended and Restated First Amendment to Revised Agreement, all references to the “Parties” exclusively refers solely to the above listed three (3) entities, their lawful assigns hereto, and their successors-in-interest to the Property defined herein, and shall not include any other parties (whether expressly named in this Amended and Restated First Amendment to Revised Agreement or not).

RECITALS:

WHEREAS, the City, Horton, and the District entered into that certain First Amendment to First Revised Development Agreement, dated _____ (the “First Amendment to Revised Agreement”); and

WHEREAS, the City, Horton, and the District desire to amend and restate the First Amendment to Revised Agreement, as provided in this Amended and Restated First Amendment to Revised Agreement; and

WHEREAS, the City, Liberty Bankers Life Insurance Company and Lee and Cynthia Weir (collectively, the “Original Owners”) and the District entered into that certain Development Agreement, dated December 21, 2012 (the “Original Agreement”), as amended pursuant to that certain First Amendment to Development Agreement, dated September 20, 2016, by and among the City, CTMGT Regatta, LLC, a Texas limited liability company, and CTMGT Regatta II, LLC, a Texas limited liability company, and CADG Regatta III, LLC, a Texas limited liability company (collectively, “CTMGT”), DRH Land Opportunities I, an affiliate of Horton (“Land Opportunities”) and the District (the “First Amendment”); and

WHEREAS, subsequent to the date of the First Amendment, the City, Horton, and the District entered into that certain First Revised Development Agreement, dated July 16, 2020 (the “Revised Agreement”); and

WHEREAS, the Revised Agreement provides that all future amendments to the Agreement must be approved only by the City and Horton; and

WHEREAS, Horton owns the approximately twenty seven (27) acre tract of land described in **Exhibit A** attached hereto (the “Annexation Tract”), located wholly within the extraterritorial jurisdiction (“ETJ”) of the City and not within the corporate limits or ETJ of any other city, town or village; and

WHEREAS, a concept plan for the Annexation Tract (the “Annexation Tract Concept Plan”) is included as **Exhibit B** attached hereto; and

WHEREAS, in order to facilitate Horton’s proposed development of the Annexation Tract in a market-competitive manner, Horton desires to annex the Annexation Tract into the boundaries of the District, pursuant to the terms of this Amended and Restated First Amendment to Revised Agreement; and

WHEREAS, the City supports the inclusion of the Annexation Tract into the District under appropriate parameters, as set forth herein; and

WHEREAS, as evidence of the City's willingness to consent to the inclusion of the Annexation Tract into the District and upon Horton's submission of a written petition to the City requesting the City's consent to the same, the City Council of the City of Aubrey, Texas (the "City Council") adopted Resolution No. _____ (the "Consent Resolution") demonstrating the City's consent, pursuant to Section 42.0425 of the Texas Local Government Code and Section 54.016 of the Texas Water Code, to the inclusion of the Annexation Tract in the District; and

WHEREAS, Horton and District represent to City that the certain approximate two (2) acre tract of land detailed in Exhibit D attached hereto (the "Fire Station Tract"), owned by the City, is located within the boundaries of the District, is less than 525 feet in width at its widest point, and may be annexed into the corporate limits of the City in accordance with Section 43.071(e) of the Texas Local Government Code if the governing body of the District consents to such annexation; and

WHEREAS, on July 15, 2025, the governing body of the District consented to the annexation of the Fire Station Site into the corporate limits of the City, in accordance with Section 43.071(e) of the Texas Local Government Code; and

WHEREAS, Horton agrees: (i) to fund two (2) emergency sirens to be installed within the Property as provided herein, (ii) to fund six (6) Flock Cameras to be installed within the Property as provided herein; and (iii) to construct four (4) lanes of Section A of Frontier Parkway in accordance with applicable City ordinances, as detailed on Exhibit C attached hereto (the "Frontier Parkway Improvements"); and

WHEREAS, the undersigned parties desire to enter into this Amended and Restated First Amendment to Revised Agreement to, among other things, (i) extend the term of the Original Agreement, as amended by the First Amendment, the Revised Agreement and this Amended and Restated First Amendment to Revised Agreement; (ii) provide for consideration by the City of its consent to the annexation of the Annexation Tract; (iii) provide for Horton's funding two (2) emergency sirens to be installed within the Property as provided herein; (iv) provide for Horton's funding of six (6) Flock Cameras to be installed within the Property as provided herein; and (v) provide for Horton's construction of four (4) lanes of Section A of Frontier Parkway in accordance with applicable City ordinances, as detailed on Exhibit C attached hereto, as development progresses within the District; and (vi) provide for the annexation of the Fire Station Site into the corporate limits of the City, so that such Fire Station Site is located both within the District boundaries and the corporate limits of the City; and

WHEREAS, these Recitals are incorporated into and made a part of this Amended and Restated First Amendment to Revised Agreement for all purposes.

NOW, THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in the foregoing Recitals, this Amended and Restated First Amendment to Revised Agreement, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged and agreed, the Parties agree as follows:

1. Property Defined.

- a. **District Property.** The City agrees that the term "Property" that was re-defined as an approximate 1,880 acres of land in accordance with the Revised Agreement, and more fully described in Exhibits A-1 and A-2 to the Revised Agreement, is hereby further amended to include the Annexation Tract described in Exhibit A attached hereto, and both the City and Horton hereby agree and understand that the Annexation Tract shall be included in the

definition of the term “Property” upon such annexation, shall be subject to the terms and conditions of the Original Agreement, as amended by the First Amendment, Revised Agreement and this Amended and Restated First Amendment to Revised Agreement.

- b. Property Annexed into City. An approximate 3-acre tract of land (the “General Retail Tract”) more particularly described in Exhibit E hereto is located within the City’s extraterritorial jurisdiction and shall not be included within the boundaries of the District. Upon submission by Horton of a petition for annexation of the Annexation Tract into the District, Horton shall submit a petition for annexation of the General Retail Tract into the corporate boundaries of the City, and contemporaneously with annexation, shall submit an application requesting zoning of the General Retail Property in accordance with the development standard set forth in Exhibit F (the “General Retail Standards”) attached hereto and incorporated herein.

2. Annexation of Annexation Tract.

- a. Consent to Annexation. The City previously adopted the Consent Resolution for the Annexation Tract demonstrating the City’s consent pursuant to Section 42.0425 of the Texas Local Government Code and Section 54.016 of the Texas Water Code, to the inclusion of the Annexation Tract in the District, as provided for therein.
 - b. Full Satisfaction. City consent was given: (i) with the understanding that Horton has relied on the First Amendment to Revised Agreement, as amended and restated by this Amended and Restated First Amendment to Revised Agreement, and the Consent Resolution (the “District Consents”) to Horton’s material detriment and but for the District Consents Horton would not have entered into this Amended and Restated First Amendment to Revised Agreement; and (ii) with the understanding of Horton and District that City has relied upon the representations made herein and the value of the Frontier Parkway Improvements, the emergency sirens, the Flock cameras, the potential development of the General Retail Tract, and the Fire Station Tract in making the agreements contained herein and but for those agreements would not have entered into this Amended and Restated First Amendment to the Revised Agreement.
 - c. Consent Documents. The City agrees to execute such further documents as may reasonably be requested by Horton, the District, or any governmental agency or political subdivision having jurisdiction over the District, to evidence the City Council action approving the Consent Resolution.
 - d. No Limitation of Powers. Nothing herein is intended to limit, impair or conflict with the authority of, legislative discretion of, or powers granted to either the City or the District by the Texas Constitution, Texas Water Code, Texas Local Government Code, or any other current or future statute applicable to the City or such districts.
 - e. Concept Plan. Development of the Annexation Tract shall be in compliance with the Annexation Tract Concept Plan attached hereto as Exhibit B and the CP Standards, as amended by the Revised Agreement.
3. Emergency Sirens and Flock Cameras. As consideration for the City’s final approval of the Consent Resolution regarding annexation of the Annexation Tract into the District, Horton paid (i) Seventy-Five Thousand and No/100 Dollars (\$75,000.00) to City to fund the purchase and installation of two (2) emergency warning sirens, to be located within the area of McNatt Road and Frontier Parkway and located upon the City’s Fire Department land within the property referred to as the Silverado Development, to serve such portion of the Property, and (ii) Thirty Thousand and No/100 Dollars (\$30,000.00) for six (6) Flock Cameras to be located at entrance and exit points of

the property referred to as the Silverado Development. Horton made such payment to City within thirty (30) days after the City's approval of the Consent Resolution for Annexation Tract. The emergency warning sirens and the Flock Cameras funded by Horton in accordance with this Section 3 shall be owned, operated, and maintained by the City, and the City shall be responsible for all operation and maintenance costs associated therewith. The City hereby agrees that neither Horton nor the District shall be responsible for the operation and/or maintenance of the emergency warning sirens and Flock Cameras.

4. Frontier Parkway. As additional consideration by Horton, Horton agrees to design and construct, at its sole cost and expense, four (4) lanes of Frontier Parkway more specifically identified as Section "A" on Exhibit C attached hereto in accordance with this Amended and Restated First Amendment to Revised Agreement. Horton shall design and construct Section A of Frontier Parkway identified in Exhibit C hereto after its receipt of final plat approval by City for the Annexation Tract, and other portions of Frontier Parkway shall be constructed as future development occurs and tracts are annexed and platted by Horton.
5. Fire Station Site. As additional consideration by Horton and the District, the District consented to the City's annexation of the Fire Station Site into the corporate limits of the City, in accordance with Section 43.071(e) of the Texas Local Government Code. Upon such annexation into the corporate limits of the City, the Fire Station Site shall remain within the boundaries of the District and within the corporate limits of the City.
6. Term. The Parties hereby agree that the Term of the Original Agreement, as amended by the First Amendment, Revised Agreement and this Amended and Restated First Amendment to Revised Agreement, shall be extended for an additional twenty-five (25) years from the Effective Date of this Amended and Restated First Amendment to Revised Agreement.
7. Original Agreement. Article V "Annexation" of the Original Agreement remains in full force and effect notwithstanding the amendments thereto by this Amended and Restated First Amendment to Revised Agreement.
8. No Other Amendments; Estoppel. Except for the Revised Agreement and the First Amendment, the Original Agreement has not been amended, modified, restated, cancelled or terminated and remains in full force and effect. To the best knowledge and belief of the undersigned Parties, as of this date neither City, Horton, nor the District is in default of any of the terms of the Original Agreement, the First Amendment or the Revised Agreement, and no event has occurred that, with the giving of notice or passage of time, would be a default by any of them under their terms. To the best knowledge and belief of the undersigned Parties, without the undertaking of due diligence or investigation, each of City, Horton, and the District is in compliance, as of this date, with its duties and obligations under the Original Agreement, the First Amendment and the Revised Agreement.
9. Legislative Discretion / Further Documents. Each Party shall, upon request of any other Party, execute and deliver such further documents and perform such further acts as may reasonably be requested to effectuate the terms of the Amended and Restated First Amendment to Revised Agreement and achieve the intent of the Parties. No term or provision of this Amended and Restated First Amendment to First Revised Agreement shall be construed as limiting or otherwise hindering the legislative discretion of the City Council seated at the time that this Amended and Restated First Amendment to Revised Agreement is executed or any future City Council.
10. Conflicts. In the event of any conflict between the Amended and Restated First Amendment to Revised Agreement and any ordinance, resolution, regulation, rule, order, plan, or policy of the

City (whether now existing or hereafter adopted), the Amended and Restated First Amendment to Revised Agreement, as may be amended, shall control, and none of such ordinances, resolutions, rules, orders, plans, or policies shall apply to the Property or otherwise adversely affect the development of the Property. Without limiting the generality of the foregoing, development of the Property shall not be affected by any moratoriums adopted by the City. In the event of any conflict between this Amended and Restated First Amendment to Revised Agreement and the documents incorporated herein by reference, this Amended and Restated First Amendment to Revised Agreement shall control to the extent of such conflict as relates to relationships between the undersigned Parties.

- 11. Filing.** Within thirty (30) days after the execution of this Amended and Restated First Amendment to Revised Agreement by all the Parties, Horton shall file a copy of this Amended and Restated First Amendment to Revised Agreement in the Real Property Records of Denton County, Texas, and this Amended and Restated First Amendment to Revised Agreement shall run with the land and be applicable to the Property in accordance with its terms.
- 12. Authority and Enforceability.** The City represents and warrants this this Amended and Restated First Amendment to Revised Agreement has been approved by official action by the City Council of the City in accordance with all applicable public notice requirements (including, but not limited to, notice required by the Texas Open Meetings Act) and that the individual executing this Amended and Restated First Amendment to Revised Agreement on behalf of the City has been duly authorized to do so. The District represents and warrants that this Amended and Restated First Amendment to Revised Agreement has been approved by official action of the Board of Directors of the District in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Amended and Restated First Amendment to Revised Agreement on behalf of the District has been duly authorized to do so. Horton represents and warrants that this Amended and Restated First Amendment to Revised Agreement has been approved by appropriate action and that the individual executing this Amended and Restated First Amendment to Revised Agreement on behalf of Horton has been duly authorized to do so. Each Party respectively acknowledges and agrees that this Amended and Restated First Amendment to Revised Agreement is binding upon such Party and is enforceable against such Party in accordance with its terms and conditions and to the extent provided by law.
- 13. Counterparts.** This Amended and Restated First Amendment to Revised Agreement may be executed in any number of contemporaneously executed counterparts bearing the same title, each of which shall be deemed an original and constitute one and the same instrument.
- 14. Effective Date.** The “Effective Date” of this Amended and Restated First Amendment to Revised Agreement is deemed and agreed to be the latest date of the signatures of City, Horton, and District, and the provisions of the Original Agreement (as amended by the Amended and Restated First Amendment and Revised Agreement) and incorporated herein and amended by the Amended and Restated First Amendment to Revised Agreement shall thereafter be enforceable against the Parties.

[Signatures follow on the next pages.]

EXECUTED BY THE PARTIES AS OF THE DATE LAST SET FORTH BELOW.

CITY OF AUBREY

By: _____

Name: Chris Rich

Title: Mayor

Date of Execution: _____

APPROVED AS TO FORM

Name: Patricia Adams

Title: City Attorney

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the ____ day of _____, 2025, by Chris Rich, the Mayor of the City of Aubrey, Texas, on behalf of said City.

Notary Public, State of Texas

HORTON:

D.R. HORTON – TEXAS, LTD.,
a Texas limited partnership

By: D.R. Horton, Inc,
a Delaware corporation
its Authorized Agent

By: *David L Booth*

Printed Name: David L Booth

Its: Asst VP

Date of Execution: 8/20/25

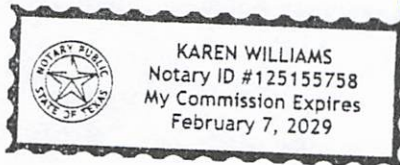
STATE OF TEXAS

§

COUNTY OF DENTON

§

This instrument was acknowledged before me on the 20th day of August, 2025, by **David Booth**, the Asst VP of D.R. Horton, Inc., the Authorized Agent of D. R. Horton – Texas, Ltd., a Texas limited partnership, on behalf of said entities.



Karen Williams
Notary Public, State of Texas

DISTRICT:

**THE LAKES FRESH WATER SUPPLY
DISTRICT OF DENTON COUNTY**

By: Debbie Reuther

Printed Name: Debbie Reuther

Title: President

Date of Execution: August 19, 2025

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 19th day of August, 2025, by Debbie Reuther, President of the Board of Directors of The Lakes Fresh Water Supply District of Denton County, on behalf of said District.

B. A. Miles

Notary Public, State of Texas

(NOTARY SEAL)

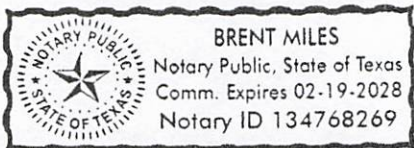


EXHIBIT A
Annexation Tract

EXHIBIT A
DESCRIPTION
TRACT A
27.07 ACRES

BEING that certain tract of land situated in the JAMES BRIDGES, JR. SURVEY, ABSTRACT No. 36, in Denton County, Texas, and being part of that certain called 68.12 acre tract of land described in Correction Affidavit recorded in Instrument No. 2023-131775, of the Real Property Records of Denton County, Texas (RPRDCT), said Affidavit correcting a General Warranty Deed to B & B Sand and Gravel, Inc. recorded in Instrument No. 2018-45267, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "BCG 10194538" found at the northeast corner of said called 68.12 acre tract, and being located in the west right-of-way line of McNatt Road (called 60-foot right-of-way at this point), said McNatt Road dedicated according to Final Plat of High Country Phase 1, an addition to Denton County, Texas recorded in Instrument No. 2022-376, of the Plat Records of Denton County, Texas (PRDCT);

THENCE South 01°19'11" West, with said west right-of-way line of McNatt Road according to Final Plat of High Country Phase 1, passing at a distance of 993.93 feet the called most northerly northwest corner of a right-of-way dedication for McNatt Road according to Final Plat of Silverado West, Phase 1, an addition to Denton County, Texas recorded in Document No. 2021-487, PRDCT (right-of-way variable width at this point), continuing with the west right-of-way line of McNatt Road according to said Final Plat of Silverado West, Phase 1, in all, a total distance of 1104.65 feet;

THENCE South 03°30'41" West, continuing with said west right-of-way line of McNatt Road according to said Final Plat of Silverado West, Phase 1, a distance of 237.08 feet;

THENCE North 88°50'27" West, continuing with the west right-of-way line of McNatt Road according to the Final Plat of Silverado West, Phase 1, a distance of 60.05 feet;

THENCE over and across called 68.12 acre tract, the following courses:

North 03°30'41" West, a distance of 187.68 feet;

North 42°35'04" West, a distance of 41.61 feet;

North 88°40'49" West, a distance of 412.62 feet to the beginning of a tangent curve to the left;

With said curve which has a central angle of 20°56'36", a radius of 800.00 feet, a chord which bears South 80°50'53" West, a distance of 290.80 feet, and an arc length of 292.42 feet;

North 38°39'46" West, a distance of 153.26 feet;

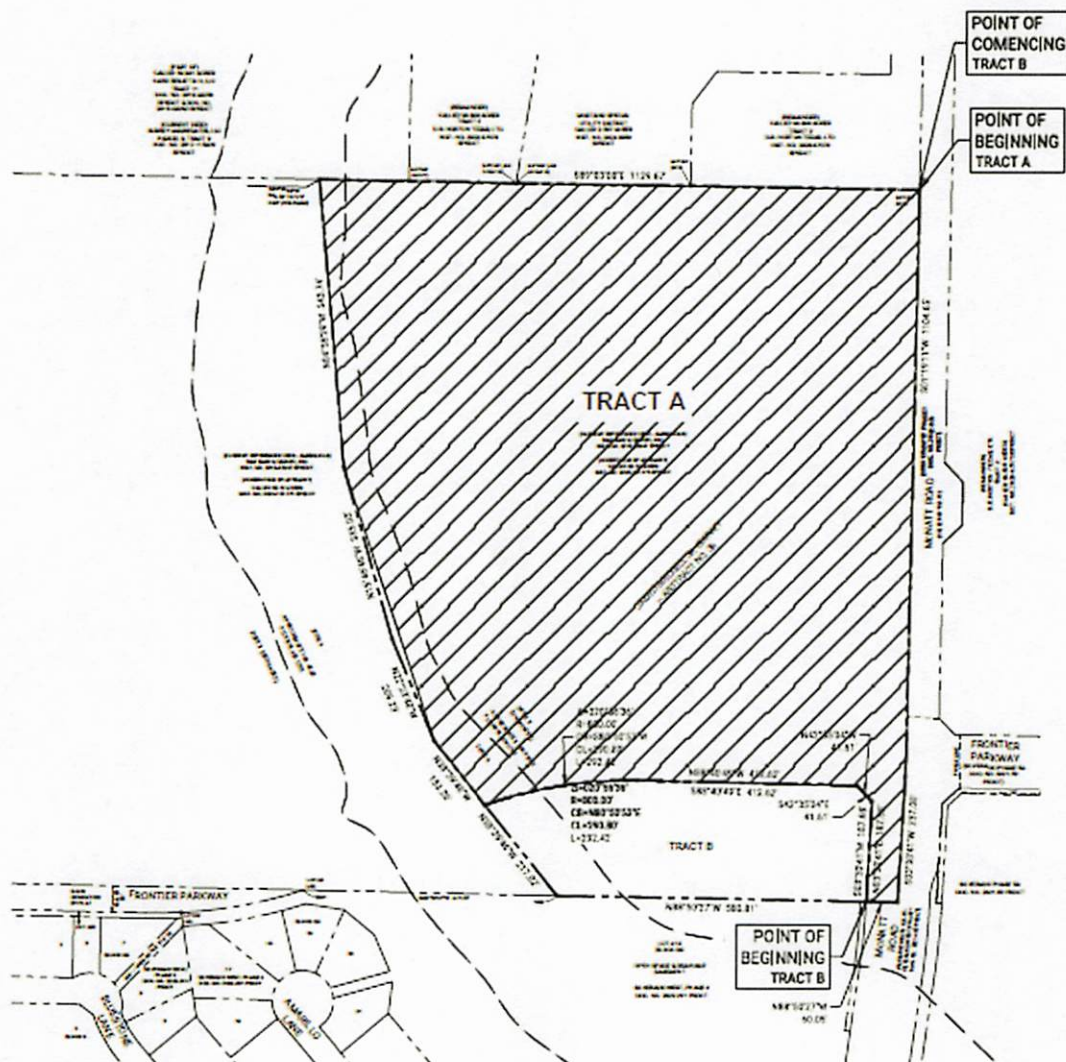
North 22°23'48" West, a distance of 209.23 feet;

North 15°46'46" West, a distance of 335.03 feet;

And North 04°55'29" West, a distance of 543.74 feet, said point being located on the north line of said called 68.12 acre tract, and the south line of that certain tract of land described as Parcel 3, Tract 3, in deed to Aubrey Aggregates, LLC recorded in Instrument No. 2017-115329, RPRDCT, from which a 1/2-inch iron rod with cap stamped "COLEMAN" found at the southwest corner of said Aubrey Aggregates, LLC tract bears North 89°03'08" West, a distance of 606.52 feet;

THENCE South 89°03'08" East, with said north line of the called 68.12 acre tract, and the south line of the Aubrey Aggregates, LLC tract, passing at a distance of 167.97 feet a 5/8-inch iron rod with cap stamped "PETITT RPLS 4087" found at the southeast corner of the Aubrey Aggregates, LLC tract, continuing with the north line of the called 68.12 acre tract, and the south line of that certain called 93.860 acre tract of land described as Tract 2 in deed to D.R. Horton Texas, Ltd. recorded in Instrument No. 2020-67973, RPRDCT, in all, a total distance of 1129.67 feet to the **POINT OF BEGINNING**, containing an area of 27.07 acres of land.

EXHIBIT A

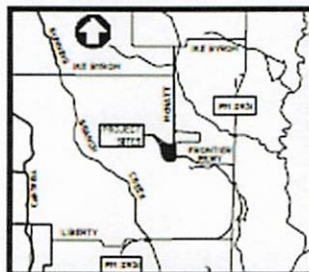


LEGEND

C	POINT FOR CORNER, UNLESS OTHERWISE NOTED
CIRS	5/8" IRON ROD SET STAMPED "BCG #10194538"
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
OPRCCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS

NOTES:

- The bearings shown and noted herein are referenced to the monumented east line of High Country Phase 1, in addition to Denton County, Texas recorded in Document No. 2022-378, Plat Records of Denton County, Texas (5014822" W).
- A description of even date is attached hereto.

LOCATION MAP
(NOT TO SCALE)

2 200 400
SCALE: 1" = 200'

EXHIBIT "A"
TRACT A &
TRACT B

TRACT A (27.07 AC.)
TRACT B (3.24 AC.)
SITUATED IN THE
JAMES BRIDGES, JR. SURVEY,
ABSTRACT NO. 36
DENTON COUNTY, TEXAS



TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE - (214) 484-7055
PROJECT NO. 2019010-10
DATE November 2024

[illegible]

EXHIBIT A-2
Legal Description of the Property

EXHIBIT A2

**THE LAKES FRESH WATER SUPPLY DISTRICT
DENTON COUNTY, TEXAS**

THE LAKES FRESH WATER SUPPLY DISTRICT CONTAINING APPROXIMATELY 1,880.628 NET ACRES OF LAND, MORE OR LESS, COMPRISING OF FOURTEEN TRACTS AND DESCRIBED AS FOLLOWS:

TRACT 1

BEING A TRACT OF LAND SITUATED IN THE JAMES BRIDGES SURVEY, ABSTRACT NO. 36, IN DENTON COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A CALLED 406.169 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LAKES OF AUBREY, L.P., RECORDED AS DOCUMENT NO. 2005-114860, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN INTERIOR ELL CORNER OF SAID 406.169 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 11.520 ACRE TRACT OF LAND DESCRIBED AS TRACT II IN A DEED TO TIM ROBINSON AND TOMMY ROBINSON, RECORDED IN COUNTY CLERK'S FILE NO. 94-011755 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 88 DEGREES 43 MINUTES 37 SECONDS WEST, ALONG THE COMMON BOUNDARY BETWEEN SAID 406.169 ACRE TRACT AND SAID 11.520 ACRE TRACT, A DISTANCE OF 532.68 FEET TO AN EXTERIOR ELL CORNER OF SAID 406.169 ACRE TRACT, THE NORTHWEST CORNER OF SAID 11.520 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 38.165 ACRE TRACT DESCRIBED AS TRACT I IN SAID ROBINSON DEED;

THENCE NORTH 88 DEGREES 33 MINUTES 22 SECONDS WEST, ALONG THE COMMON BOUNDARY BETWEEN SAID 406.169 ACRE TRACT AND SAID 38.165 ACRE TRACT, A DISTANCE OF 973.92 FEET TO A POINT FOR CORNER;

THENCE OVER AND ACROSS SAID 406.169 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 01 DEGREE 26 MINUTES 38 SECONDS EAST, A DISTANCE OF 904.19 FEET TO A POINT FOR CORNER;

NORTH 19 DEGREES 45 MINUTES 27 SECONDS WEST, A DISTANCE OF 418.26 FEET TO A POINT FOR CORNER;

NORTH 03 DEGREES 29 MINUTES 36 SECONDS WEST, A DISTANCE OF 130.41 FEET TO A POINT FOR CORNER;

NORTH 35 DEGREES 30 MINUTES 44 SECONDS EAST, A DISTANCE OF 229.39 FEET TO A POINT FOR CORNER;

SOUTH 85 DEGREES 35 MINUTES 57 SECONDS EAST, A DISTANCE OF 218.79 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

NORTHEASTERLY, ALONG SAID TANGENT CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS NORTH 86 DEGREES 55 MINUTES 16 SECONDS EAST FOR 453.26 FEET, A CENTRAL ANGLE OF 14 DEGREES 57 MINUTES 33 SECONDS AND A RADIUS OF 1,741.00 FEET, FOR AN ARC DISTANCE OF 454.55 FEET TO A POINT FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

SOUTHEASTERLY, ALONG SAID REVERSE CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS SOUTH 89 DEGREES 03 MINUTES 38 SECONDS EAST FOR 302.59 FEET, A CENTRAL ANGLE OF 22 DEGREES 59 MINUTES 46 SECONDS AND A RADIUS OF 759.00 FEET, FOR AN ARC DISTANCE OF 304.63 FEET TO A POINT FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

SOUTHEASTERLY, ALONG SAID REVERSE CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS SOUTH 79 DEGREES 12 MINUTES 11 SECONDS EAST FOR 99.69 FEET, A CENTRAL ANGLE OF 03 DEGREES 16 MINUTES 53 SECONDS AND A RADIUS OF 1,741.00 FEET, FOR AN ARC DISTANCE OF 99.71 FEET TO A POINT FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

SOUTHEASTERLY, ALONG SAID REVERSE CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS SOUTH 39 DEGREES 51 MINUTES 48 SECONDS EAST FOR 721.38 FEET, A CENTRAL ANGLE OF 81 DEGREES 57 MINUTES 39 SECONDS AND A RADIUS OF 550.00 FEET, FOR AN ARC DISTANCE OF 786.77 FEET TO A POINT FOR THE END OF SAID CURVE;

SOUTH 01 DEGREE 07 MINUTES 01 SECOND WEST, A DISTANCE OF 194.57 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

SOUTHEASTERLY, ALONG SAID TANGENT CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS SOUTH 24 DEGREES 59 MINUTES 20 SECONDS EAST FOR 352.02 FEET, A CENTRAL ANGLE OF 52 DEGREES 12 MINUTES 42 SECONDS AND A RADIUS OF 400.00 FEET, FOR AN ARC DISTANCE OF 364.51 FEET TO POINT FOR THE END OF SAID CURVE;

SOUTH 51 DEGREES 05 MINUTES 41 SECONDS EAST, A DISTANCE OF 134.35 FEET TO POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

SOUTHEASTERLY, ALONG SAID TANGENT CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS SOUTH 08 DEGREES 11 MINUTES 36 SECONDS EAST FOR 204.22 FEET, A CENTRAL ANGLE OF 85 DEGREES 48 MINUTES 11 SECONDS AND A RADIUS OF 150.00 FEET, FOR AN ARC DISTANCE OF 224.63 FEET TO POINT FOR THE END OF SAID CURVE;

SOUTH 34 DEGREES 42 MINUTES 30 SECONDS WEST, A DISTANCE OF 264.13 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

SOUTHWESTERLY, ALONG SAID TANGENT CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS SOUTH 62 DEGREES 59 MINUTES 26 SECONDS WEST FOR 142.15 FEET, A CENTRAL ANGLE OF 56 DEGREES 33 MINUTES 53 SECONDS AND A RADIUS OF 150.00 FEET, FOR AN ARC DISTANCE OF 148.09 FEET TO A POINT FOR THE END OF SAID CURVE;

NORTH 88 DEGREES 43 MINUTES 37 SECONDS WEST, A DISTANCE OF 35.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,616.686 SQUARE FEET, OR 60.071 ACRES OF LAND, MORE OR LESS.

TRACT 2

BEING A TRACT OF LAND SITUATED IN THE JAMES BRIDGES SURVEY, ABSTRACT NO. 36, IN DENTON COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 346.098 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE IN A DEED TO CTMGT REGATTA, LLC RECORDED AS DOCUMENT NO. 2012-122934, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND ALL OF LOTS 1-5, BLOCK A (CALLED 5.00 ACRES), OF MARRIOT ESTATES, AN ADDITION TO DENTON COUNTY ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET V, PAGE 91 OF SAID REAL PROPERTY RECORDS, SAID MARRIOT ESTATES FINAL PLAT VACATED ACCORDING TO INSTRUMENT NO. 2019-94603 OF SAID REAL PROPERTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH RIGHT-OF-WAY OF F.M. 2931 (A 100-FOOT RIGHT-OF-WAY AT THIS POINT) ALSO BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 346.098 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 10.489 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE IN A DEED TO TOMMY GENE SMITH AND WIFE, MARSHA J. SMITH, RECORDED IN VOLUME 3222, PAGE 689 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 00 DEGREES 24 MINUTES 20 SECONDS EAST, ALONG THE COMMON LINE BETWEEN SAID 346.098 ACRE TRACT AND SAID 10.489 ACRE TRACT, A DISTANCE OF 357.65 FEET TO A POINT FOR THE MOST EASTERLY SOUTHEAST CORNER OF A CALLED 11.520 ACRE TRACT OF LAND DESCRIBED AS TRACT II IN A DEED TO TIM ROBINSON AND TOMMY ROBINSON, RECORDED IN COUNTY CLERK'S FILE NO. 94-R0011755 OF SAID REAL PROPERTY RECORDS;

THENCE ALONG THE COMMON LINE BETWEEN SAID 11.520 ACRE TRACT AND SAID 346.098 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 01 DEGREE 05 MINUTES 06 SECONDS EAST, A DISTANCE OF 29.38 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 16 MINUTES 25 SECONDS EAST, A DISTANCE OF 869.54 FEET TO A POINT FOR AN INTERIOR ELL CORNER OF SAID 346.098 ACRE TRACT, THE NORTHEAST CORNER OF SAID 11.520 ACRE TRACT AND AN EXTERIOR CORNER OF A CALLED 60.071 ACRE TRACT OF LAND DESCRIBED IN A DEED TO UPPER TRINITY REGIONAL WATER DISTRICT, RECORDED AS DOCUMENT NO. 2010-73910 OF SAID REAL PROPERTY RECORDS;

THENCE ALONG THE EAST, NORTH AND WEST LINES OF SAID 60.071 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 88 DEGREES 43 MINUTES 37 SECONDS EAST, A DISTANCE OF 35.70 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

NORTHEASTERLY, ALONG SAID TANGENT CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS NORTH 62 DEGREES 59 MINUTES 26 SECONDS EAST FOR 142.15 FEET, A CENTRAL ANGLE OF 56 DEGREES 33 MINUTES 53 SECONDS AND A RADIUS OF 150.00 FEET, FOR AN ARC DISTANCE OF 148.09 FEET TO A POINT FOR THE END OF SAID CURVE;

NORTH 34 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 264.13 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

NORTHERLY, ALONG SAID TANGENT CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS NORTH 08 DEGREES 11 MINUTES 36 SECONDS WEST FOR 204.22 FEET, A CENTRAL ANGLE OF 85 DEGREES 48 MINUTES 11 SECONDS AND A RADIUS OF 150.00 FEET, FOR AN ARC DISTANCE OF 224.63 FEET TO POINT FOR THE END OF SAID CURVE;

NORTH 51 DEGREES 05 MINUTES 41 SECONDS WEST, A DISTANCE OF 134.35 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

NORTHWESTERLY, ALONG SAID TANGENT CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS NORTH 24 DEGREES 59 MINUTES 20 SECONDS WEST FOR 352.02 FEET, A CENTRAL ANGLE OF 52 DEGREES 12 MINUTES 42 SECONDS AND A RADIUS OF 400.00 FEET, FOR AN ARC DISTANCE OF 364.51 FEET TO A POINT FOR THE END OF SAID CURVE;

NORTH 01 DEGREE 07 MINUTES 01 SECOND EAST, A DISTANCE OF 194.57 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

NORTHWESTERLY, ALONG SAID TANGENT CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS NORTH 39 DEGREES 51 MINUTES 48 SECONDS WEST FOR 721.38 FEET, A CENTRAL ANGLE OF 81 DEGREES 57 MINUTES 39 SECONDS AND A RADIUS OF 550.00 FEET, FOR AN ARC DISTANCE OF 786.77 FEET TO A POINT FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

NORTHWESTERLY, ALONG SAID REVERSE CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS NORTH 79 DEGREES 12 MINUTES 11 SECONDS WEST FOR 99.69 FEET, A CENTRAL ANGLE OF 03 DEGREES 16 MINUTES 53 SECONDS AND A RADIUS OF 1,741.00 FEET, FOR AN ARC DISTANCE OF 99.71 FEET TO A POINT FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

WESTERLY, ALONG SAID REVERSE CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS NORTH 89 DEGREES 03 MINUTES 38 SECONDS WEST FOR 302.59 FEET, A CENTRAL ANGLE OF 22 DEGREES 59 MINUTES 46 SECONDS AND A RADIUS OF 759.00 FEET, FOR AN ARC DISTANCE OF 304.63 FEET TO A POINT FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

WESTERLY, ALONG SAID REVERSE CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS SOUTH 86 DEGREES 55 MINUTES 16 SECONDS WEST FOR 453.26 FEET, A CENTRAL ANGLE OF 14 DEGREES 57 MINUTES 33 SECONDS AND A RADIUS OF 1,741.00 FEET, FOR AN ARC DISTANCE OF 454.55 FEET TO A POINT FOR THE END OF SAID CURVE;

NORTH 85 DEGREES 35 MINUTES 57 SECONDS WEST, A DISTANCE OF 218.79 FEET TO A POINT FOR CORNER;

SOUTH 35 DEGREES 30 MINUTES 44 SECONDS WEST, A DISTANCE OF 229.39 FEET TO A POINT FOR CORNER;

SOUTH 03 DEGREES 29 MINUTES 36 SECONDS EAST, A DISTANCE OF 130.41 FEET TO A POINT FOR CORNER;

SOUTH 19 DEGREES 45 MINUTES 27 SECONDS EAST, A DISTANCE OF 418.26 FEET TO A POINT FOR CORNER;

SOUTH 01 DEGREE 26 MINUTES 38 SECONDS WEST, A DISTANCE OF 904.19 FEET TO A POINT ON THE COMMON LINE BETWEEN SAID 346.098 ACRE TRACT AND A CALLED 38.165 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN SAID DEED TO TIM ROBINSON AND TOMMY ROBINSON FOR THE SOUTHWEST CORNER OF SAID 60.071 ACRE TRACT;

THENCE NORTH 88 DEGREES 33 MINUTES 22 SECONDS WEST, ALONG THE COMMON LINE BETWEEN SAID 346.098 ACRE TRACT AND SAID 38.165 ACRE TRACT, A DISTANCE OF 608.39 FEET TO A POINT ON THE EAST LINE OF A CALLED 4.56 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE 1991 WEIR FAMILY TRUST, RECORDED IN VOLUME 4300, PAGE 1149 OF SAID REAL PROPERTY RECORDS FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID 346.098 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 38.165 ACRE TRACT;

THENCE NORTH 01 DEGREE 19 MINUTES 47 SECONDS EAST, ALONG THE WEST LINE OF SAID 346.098 ACRE TRACT, A DISTANCE OF 2,455.33 FEET TO A POINT ON THE SOUTH LINE OF A CALLED 462.236 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LIBERTY ASSOCIATES, RECORDED IN COUNTY CLERK'S FILE NO. 96-R0026647 OF SAID REAL PROPERTY RECORDS FOR THE NORTHWEST CORNER OF SAID 346.098 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 59.566 ACRE TRACT OF LAND DESCRIBED IN A DEED TO 1991 WEIR FAMILY TRUST, RECORDED IN VOLUME 5073, PAGE 2066 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 87 DEGREES 39 MINUTES 41 SECONDS EAST, ALONG THE COMMON LINE BETWEEN 346.098 ACRE TRACT AND SAID 462.236 ACRE TRACT, A DISTANCE OF 721.69 FEET TO A POINT FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID 462.236 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 140.6 ACRE TRACT OF LAND DESCRIBED AS FIRST TRACT IN A DEED TO LIBERTY ASSOCIATES, L.L.C., RECORDED IN COUNTY CLERK'S FILE NO. 97-R0030209 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 89 DEGREES 08 MINUTES 36 SECONDS EAST, ALONG THE COMMON LINE BETWEEN SAID 346.098 ACRE TRACT AND SAID 140.6 ACRE TRACT, A DISTANCE OF 2,469.24 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 140.6 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 53.35 ACRE

TRACT OF LAND DESCRIBED IN A DEED TO THE WEIR, 1991 FAMILY TRUST, RECORDED IN COUNTY CLERK'S FILE NO. 98-R0114389 OF SAID REAL PROPERTY RECORDS:

THENCE SOUTH 88 DEGREES 20 MINUTES 08 SECONDS EAST, ALONG THE COMMON LINE BETWEEN SAID 346.098 ACRE TRACT AND SAID 53.35 ACRE TRACT, PASSING AT A DISTANCE OF 2,214.72 FEET THE MOST NORTHERLY NORTHEAST CORNER OF SAID 346.098 ACRE TRACT AND THE NORTHWEST CORNER OF SAID VACATED MARRIOTT ESTATES, CONTINUING WITH THE NORTH LINE OF SAID VACATED PLAT, IN ALL, A TOTAL DISTANCE OF 2,464.74 FEET TO A POINT ON THE WEST LINE OF SAID F.M. 2931;

THENCE ALONG THE WEST RIGHT-OF-WAY OF SAID F.M. 2931, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 02 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 589.94 FEET TO A POINT FOR CORNER;

SOUTH 13 DEGREES 40 MINUTES 36 SECONDS WEST, A DISTANCE OF 101.98 FEET TO A POINT FOR CORNER;

SOUTH 02 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 08 DEGREES 56 MINUTES 36 SECONDS EAST, CONTINUING WITH THE WEST RIGHT-OF-WAY OF SAID F.M. 2931, PASSING AT A DISTANCE OF 3.11 FEET THE MOST EASTERLY NORTHEAST CORNER OF SAID 346.098 ACRE TRACT, AND CONTINUING ALONG THE WEST RIGHT-OF-WAY OF SAID F.M. 2931 AND THE EAST LINE OF SAID 346.098 ACRE TRACT, IN ALL, A TOTAL DISTANCE OF 101.98 FEET TO A POINT FOR CORNER;

THENCE CONTINUING ALONG THE WEST AND NORTH RIGHT-OF-WAY OF SAID F.M. 2931 AND THE EAST AND SOUTH LINES OF SAID 346.098 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 02 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 1,630.09 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

SOUTHERLY, ALONG SAID TANGENT CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS SOUTH 11 DEGREES 36 MINUTES 51 SECONDS WEST FOR 352.22 FEET, A CENTRAL ANGLE OF 18 DEGREES 29 MINUTES 41 SECONDS AND A RADIUS OF 1,095.92 FEET, FOR AN ARC DISTANCE OF 353.76 FEET TO A POINT FOR THE END OF SAID CURVE;

SOUTH 40 DEGREES 59 MINUTES 38 SECONDS WEST, A DISTANCE OF 98.93 FEET TO A POINT FOR CORNER;

SOUTH 30 DEGREES 51 MINUTES 42 SECONDS WEST, A DISTANCE OF 185.80 FEET TO A POINT FOR CORNER;

SOUTH 20 DEGREES 43 MINUTES 46 SECONDS WEST, A DISTANCE OF 98.95 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS SOUTH 66 DEGREES 43 MINUTES 17 SECONDS WEST FOR 956.04 FEET, A CENTRAL ANGLE OF 51 DEGREES 43 MINUTES 15 SECONDS AND A RADIUS OF 1,095.92 FEET, FOR AN ARC DISTANCE OF 989.28 FEET TO POINT FOR THE END OF SAID CURVE;

NORTH 87 DEGREES 25 MINUTES 06 SECONDS WEST, A DISTANCE OF 631.80 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

WESTERLY, ALONG SAID TANGENT CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS NORTH 88 DEGREES 32 MINUTES 36 SECONDS WEST FOR 226.95 FEET, A CENTRAL ANGLE OF 02 DEGREES 15 MINUTES 00 SECONDS AND A RADIUS OF 5,779.58 FEET, FOR AN ARC DISTANCE OF 226.96 FEET TO A POINT FOR THE END OF SAID CURVE;

NORTH 89 DEGREES 40 MINUTES 06 SECONDS WEST, A DISTANCE OF 1,523.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 351.098 ACRES OF LAND, MORE OR LESS.

SAVE & EXCEPT THAT CERTAIN CALLED 2.00 ACRE TRACT OF LAND DESCRIBED AS FOLLOWS:

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE JAMES BRIDGES, JR. SURVEY, ABSTRACT NO. 36, IN DENTON COUNTY, TEXAS, AND BEING ALL OF LOT 18A, BLOCK W, OF SIVERADO PHASE 3, AN ADDITION TO DENTON COUNTY, TEXAS ACCORDING TO AMENDING PLAT RECORDED IN DOCUMENT NO. 2020-168, PLAT RECORDS OF DENTON COUNTY, TEXAS, AND CONTAINING A CALLED AREA OF 2.00 ACRES OF LAND.

FOR A NET TOTAL OF 349.098 ACRES OF LAND, MORE OR LESS.

TRACT 4

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN DENTON COUNTY, TEXAS A PART OF THE JAMES BRIDGES SURVEY, ABSTRACT NO. 36, AND BEING OUT OF AND A PART OF THAT CERTAIN TRACT SAID TO CONTAIN 180 ACRES AS DESCRIBED IN A DEED TO J.E. PEIPELMAN, RECORDED IN VOLUME 130, PAGE 251 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, SAID TRACT OR PARCEL OF LAND IS HEREIN DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID 180 ACRE TRACT WHERE SAME IS INTERSECTED BY THE WEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 2931 FOR THE SOUTHEAST CORNER HEREOF;

THENCE SOUTH 89 DEGREES 08 MINUTES 10 SECONDS WEST 2463.43 FEET TO THE SOUTHWEST CORNER OF SAID 180 TRACT;

THENCE NORTH 00 DEGREES 06 MINUTES 54 SECONDS EAST 943.84 FEET TO A POINT FOR THE NORTHWEST CORNER HEREOF;

THENCE NORTH 89 DEGREES 08 MINUTES 10 SECONDS EAST 2464.95 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY NO. 2931 FOR THE NORTHEAST CORNER HEREOF;

THENCE WITH SAID LINE, SOUTH 00 DEGREES 44 MINUTES 03 SECONDS WEST 300.65 FEET TO AN ANGLE POINT;

THENCE SOUTH 00 DEGREES 02 MINUTES 20 SECONDS EAST 643.24 FEET TO THE PLACE OF BEGINNING AND CONTAINING 53.35 ACRES OF LAND.

TRACT 5

IN THE COUNTY OF DENTON, STATE OF TEXAS, BEING ALL THOSE TRACTS OR PARCELS OF LAND SITUATED IN THE COUNTY OF DENTON, STATE OF TEXAS, AND BEING PART OF ONE LEAGUE AND LABOR OF LAND, PATENTED TO JAMES BRIDGES, JR., FEBRUARY 22, 1847 BY PATENT NO. 115, VOLUME 6, ABSTRACT NO. 36, AND DESCRIBED BY METES AND BOUNDS IN TWO TRACTS AS FOLLOWS:

FIRST TRACT - BEING ALL OF BLOCK NO. 26, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK NO. 29;

THENCE SOUTH 898 VARAS TO THE SOUTHWEST CORNER OF BLOCK NO. 34;

THENCE WEST WITH THE NORTH BOUNDARY LINE OF BLOCK NO. 25, 881 VARAS TO THE MOST NORTHERLY SOUTHEAST CORNER OF BLOCK NO. 27;

THENCE NORTH 895 VARAS TO THE NORTHEAST CORNER OF BLOCK NO. 27, THE SAME BEING THE SOUTHWEST CORNER OF BLOCK NO. 29 AND THE SOUTHEAST CORNER OF BLOCK NO. 28;

THENCE WITH THE SOUTH BOUNDARY LINE OF BLOCK NO. 29, EAST 880 VARAS TO THE PLACE OF BEGINNING, CONTAINING 140.6 ACRES OF LAND, MORE OR LESS.

SECOND TRACT - BEING BLOCK NO. 29, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 904 1/2 VARAS WEST OF THE NORTHEAST CORNER OF SAID LEAGUE AND LABOR SURVEY, THE SAME BEING THE NORTHWEST CORNER OF BLOCK NO. 34;

THENCE WEST 880 VARAS WITH THE NORTH BOUNDARY LINE OF SAID L & L SURVEY TO THE NORTHEAST CORNER OF BLOCK NO. 28;

THENCE SOUTH WITH THE EAST BOUNDARY LINE OF SAID BLOCK NO. 28, TO ITS SOUTHEAST CORNER;

THENCE EAST 880 VARAS TO A POINT IN THE WEST BOUNDARY LINE OF SAID BLOCK NO. 34;

THENCE NORTH TO THE PLACE OF BEGINNING, CONTAINING 139.36 ACRES AND CONTAINING IN BOTH TRACTS 279.96 ACRES OF LAND, MORE OR LESS.

TRACT 6

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE JAMES BRIDGES SURVEY, ABSTRACT NO. 36, DENTON COUNTY, TEXAS, BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM W.C. SEARS ET AL TO BAILEY REDFEARN RECORDED IN VOLUME 273, PAGE 382, DEED RECORDS, DENTON COUNTY, TEXAS, AND BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM A.J. JARRELL ET AL TO BAILEY REDFEARN RECORDED IN VOLUME 245, PAGE 46, DEED RECORDS, DENTON COUNTY, TEXAS, AND BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM W.C. REDFEARN AND WIFE, E.J. REDFEARN TO BAILEY REDFEARN RECORDED IN VOLUME 314, PAGE 618, DEED RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN LIBERTY ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM GARY GLENN STARR TO BRADY STARR, RECORDED IN VOLUME 2913, PAGE 121, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 89 DEGREES 34 MINUTES 17 SECONDS W, 2684.82 FEET WITH SAID LIBERTY ROAD TO A POINT FOR CORNER IN DR. SANDERS ROAD, A PUBLIC ROADWAY;

THENCE N 00 DEGREES 30 MINUTES 26 SECONDS E, 667.75 FEET WITH SAID DR. SANDERS ROAD TO A POINT FOR CORNER IN SAID LIBERTY ROAD;

THENCE S 89 DEGREES 09 MINUTES 53 SECONDS W, 513.73 FEET WITH SAID LIBERTY ROAD TO A POINT FOR CORNER;

THENCE N 00 DEGREES 50 MINUTES 07 SECONDS W. 208.00 FEET TO A POINT FOR CORNER.
 THENCE S 89 DEGREES 09 MINUTES 53 SECONDS W. 391.22 FEET TO A POINT FOR CORNER.
 THENCE S 00 DEGREES 50 MINUTES 07 SECONDS E. 208.00 FEET TO A POINT FOR CORNER IN SAID LIBERTY ROAD.
 THENCE S 89 DEGREES 09 MINUTES 53 SECONDS W. 662.00 FEET WITH SAID LIBERTY ROAD TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM BAILEY REDFERN TO JACKIE JOE REDFERN RECORDED IN VOLUME 784, PAGE 523, DEED RECORDS, DENTON COUNTY, TEXAS;
 THENCE N 00 DEGREES 01 MINUTES 17 SECONDS W. 1166.79 FEET WITH THE EAST LINE OF SAID JACKIE JOE REDFERN TRACT TO A POINT FOR CORNER IN THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM SAMUEL DWIGHT REDFERN TO BAILEY REDFERN RECORDED IN VOLUME 784, PAGE 5, DEED RECORDS, DENTON COUNTY, TEXAS;
 THENCE EAST, 449.68 FEET WITH SAID SOUTH LINE OF SAID SAMUEL DWIGHT REDFERN TO BAILEY REDFERN TRACT TO A POINT FOR CORNER.
 THENCE N 00 DEGREES 24 MINUTES 00 SECONDS E. 2802.83 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM AUBREY PRODUCTS TO GREGORY S. LYNCH RECORDED IN VOLUME 2683, PAGE 450, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;
 THENCE S 89 DEGREES 38 MINUTES 56 SECONDS E. 3465.01 FEET WITH THE SOUTH LINE OF SAID LYNCH TRACT AND WITH THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM W.B. NELSON TO MRS. LAURA WILLIAMS RECORDED IN VOLUME 578, PAGE 391, DEED RECORDS, DENTON COUNTY, TEXAS, TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID WILLIAMS TRACT;
 THENCE N 02 DEGREES 40 MINUTES 12 SECONDS E. 233.72 FEET WITH THE EAST LINE OF SAID WILLIAMS TRACT TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM WILLIAM G. THOMPSON TO JOE C. THOMAS RECORDED IN VOLUME 761, PAGE 409, DEED RECORDS, DENTON COUNTY, TEXAS;
 THENCE EAST 2346.82 FEET WITH THE SOUTH LINE OF SAID THOMAS TRACT TO A POINT FOR CORNER, AT AN INNER ELL OF SAID THOMAS TRACT;
 THENCE S 01 DEGREE 35 MINUTES 26 SECONDS W. 1052.70 FEET WITH A WEST LINE OF SAID THOMAS TRACT A POINT FOR CORNER THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM CHATLEY REDFERN TO WESTMAR PROPERTIES RECORDED UNDER CLERK'S FILE NO. 95-R0029110 REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;
 THENCE N 89 DEGREES 43 MINUTES 05 SECONDS W. 1751.91 FEET WITH SAID NORTH LINE OF SAID WESTMAR PROPERTIES TRACT AND WITH THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM TRAVIS B. STANFORD TO C.W. SANDERS RECORDED IN VOLUME 1074, PAGE 72, DEED RECORDS, DENTON COUNTY, TEXAS TO A POINT FOR CORNER;
 THENCE S 00 DEGREES 08 MINUTES 53 SECONDS W. 2865.43 FEET WITH THE WEST LINE OF SAID SANDERS TRACT AND WITH THE WEST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM KENNETH W. DEERS TO TAD L. SANDERS RECORDED IN VOLUME 1065, PAGE 577, DEED RECORDS, DENTON COUNTY, TEXAS TO A POINT FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF SAID STARR TRACT;
 THENCE S 87 DEGREES 55 MINUTES 57 SECONDS W. 244.56 FEET WITH THE NORTH LINE OF SAID STARR TRACT, TO A POINT FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID STARR TRACT.

THENCE S 00 DEGREES 47 MINUTES 49 SECONDS W. 928.92 FEET WITH THE WEST LINE OF SAID STARR TRACT TO THE PLACE OF BEGINNING AND CONTAINING 461.236 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JAMES BRIDGES SURVEY ABSTRACT NUMBER 36, DEED RECORDS, DENTON COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED BY DEED TO HELEN SESSIONS ET AL RECORDED IN VOLUME 870, PAGE 627, DEED RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FOR CORNER IN LIBERTY ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM GARY GLENN STARR TO BRADY STARR, RECORDED IN VOLUME 2913, PAGE 121, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 89 DEGREES 34 MINUTES 17 SECONDS W. 2684.82 FEET WITH SAID LIBERTY ROAD TO A POINT FOR CORNER IN DR. SANDERS ROAD, A PUBLIC ROADWAY;

THENCE N 00 DEGREES 30 MINUTES 26 SECONDS E. 667.75 FEET WITH SAID DR. SANDERS ROAD TO A POINT FOR CORNER IN SAID LIBERTY ROAD;

THENCE N 00 DEGREES 29 MINUTES 53 SECONDS E. 1156.50 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED TO HELEN SESSIONS RECORDED IN VOLUME 870, PAGE 627, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE N 00 DEGREES 29 MINUTES 53 SECONDS E. 1465.72 FEET ALONG OR NEAR A FENCE WITH THE WEST LINE OF SAID SESSIONS TRACT TO A POINT FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID SESSIONS TRACT;

THENCE S 89 DEGREES 36 MINUTES 41 SECONDS E. 2350.07 FEET ALONG OR NEAR A FENCE WITH THE NORTH LINE OF SAID SESSIONS TRACT TO A POINT FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF SAID SESSIONS TRACT;

THENCE S 00 DEGREES 37 MINUTES 59 SECONDS W. 1443.45 FEET ALONG OR NEAR A FENCE WITH THE EAST LINE OF SAID SESSIONS TRACT TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID SESSIONS TRACT;

THENCE S 89 DEGREES 48 MINUTES 56 SECONDS W. 2326.83 FEET ALONG OR NEAR A FENCE WITH THE SOUTH LINE OF SAID SESSIONS TRACT TO THE PLACE OF BEGINNING AND CONTAINING 77.723 ACRES OF LAND;

FOR A NET TOTAL OF 384.513 ACRES OF LAND, MORE OR LESS.

TRACT 7

ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE J. BRIDGES SURVEY, ABSTRACT NUMBER 36, DENTON COUNTY, TEXAS AND BEING ALL OF THE CALLED 50 ACRE FIRST TRACT AND ALL OF THE CALLED 29 ACRE SECOND TRACT DESCRIBED IN THE DEED FROM ROSIE GALBREATH TO HELEN SESSIONS ET AL RECORDED IN VOLUME 870, PAGE 627 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT THE SOUTHWEST CORNER OF THE CALLED 29 ACRE SECOND TRACT ALSO BEING THE SOUTHWEST CORNER OF A CALLED 77.723 ACRE TRACT DESCRIBED AS "SAVE AND EXCEPT" IN THE DEED FROM RICKEY D. REDFEARN ET AL TO THE LIBERTY ASSOCIATES RECORDED UNDER CLERK'S FILE NUMBER 96-R0026647 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 02 DEGREES 08 MINUTES 23 SECONDS EAST GENERALLY ALONG AN ESTABLISHED FENCE LINE WITH THE WEST LINE OF THE CALLED 29 ACRE SECOND TRACT AND THE CALLED 50 ACRE FIRST TRACT A DISTANCE OF 1466.11 FEET TO THE NORTHWEST CORNER OF THE CALLED 50 ACRE FIRST TRACT AND THE NORTHWEST CORNER OF THE CALLED 77.723 ACRE TRACT;

THENCE SOUTH 87 DEGREES 58 MINUTES 03 SECONDS EAST ALONG AN ESTABLISHED FENCE LINE WITH THE NORTH LINE OF THE CALLED 50 ACRE FIRST TRACT A DISTANCE OF 2331.02 FEET TO THE NORTHEAST CORNER THEREOF AND THE NORTHEAST CORNER OF THE CALLED 77.723 ACRE TRACT;

THENCE SOUTH 02 DEGREES 31 MINUTES 30 SECONDS WEST ALONG AN ESTABLISHED FENCE LINE WITH THE EAST LINE OF THE CALLED 50 ACRE FIRST TRACT A DISTANCE OF 1438.11 FEET TO THE SOUTHEAST CORNER OF THE CALLED 29 ACRE SECOND TRACT AND THE SOUTHEAST CORNER OF THE CALLED 77.723 ACRE TRACT;

THENCE NORTH 88 DEGREES 39 MINUTES 35 SECONDS WEST ALONG AN ESTABLISHED FENCE LINE WITH THE SOUTH LINE OF THE CALLED 29 ACRE SECOND TRACT A DISTANCE OF 2321.57 FEET TO THE PLACE OF BEGINNING AND ENCLOSING 77.542 ACRES OF LAND, MORE OR LESS.

TRACT 8

BEING A TRACT OF LAND IN THE JAMES BRIDGES SURVEY, ABSTRACT NO. 36, DENTON COUNTY, TEXAS AND BEING A PORTION OF THE TRACT OF LAND DESCRIBED IN DEED TO ELLA LONG RECORDED IN VOLUME 171, PAGE 178, DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING THAT CERTAIN TRACT OF LAND CONVEYED TO 1991 WEIR FAMILY TRUST, BY DEED DATED FEBRUARY 18, 1999, RECORDED IN VOLUME 4300, PAGE 1149, DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LONG TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO KENNETH W. DEEDS, RECORDED IN THE DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 04 MINUTES 44 SECONDS WEST (NORTH), ALONG THE WEST LINE OF SAID LONG TRACT, A DISTANCE OF 192.72 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 37 MINUTES 44 SECONDS EAST, DEPARTING SAID WEST LINE OF THE LONG TRACT, A DISTANCE OF 1030.17 FEET TO A POINT IN THE EAST LINE OF SAID LONG TRACT;

THENCE SOUTH 00 DEGREES 40 MINUTES 30 SECONDS EAST (SOUTH 00 DEGREES 15 MINUTES 41 SECONDS EAST) ALONG SAID EAST LINE OF THE LONG TRACT, A DISTANCE OF 192.75 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 37 MINUTES 44 SECONDS WEST, AT 126.98 FEET PASSING THE NORTHEAST CORNER OF SAID DEEDS TRACT, AND THE NORTHEAST CORNER OF A 15 FOOT EASEMENT AND RIGHT-OF-WAY, (COMMONLY CALLED LIBERTY CIRCLE) DESCRIBED IN DEED RECORDED IN VOLUME 1151, PAGE 961, DEED RECORDS, DENTON COUNTY, TEXAS, CONTINUING AT 141.99 FEET PASSING THE NORTHWEST CORNER OF SAID EASEMENT AND RIGHT-OF-WAY AND CONTINUING IN ALL FOR A TOTAL DISTANCE OF 1032.18 FEET (1029.99) TO THE POINT OF BEGINNING AND CONTAINING 4.56 ACRES OF LAND MORE OR LESS.

TRACT 9

ALL THAT CERTAIN LOT, TRACT, PARCEL OF LAND, LYING AND BEING SITUATED IN THE COUNTY OF DENTON, STATE OF TEXAS, AND BEING ALL OF A CALLED 60 ACRE TRACT OF LAND AS CONVEYED BY DEED DATED DECEMBER 12, 1919, FROM J.F. STARR AND WIFE, NELLIE STARR, TO MRS. ELLA LONG, AS SHOWN OF RECORD IN VOLUME 171, PAGE 178, OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, ALL BEING OUT OF THE JAMES BRIDGES SURVEY, ABSTRACT 36, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED CALLED 60 ACRE TRACT:

THENCE NORTH, ALONG THE WEST BOUNDARY LINE OF THE PAST MENTIONED CALLED 60 ACRE TRACT WHICH IS PARTIALLY FENCED AND PASSING AT 2320 FEET, THE CENTERLINE OF RUNNING BRANCH, A CREEK; CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 2530.00 FEET (CALL BEING NORTH, 2530.56 FEET), TO A POINT FOR THE NORTHWEST CORNER OF THE PAST MENTIONED 60 ACRE TRACT;

THENCE N 89 DEGREES 59 MINUTES 14 SECONDS EAST, ALONG AND NEAR A VERY OLD FENCE 1018.4 FEET (CALL BEING EAST, 1032.81 FEET), TO A POINT FOR THE NORTHEAST CORNER OF THE PAST MENTIONED 60 ACRE TRACT AS IT ACTUALLY IS FENCED ON THE GROUND;

THENCE S 00 DEGREES 15 MINUTES 41 SECONDS EAST, ALONG AND NEAR AN OLD FENCE LINE AND PASSING AT 663 FEET, THE CENTERLINE OF RUNNING BRANCH, CONTINUING ALONG SAID COURSE, A TOTAL DISTANCE OF 2536.92 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE ABOVE MENTIONED 60 ACRE TRACT; (CALL ON THIS LINE BEING SOUTH 2530.56 FEET); SAID CORNER BEING AN INNER EL CORNER ON A 65 ACRE TRACT OF LAND AS CONVEYED BY DEED DATED AUGUST 30, 1948, FROM W.H. DANIEL AND OTHERS TO W.C. COWAN, AND DELLA COWAN, AS RECORDED IN VOLUME 346, PAGE 239 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE N 89 DEGREES 37 MINUTES 44 SECONDS WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID 60 ACRE TRACT, AND THE NORTH BOUNDARY LINE OF A 32.873 ACRE TRACT AS CONVEYED BY DEED DATED JANUARY 6, 1966, FROM THE VETERANS' LAND BOARD OF TEXAS TO KENNETH W. DEEDS, AS RECORDED IN VOLUME 532, PAGE 473 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS A DISTANCE OF 1029.99 FEET, TO POINT OF BEGINNING, AND CONTAINING 59.566 ACRES MORE OR LESS OUT OF THE MRS. ELLA LONG CALLED 60 ACRE TRACT;

SAVE AND EXCEPT THAT CERTAIN 4.56 ACRE TRACT (TRACT 8 AS DESCRIBED HEREON) CONVEYED TO 1991 WEIR FAMILY TRUST, BY DEED DATED FEBRUARY 18, 1999, RECORDED IN VOLUME 4300, PAGE 1149, DEED RECORDS OF DENTON COUNTY, TEXAS.

FOR A NET TOTAL OF 55.006 ACRES OF LAND, MORE OR LESS.

TRACT 12

BEING A CALLED 60 1/4 ACRE TRACT OF LAND OUT OF THE JAMES BRIDGES, JR. SURVEY, ABSTRACT NO. 36, AND BEING THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO WEIR BROS., PARTNERS, L.L.C. RECORDED IN INSTRUMENT NO. 2004-155231, DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID BRIDGES SURVEY, AT THE SE CORNER OF A 50.4 ACRE TRACT OF LAND IN SAID SURVEY CONVEYED TO JOHN PEIPELMAN;

THENCE SOUTH WITH THE SAID EAST LINE OF SAID SURVEY, 374 1/4 VARAS TO A POINT FOR CORNER ON SAID LINE;

THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SURVEY, 912 VARAS TO A POINT FOR CORNER ON THE WEST LINE OF A 290 ACRE TRACT AS DESCRIBED IN DEED TO F. PEIPELMAN DATED DECEMBER 1, 1894, AND RECORDED IN VOLUME 384, PAGE 244, DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH WITH SAID LINE 374 1/2 VARAS TO A POINT FOR CORNER AT THE SW CORNER OF SAID 50.4 ACRE TRACT;

THENCE EAST WITH THE SOUTH LINE OF SAID 50.4 ACRE TRACT, 912 VARAS TO THE PLACE OF BEGINNING, CONTAINING 60 1/2 ACRES OF LAND.

SAVE AND EXCEPT THE FOLLOWING TRACT B:

TRACT B (BEING SAVE AND EXCEPT FROM 60.5 ACRE TRACT 12)

BEING 1.303 ACRES OF LAND, MORE OR LESS, IN THE J. BRIDGES SURVEY, ABSTRACT 36, AND BEING PART OF THAT CERTAIN 60.5 ACRE TRACT OF LAND DESCRIBED AS SECOND TRACT IN DEED TO JAMES C. STORRIE AND ANNE L. STORY DATED THE 17TH DAY OF OCTOBER, 1952, AND RECORDED IN VOLUME 384, PAGE 244 OF DEED RECORDS OF DENTON COUNTY, TEXAS; SAID 1.303 ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE SOUTHEAST CORNER OF SAID 60.5 ACRE TRACT IN THE CENTER OF AN EXISTING PUBLIC ROAD, SAID POINT BEING SOUTH 88 DEGREES 45 MINUTES EAST A DISTANCE OF 2,542 FEET, MORE OR LESS, FROM THE SOUTHWEST CORNER OF SAID TRACT AND BEING NORTH 88 DEGREES 45 MINUTES EAST A DISTANCE OF 3.7 FEET, MORE OR LESS, FROM CENTERLINE STATION 298469 ON PROPOSED F.M. 2931;

THENCE NORTH 88 DEGREES 45 MINUTES WEST, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 53.7 FEET TO A POINT 50 FEET FROM AND AT RIGHT ANGLES TO SAID CENTERLINE;

THENCE NORTH 1 DEGREE 25 MINUTES EAST, 50 FEET FROM AND PARALLEL TO SAID CENTERLINE, A DISTANCE OF 655.55 FEET TO A POINT;

THENCE WITH THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 1,195.916 FEET, 50 FEET FROM AND CONCENTRIC TO SAID CENTERLINE, A DISTANCE OF 392.26 FEET TO A POINT IN THE NORTH LINE OF SAID 60.5 ACRE TRACT;

THENCE SOUTH 85 DEGREES 56 MINUTES EAST ALONG SAID NORTH PROPERTY LINE, A DISTANCE OF 7.2 FEET TO THE NORTHEAST CORNER OF SAID TRACT;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID 60.5 ACRE TRACT AND THE CENTER OF AN EXISTING PUBLIC ROAD, A DISTANCE OF 1,040.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND CONTAINING 1.303 ACRES OF LAND, MORE OR LESS, OF WHICH .660 OF ONE ACRE IS CONTAINED WITHIN THE LIMITS OF AN EXISTING PUBLIC ROAD; THE NET ADDITIONAL ACREAGE BEING .643 OF ONE ACRE, MORE OR LESS.

FOR A NET TOTAL OF 59.197 ACRES OF LAND MORE OR LESS.

TRACT 13

FIELD NOTES TO ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE J. BRIDGES SURVEY ABSTRACT NUMBER 36, DENTON COUNTY, TEXAS AS DESCRIBED IN DEED TO LIBERTY ASSOCIATES, L.L.C. RECORDED IN INSTRUMENT NO. 2005-64895, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, ALSO BEING A PART OF THE CALLED 135 ACRE TRACT ONE AND ALL OF THE CALLED 80 ACRE TRACT TWO DESCRIBED IN THE DEED FROM JOE THOMAS TO CLINTON D. THOMAS RECORDED UNDER C.F.N. 95-R0049421

OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT THE NORTHEAST CORNER OF THE SAID 135 ACRE TRACT ONE AND THE NORTHEAST CORNER OF A 384.438 ACRE TRACT DESCRIBED IN THE DEED TO JOE C. THOMAS ET UX RECORDED IN VOLUME 762, PAGE 409 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, IN THE SOUTH LINE OF A CALLED 60.38 ACRE TRACT DESCRIBED IN THE DEED TO MARIE A. RUFU RECORDED IN VOLUME 778, PAGE 608;

THENCE SOUTH 04 DEGREES 02 MINUTES 06 SECONDS WEST WITH THE EAST LINE OF THE SAID 135 ACRE TRACT ONE PASSING THE SOUTHEAST CORNER THEREOF AND THE NORTHEAST CORNER OF THE SAID 80 ACRE TRACT TWO AND CONTINUING WITH THE EAST LINE OF THE 80 ACRE TRACT TWO A TOTAL DISTANCE, IN ALL, OF 3958.66 FEET TO POINT AT THE SOUTHEAST CORNER THEREOF AND THE NORTHEAST CORNER OF A CALLED 462.236 ACRE TRACT DESCRIBED IN THE DEED FROM BAILEY REDFERN TO LIBERTY ASSOCIATES RECORDED UNDER C.F.N. 96-R0026647 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 86 DEGREES 53 MINUTES 25 SECONDS WEST ALONG A FENCE WITH THE NORTH LINE OF THE 462.236 ACRE LIBERTY TRACT AND THE SOUTH LINE OF THE 80 ACRE TRACT TWO A DISTANCE OF 2346.66 FEET TO A POINT FOR THE SOUTHWEST CORNER THEREOF AND THE SALIENT CORNER OF THE 462.236 ACRE LIBERTY TRACT;

THENCE NORTH 03 DEGREES 33 MINUTES 01 SECONDS EAST ALONG A FENCE WITH THE WEST LINE OF THE 80 ACRE TRACT TWO PASSING THE NORTHEAST CORNER THEREOF AND THE SOUTHWEST CORNER OF THE 135 ACRE TRACT ONE AND PASSING AT 244.16 FEET THE SOUTHEAST CORNER OF A CALLED 10.00 ACRE TRACT DESCRIBED IN THE DEED TO ELOY P. LEHMAN RECORDED IN VOLUME 627, PAGE 625 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS AND CONTINUING WITH THE WEST LINE OF THE 135 ACRE TRACT ONE A TOTAL DISTANCE OF 2439.92 FEET TO POINT FOR CORNER;

THENCE SOUTH 86 DEGREES 51 MINUTES 03 SECONDS EAST ACROSS THE 135 ACRE TRACT ONE A DISTANCE OF 1865.93 FEET TO A POINT FOR CORNER;

THENCE NORTH 02 DEGREES 52 MINUTES 30 SECONDS EAST ACROSS THE 135 ACRE TRACT ONE A DISTANCE OF 1519.21 FEET TO A POINT ON THE NORTH LINE THEREOF AT THE SOUTHWEST CORNER OF THE SAID 60.38 ACRE TRACT TWO;

THENCE SOUTH 86 DEGREES 53 MINUTES 54 SECONDS EAST WITH THE NORTH LINE OF THE 135 ACRE TRACT ONE AND THE SOUTH LINE OF THE 60.38 ACRE RUFU TRACT A DISTANCE OF 532.19 FEET TO THE PLACE OF BEGINNING AND ENCLOSING 150.000 ACRES OF LAND, MORE OR LESS.

TRACT 14

ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE F. TREVENO SURVEY, ABSTRACT NUMBER 1243, AND THE J. BRIDGES SURVEY, ABSTRACT NUMBER 36, DENTON COUNTY, TEXAS AND BEING ALL OF THE CALLED 129.610 ACRE TRACT DESCRIBED IN THE DEED FROM A. CRAWFORD TO JOE C. THOMAS RECORDED IN VOLUME 762, PAGE 409 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, A PART OF THE CALLED 135 ACRE TRACT ONE DESCRIBED IN THE DEED FROM JOE C. THOMAS TO CLINTON D. THOMAS RECORDED UNDER CLERKS FILE NUMBER 95-R0049421 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND ALL OF TRACT 2, BLOCK B OF DANDY ACRES AS SHOWN BY THE PLAT THEREOF RECORDED IN CABINET G, PAGE 384 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE WESTERLY SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT THE SOUTHWEST CORNER OF THE SAID TRACT 2, BLOCK B OF SANDY ACRES AT THE INTERSECTION OF THE NORTH LINE OF BYRON ROAD WITH THE CENTER OF RUNNING BRANCH ROAD AND ALSO BEING THE SOUTHEAST CORNER OF TRACT 1-B, BLOCK B OF SANDY ACRES AS SHOWN BY THE REPLAT THEREOF RECORDED IN CABINET F, PAGE 73 OF THE SAID PLAT RECORDS;

THENCE NORTH 03 DEGREES 31 MINUTES 54 SECONDS WEST ALONG RUNNING BRANCH ROAD WITH THE COMMON LINE OF TRACT 1-B AND TRACT 2 A DISTANCE OF 1,271.42 FEET TO POINT AT AN ANGLE POINT THEREIN;

THENCE NORTH 02 DEGREES 41 MINUTES 45 SECONDS EAST ALONG RUNNING BRANCH ROAD WITH THE COMMON LINE OF TRACT 2 AND TRACT 1-A A DISTANCE OF 460.01 FEET TO THE NORTHEAST CORNER OF TRACT 1-A AND A REENTRANT CORNER OF TRACT 2;

THENCE NORTH 88 DEGREES 32 MINUTES 13 SECONDS WEST WITH THE NORTH LINE OF TRACT 1-A A DISTANCE OF 25.01 FEET TO A POINT AT THE WESTERLY SOUTHWEST CORNER OF TRACT 2 AND THE SOUTHEAST CORNER OF THE CALLED 16.4390 ACRE TRACT DESCRIBED IN THE DEED FROM MELVIN G. HOLBROOK, JR. ET UX TO LANCE LIFKA ET UX RECORDED UNDER CLERK'S FILE NUMBER 2004-163435 OF THE SAID REAL PROPERTY RECORDS ON THE WEST SIDE OF RUNNING BRANCH ROAD;

THENCE NORTH 02 DEGREES 40 MINUTES 27 SECONDS EAST WITH THE WEST LINE OF TRACT 2 A DISTANCE OF 631.59 FEET TO A POINT AT THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 87 DEGREES 16 MINUTES 19 SECONDS EAST CROSSING RUNNING BRANDY ROAD AND CONTINUING ALONG A WIRE FENCE WITH THE NORTH LINE OF TRACT 2 A DISTANCE OF 1,448.47 FEET TO THE NORTHEAST CORNER THEREOF AND THE NORTHWEST CORNER OF THE SAID 129.610 ACRE TRACT;

THENCE SOUTH 87 DEGREES 16 MINUTES 59 SECONDS EAST CONTINUING ALONG A WIRE FENCE WITH THE NORTH LINE OF THE 129.610 ACRE TRACT, A DISTANCE OF 2,333.53 FEET TO THE NORTHEAST CORNER OF THE 129.610 ACRE TRACT IN MCNATT ROAD;

THENCE SOUTH 02 DEGREES 52 MINUTES 28 SECONDS WEST ALONG MCNATT ROAD WITH THE EAST LINE OF THE 129.610 ACRE TRACT, PASSING AT A DISTANCE OF 844.18 FEET, THE NORTHWEST CORNER OF THE CALLED 17.190 ACRE TRACT DESCRIBED IN THE DEED FROM SIDNEY W. RUFFO TO DAVID RUTLEDGE ET UX RECORDED IN VOLUME 5252, PAGE 3409 OF THE REAL PROPERTY RECORDS AND CONTINUING WITH THE EAST LINE OF THE 129.610 ACRE TRACT AND THE WEST LINE OF THE 17.190 ACRE TRACT, IN ALL, A TOTAL DISTANCE OF 2,390.49 FEET TO THE SOUTHWEST CORNER THEREOF ON THE NORTH LINE OF THE SAID 135 ACRE TRACT ONE;

THENCE SOUTH 02 DEGREES 52 MINUTES 20 SECONDS WEST ALONG A WIRE FENCE ACROSS THE 135 ACRE TRACT ONE, A DISTANCE OF 1,519.21 FEET TO A POINT FOR CORNER;

THENCE NORTH 86 DEGREES 51 MINUTES 03 SECONDS WEST ACROSS THE 135 ACRE TRACT ONE A DISTANCE OF 1,865.93 FEET TO A POINT ON THE WEST LINE THEREOF AND THE EAST LINE OF RUNNING BRANCH ESTATES AS SHOWN ON THE PLAT THEREOF RECORDED IN CABINET 5, PAGE 185 OF THE SAID PLAT RECORDS;

THENCE NORTH 03 DEGREES 34 MINUTES 31 SECONDS EAST WITH THE EAST LINE OF RUNNING BRANCH ESTATES A DISTANCE OF 1,509.04 FEET TO THE NORTHEAST CORNER THEREOF IN THE SOUTH LINE OF THE 129.610 ACRE TRACT;

THENCE NORTH 87 DEGREES 42 MINUTES 58 SECONDS WEST WITH THE SOUTH LINE OF THE 129.610 ACRE TRACT A DISTANCE OF 485.99 FEET TO THE SOUTHWEST CORNER THEREOF IN THE CENTER OF BYROM ROAD AS DEDICATED IN THE PLAT OF SANDY ACRES ABOVE MENTIONED;

THENCE NORTH 02 DEGREES 52 MINUTES 31 SECONDS EAST WITH THE WEST LINE OF THE 129.610 ACRE TRACT A DISTANCE OF 29.96 FEET TO THE SOUTHEAST CORNER OF TRACT 2, BLOCK B ON THE DEDICATED NORTH RIGHT-OF-WAY OF IKE BYROM ROAD;

THENCE NORTH 87 DEGREES 01 MINUTES 20 SECONDS WEST WITH THE SOUTH LINE OF TRACT 2 AND THE DEDICATED NORTH RIGHT-OF-WAY OF BYROM ROAD A DISTANCE OF 1,278.14 FEET TO THE PLACE OF BEGINNING, AND ENCLOSING 267.680 ACRES OF LAND, MORE OR LESS.

SAVE & EXCEPT THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED INSIDE THE APPROXIMATE ETJ BOUNDARY OF THE CITY OF KRUGERVILLE, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A

ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE F. TREVINO SURVEY ABSTRACT NUMBER 1243 AND THE J. BRIDGES SURVEY ABSTRACT NUMBER 36, DENTON COUNTY, TEXAS AND BEING PART OF A CALLED 267.680 ACRE TRACT AS RECORDED IN DOCUMENT NO. 2005-71607 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST CORNER OF TRACT 2, BLOCK B OF SANDY ACRES AS SHOWN BY THE PLAT THEREOF RECORDED IN CABINET G, PAGE 384 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, AT THE INTERSECTION OF THE NORTH LINE OF BYROM ROAD WITH THE CENTER OF RUNNING BRANCH ROAD AND ALSO BEING THE SOUTHEAST CORNER OF TRACT 1-B, BLOCK B OF SANDY ACRES AS SHOWN BY THE REPLAT THEREOF RECORDED IN CABINET R, PAGE 73 OF THE SAID PLAT RECORDS;

THENCE NORTH 03 DEGREES 31 MINUTES 54 SECONDS WEST ALONG RUNNING BRANCH ROAD WITH THE COMMON LINE OF TRACT 1-B AND TRACT 2 A DISTANCE OF 33.74 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING IN THE APPROXIMATE ETJ BOUNDARY OF THE CITY OF KRUGERVILLE, TEXAS;

THENCE NORTH 03 DEGREES 31 MINUTES 54 SECONDS WEST ALONG RUNNING BRANCH ROAD WITH THE COMMON LINE OF TRACT 1-B AND TRACT 2 A DISTANCE OF 1,237.69 FEET TO A POINT AT AN ANGLE POINT THEREIN;

THENCE NORTH 02 DEGREES 41 MINUTES 45 SECONDS EAST ALONG RUNNING BRANCH ROAD WITH THE COMMON LINE OF TRACT 2 AND TRACT 1-A A DISTANCE OF 460.01 FEET TO THE NORTHEAST CORNER OF TRACT 1-A AND A REENTRANT CORNER OF TRACT 2;

THENCE NORTH 88 DEGREES 32 MINUTES 13 SECONDS WEST WITH THE NORTH LINE OF TRACT 1-A A DISTANCE OF 25.01 FEET TO THE WESTERLY SOUTHWEST CORNER OF TRACT 2 AND THE SOUTHEAST CORNER OF THE CALLED 16.4390 ACRE TRACT DESCRIBED IN THE DEED FROM MELVIN G. HOLBROOK, JR. ET UX TO LANCE LIPKA ET UX RECORDED UNDER CLERK'S FILE NUMBER 2004-163435 OF THE SAID REAL PROPERTY RECORDS ON THE WEST SIDE OF RUNNING BRANCH ROAD;

THENCE NORTH 02 DEGREES 40 MINUTES 27 SECONDS EAST WITH THE WEST LINE OF TRACT 2 A DISTANCE OF 631.59 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 87 DEGREES 16 MINUTES 19 SECONDS EAST CROSSING RUNNING BRANDY ROAD AND CONTINUING ALONG A WIRE FENCE WITH THE NORTH LINE OF TRACT 2 A DISTANCE OF 1,448.47 FEET TO THE NORTHEAST CORNER THEREOF AND THE NORTHWEST CORNER OF THE SAID 129.510 ACRE TRACT;

THENCE SOUTH 02 DEGREES 52 MINUTES 21 SECONDS WEST A DISTANCE OF 1,373.61 FEET, TO A POINT IN THE APPROXIMATE ETJ BOUNDARY OF THE CITY OF KRUGERVILLE, TEXAS, FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, OVER AND ACROSS SAID TRACT 2 AND ALONG SAID CITY OF KRUGERVILLE ETJ BOUNDARY AND ALONG THE NON-TANGENT CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS S 71 DEGREES 18 MINUTES 53 SECONDS W FOR 918.03 FEET, A CENTRAL ANGLE OF 20 DEGREES 01 MINUTES 37 SECONDS AND A RADIUS OF 2,640.00 FEET, FOR AN ARC DISTANCE OF 922.78 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, OVER AND ACROSS SAID TRACT 2 AND CONTINUING ALONG SAID CITY OF KRUGERVILLE ETJ BOUNDARY ALONG THE NON-TANGENT CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS S 37 DEGREES 45 MINUTES 49 SECONDS W FOR 748.13 FEET, A CENTRAL ANGLE OF 16 DEGREES 17 MINUTES 29 SECONDS AND A RADIUS OF 2,640.00 FEET, FOR AN ARC DISTANCE OF 750.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 56.692 ACRES OF LAND, MORE OR LESS.

FOR A NET TOTAL OF 210.988 ACRES OF LAND, MORE OR LESS.

TRACT 15

BEING ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE J. BRIDGES SURVEY, ABSTRACT NUMBER 36, DENTON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 26.3015 ACRE FIRST TRACT AND ALL OF THE CALLED 26.3015 ACRE SECOND TRACT DESCRIBED IN THE DEED FROM RONALD F. KENNER, TRUSTEE TO CHARLES A. BARNETT, JUNIOR ET UX RECORDED IN VOLUME 1405, PAGE 583 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN ONE TRACT AS FOLLOWS:

BEGINNING FOR THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT THE NORTHEAST CORNER OF THE SAID 26.3015 ACRE FIRST TRACT AND THE SOUTHEAST CORNER OF A CALLED 20.0 ACRE TRACT DESCRIBED IN THE CONTRACT OF SALE AND PURCHASE FROM THE TEXAS VETERANS LAND BOARD TO ELROY P. LEHMANN RECORDED IN VOLUME 627, PAGE 625 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 03 DEGREES 33 MINUTES 01 SECONDS WEST GENERALLY ALONG A WIRE FENCE ON THE WEST LINE OF THE SAID 150.00 ACRE TRACT A DISTANCE OF 1319.37 FEET TO THE SOUTHEAST CORNER OF THE 26.3015 ACRE SECOND TRACT AND THE NORTHEAST CORNER OF A CALLED 65 ACRE TRACT DESCRIBED IN THE DEED FROM VERNE BLANKS TO LURA WILLIAMS RECORDED IN VOLUME 578, PAGE 391 OF THE SAID DEED;

THENCE NORTH 86 DEGREES 49 MINUTES 21 SECONDS WEST GENERALLY ALONG AN ESTABLISHED FENCE LINE ON THE NORTH LINE OF THE SAID 65 ACRE TRACT AND THE SOUTH LINE OF THE 26.3015 ACRE SECOND TRACT A DISTANCE OF 1735.71 FEET TO THE SOUTHWEST CORNER THEREOF AND THE EASTERLY SOUTHEAST CORNER OF A CALLED 208.813 ACRE TRACT DESCRIBED IN THE DEED FROM AUBREY PRODUCTS, INC. TO GREGORY S. LYNCH RECORDED IN VOLUME 2683, PAGE 450 OF THE SAID REAL PROPERTY RECORDS;

THENCE NORTH 03 DEGREES 23 MINUTES 05 SECONDS EAST ALONG A WIRE FENCE WITH THE EAST LINE OF THE SAID 208.813 ACRE TRACT A DISTANCE OF 1304.94 (CALLED 1320) FEET TO AT THE NORTHEAST CORNER THEREOF JUST NORTH OF A VERY LARGE OAK TREE FROM WHICH A FENCE CORNER POST BEARS SOUTH 47 DEGREES 08 MINUTES 12 SECONDS EAST A DISTANCE OF 8.1 FEET;

THENCE SOUTH 87 DEGREES 17 MINUTES 49 SECONDS EAST WITH THE NORTH LINE OF THE 26.3015 ACRE FIRST TRACT A DISTANCE OF 1739.64 (CALLED 1736) FEET TO THE POINT OF BEGINNING AND ENCLOSING 52.341 ACRES OF LAND, MORE OR LESS.

TRACT 16

BEING THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND LOCATED IN THE WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730, DENTON COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JAMES C. STORRIE AND ANN L. STORRIE RECORDED IN VOLUME 384, PAGE 244, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS (RPRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET ON THE EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2931 (VARIABLE WIDTH R.O.W.), AND BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 573, PAGE 625, RPRDCT, AND THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 573, PAGE 587, RPRDCT, FROM WHICH A DISTURBED WOOD MARKER FOUND BEARS SOUTH 09°47'42" WEST, A DISTANCE OF 1.56 FEET;

THENCE NORTH 01°50'56" EAST, WITH SAID EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2931 ACCORDING TO SAID DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 573, PAGE 625, RPRDCT, A DISTANCE OF 1017.54 FEET TO A WOOD MARKER FOUND FOR CORNER;

THENCE NORTH 02°47'45"EAST, CONTINUING WITH SAID EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2931, A DISTANCE OF 950.68 FEET TO A 12 INCH WOOD POST FOUND FOR CORNER LOCATED AT THE NORTHEAST CORNER OF SAID STATE OF TEXAS TRACT RECORDED IN VOLUME 573, PAGE 625, RPRDCT, AND THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 573, PAGE 568, RPRDCT;

THENCE SOUTH 88°25'37"EAST, LEAVING SAID EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2931, AND WITH THE NORTH LINE OF SAID JAMES C. STORRIE AND ANN L. STORRIE TRACT, AND THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO RICHARD KENNETH HARTIN RECORDED IN VOLUME 1870, PAGE 652, RPRDCT, PASSING AT A DISTANCE OF 2146.00 FEET A 5/8 INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR LINE, CONTINUING IN ALL, A TOTAL DISTANCE OF 2303.92 FEET TO A POINT LOCATED NEAR THE APPROXIMATE CENTER OF PECAN CREEK;

THENCE WITH THE MEANDERS OF SAID APPROXIMATE CENTER OF PECAN CREEK, AND GENERALLY WITH THE WESTERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SANDBROCK INVESTMENTS, INC. RECORDED IN INSTRUMENT NO. 2004-1916, RPRDCT, THE FOLLOWING BEARINGS AND DISTANCES TO POINTS FOR CORNER.

SOUTH 25°23'55"EAST, A DISTANCE OF 347.80 FEET;

SOUTH 68°15'53"EAST, A DISTANCE OF 203.95 FEET;

SOUTH 66°26'06"EAST, A DISTANCE OF 85.16 FEET;

SOUTH 52°20'50"EAST, A DISTANCE OF 110.88 FEET;

SOUTH 12°13'57"WEST, A DISTANCE OF 91.64 FEET;

SOUTH 86°37'55"WEST, A DISTANCE OF 388.23 FEET;

SOUTH 73°08'24"WEST, A DISTANCE OF 76.36 FEET;

SOUTH 31°10'15"WEST, A DISTANCE OF 144.41 FEET;

SOUTH 01°58'39"EAST, A DISTANCE OF 176.41 FEET;

SOUTH 48°23'38"EAST, A DISTANCE OF 184.30 FEET;

SOUTH 35°51'06"EAST, A DISTANCE OF 87.92 FEET;

NORTH 83°56'20"EAST, A DISTANCE OF 58.03 FEET;

NORTH 15°49'06"EAST, A DISTANCE OF 167.65 FEET;

NORTH 86°42'59"EAST, A DISTANCE OF 96.86 FEET;

SOUTH 79°28'04"EAST, A DISTANCE OF 59.79 FEET;

SOUTH 27°15'53"EAST, A DISTANCE OF 56.17 FEET;

SOUTH 04°11'59"EAST, A DISTANCE OF 78.61 FEET;

SOUTH 20°09'07" WEST, A DISTANCE OF 214.74 FEET;

SOUTH 12°43'46" WEST, A DISTANCE OF 121.30 FEET;

SOUTH 28°15'38" WEST, A DISTANCE OF 97.06 FEET;

SOUTH 12°51'21" WEST, A DISTANCE OF 104.11 FEET;

SOUTH 37°24'06" EAST, A DISTANCE OF 58.20 FEET;

SOUTH 50°50'00" EAST, A DISTANCE OF 193.14 FEET;

SOUTH 40°16'42" EAST, A DISTANCE OF 53.90 FEET;

SOUTH 25°14'59" EAST, A DISTANCE OF 50.14 FEET;

SOUTH 01°03'36" WEST, A DISTANCE OF 87.33 FEET;

AND SOUTH 20°47'55" WEST, A DISTANCE OF 30.50 FEET;

THENCE NORTH 88°48'26" WEST, LEAVING SAID APPROXIMATE CENTER OF PECAN CREEK, AND WITH THE SOUTH LINE OF SAID JAMES C. STORRIE AND ANN L. STORRIE TRACT, AND THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 1 IN DEED TO RPM XCONSTRUCTION, LLC RECORDED IN INSTRUMENT NO. 2018-26516, RPRDCT, PASSING AT A DISTANCE OF 80.00 FEET A 5/8 INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR LINE, CONTINUING IN ALL, A TOTAL DISTANCE OF 2877.37 FEET TO THE POINT OF BEGINNING, CONTAINING 116.932 ACRES OF LAND.

TRACT 17

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE JAMES BRIDGES, JR. SURVEY, ABSTRACT NO. 36, IN DENTON COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN CALLED 68.12 ACRE TRACT OF LAND DESCRIBED IN CORRECTION AFFIDAVIT RECORDED IN INSTRUMENT NO. 2023-131775, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS (RPRDCT), SAID AFFIDAVIT CORRECTING A GENERAL WARRANTY DEED TO B & B SAND AND GRAVEL, INC. RECORDED IN INSTRUMENT NO. 2018-45267, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS (RPRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "BCG 10194538" FOUND AT THE NORTHEAST CORNER OF SAID CALLED 68.12 ACRE TRACT, AND BEING LOCATED IN THE WEST RIGHT-OF-WAY LINE OF MCNATT ROAD (CALLED 60-FOOT RIGHT-OF-WAY AT THIS POINT), SAID MCNATT ROAD DEDICATED ACCORDING TO FINAL PLAT OF HIGH COUNTRY PHASE 1, AN ADDITION TO DENTON COUNTY, TEXAS RECORDED IN INSTRUMENT NO. 2022-376, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS (PRDCT);

THENCE SOUTH 01°19'11" WEST, WITH SAID WEST RIGHT-OF-WAY LINE OF MCNATT ROAD ACCORDING TO FINAL PLAT OF HIGH COUNTRY PHASE 1, PASSING AT A DISTANCE OF 993.93 FEET THE CALLED MOST NORTHERLY NORTHWEST CORNER OF A RIGHT-OF-WAY DEDICATION FOR MCNATT ROAD ACCORDING TO FINAL PLAT OF SILVERADO WEST, PHASE 1, AN ADDITION TO DENTON COUNTY, TEXAS RECORDED IN DOCUMENT NO. 2021-487, PRDCT (RIGHT-OF-WAY VARIABLE WIDTH AT THIS POINT), CONTINUING WITH THE WEST RIGHT-OF-WAY LINE OF MCNATT ROAD ACCORDING TO SAID FINAL PLAT OF SILVERADO WEST, PHASE 1, IN ALL, A TOTAL DISTANCE OF 1104.65 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BCG 10194538" FOUND FOR CORNER;

THENCE SOUTH 03°30'41" WEST, CONTINUING WITH SAID WEST RIGHT-OF-WAY LINE OF MCNATT ROAD ACCORDING TO SAID FINAL PLAT OF SILVERADO WEST, PHASE 1, A DISTANCE OF 237.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BCG 10194538" FOUND FOR CORNER;

THENCE NORTH 88°50'27" WEST, CONTINUING WITH THE WEST RIGHT-OF-WAY LINE OF MCNATT ROAD ACCORDING TO THE FINAL PLAT OF SILVERADO WEST, PHASE 1, A DISTANCE OF 60.05 FEET;

THENCE OVER AND ACROSS CALLED 68.12 ACRE TRACT, THE FOLLOWING COURSES:

NORTH 03°30'41" EAST, A DISTANCE OF 187.68 FEET;

NORTH 42°35'04" WEST, A DISTANCE OF 41.61 FEET;

NORTH 88°40'49" WEST, A DISTANCE OF 412.62 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

WITH SAID CURVE WHICH HAS A CENTRAL ANGLE OF 20°56'36", A RADIUS OF 800.00 FEET, A CHORD WHICH BEARS SOUTH 80°50'53" WEST, A DISTANCE OF 290.80 FEET, AND AN ARC LENGTH OF 292.42 FEET;

NORTH 38°39'46" WEST, A DISTANCE OF 153.26 FEET;

NORTH 22°23'48" WEST, A DISTANCE OF 209.23 FEET;

NORTH 15°46'46" WEST, A DISTANCE OF 335.03 FEET;

AND NORTH 04°55'29" WEST, A DISTANCE OF 543.74 FEET, SAID POINT BEING LOCATED ON THE NORTH LINE OF SAID CALLED 68.12 ACRE TRACT, AND THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 3, TRACT 3, IN DEED TO AUBREY AGGREGATES, LLC RECORDED IN INSTRUMENT NO. 2017-115329, RPRDCT, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "COLEMAN" FOUND AT THE SOUTHWEST CORNER OF SAID AUBREY AGGREGATES, LLC TRACT BEARS NORTH 89°03'08" WEST, A DISTANCE OF 606.52 FEET;

THENCE SOUTH 89°03'08" EAST, WITH SAID NORTH LINE OF THE CALLED 68.12 ACRE TRACT, AND THE SOUTH LINE OF THE AUBREY AGGREGATES, LLC TRACT, PASSING AT A DISTANCE OF 167.97 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "PETITT RPLS 4087" FOUND AT THE SOUTHEAST CORNER OF THE AUBREY AGGREGATES, LLC TRACT, CONTINUING WITH THE NORTH LINE OF THE CALLED 68.12 ACRE TRACT, AND THE SOUTH LINE OF THAT CERTAIN CALLED 93.860 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO D.R. HORTON TEXAS, LTD. RECORDED IN INSTRUMENT NO. 2020-67973, RPRDCT, IN ALL, A TOTAL DISTANCE OF 1129.67 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 27.07 ACRES OF LAND.

FOR A COMBINED TOTAL AREA IN ALL FOURTEEN (14) TRACTS OF 1,880.628 ACRES OF LAND, MORE OR LESS.

"THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY (OR CURRENT DEED RECORD INFORMATION), AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

EXHIBIT B
Annexation Tract Concept Plan

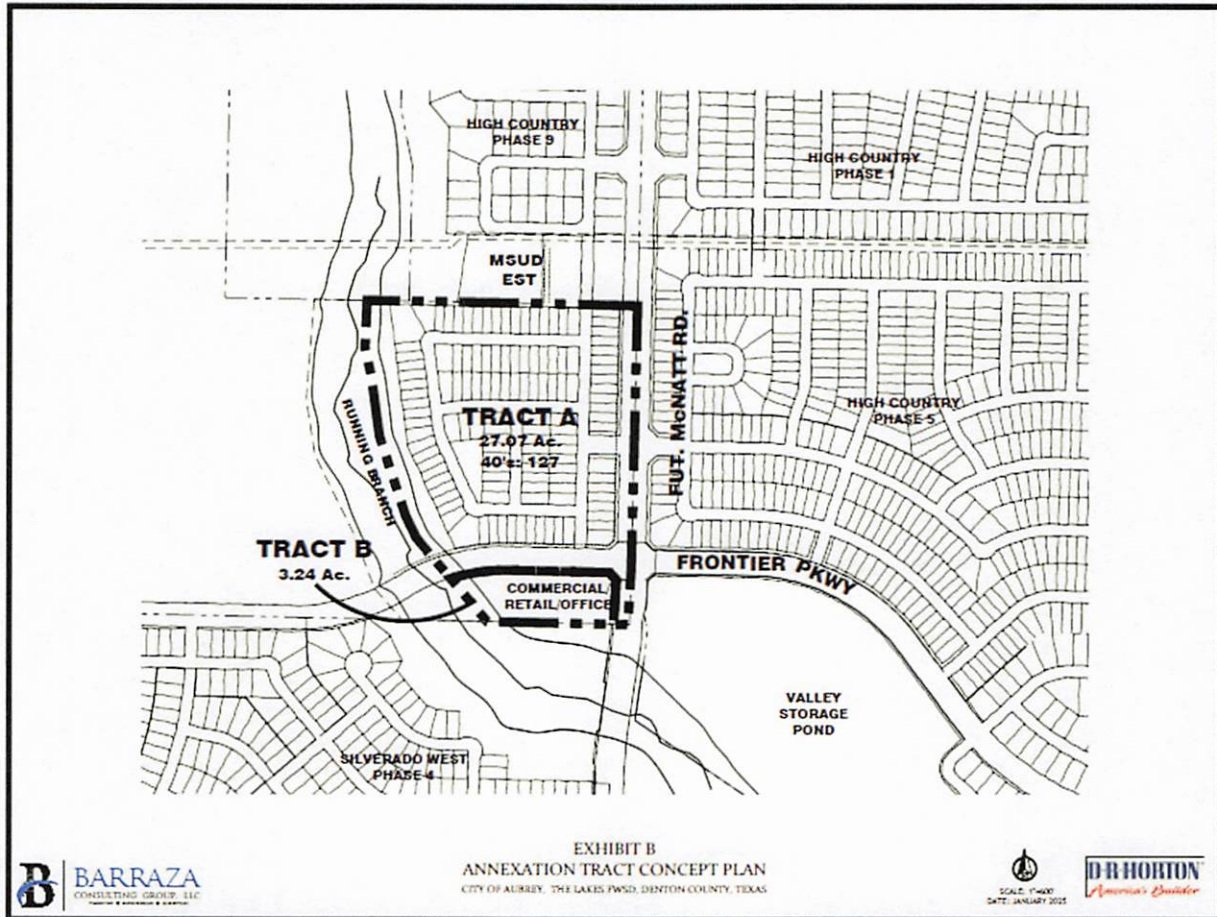


EXHIBIT C

Frontier Parkway Improvement Map

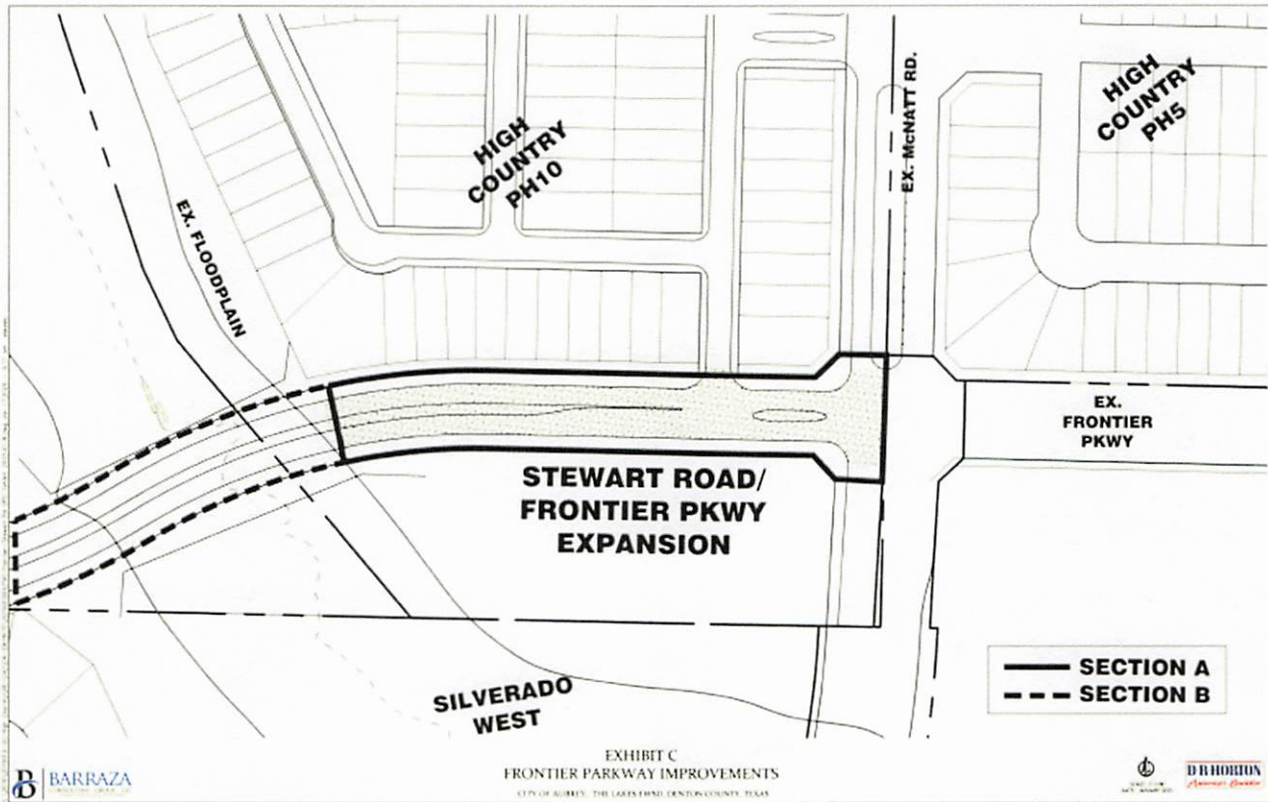


EXHIBIT D
Fire Station Tract

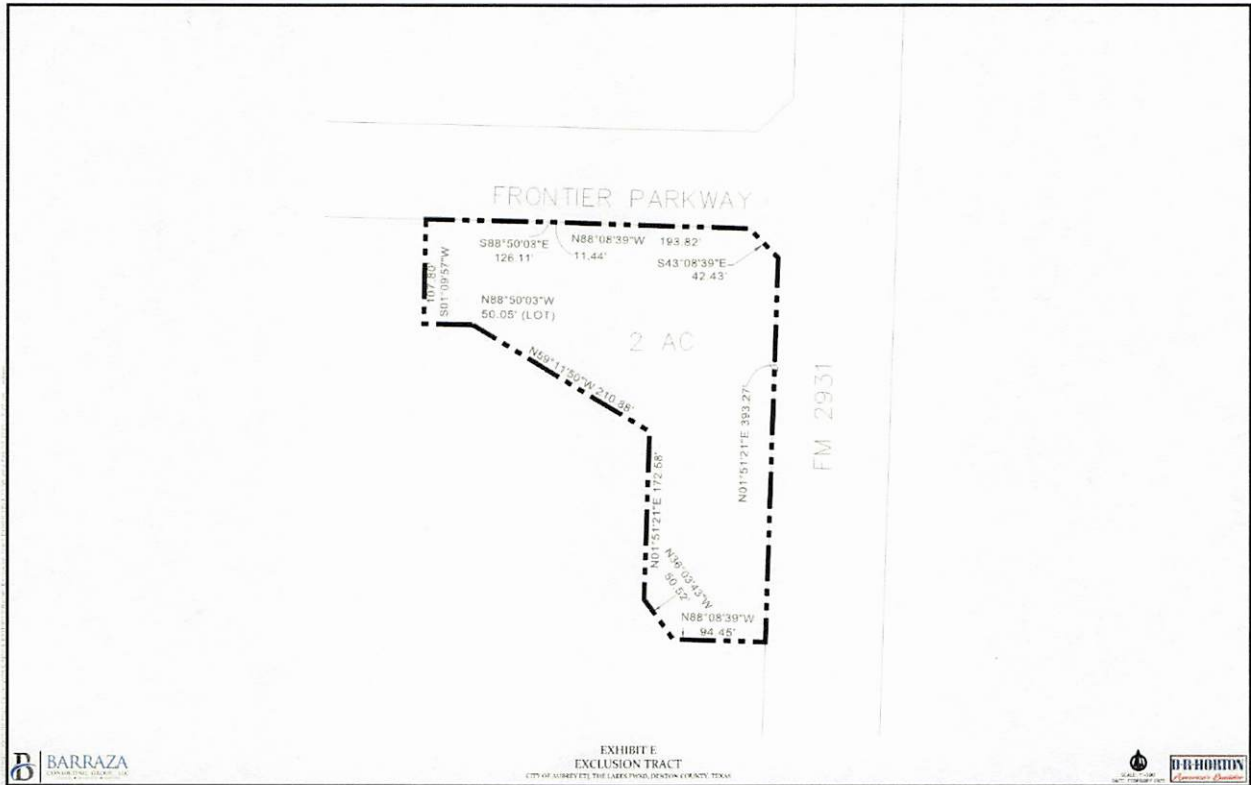


EXHIBIT E
General Retail Tract

DESCRIPTION
TRACT B
3.24 ACRES

BEING that certain tract of land situated in the JAMES BRIDGES, JR. SURVEY, ABSTRACT No. 36, in Denton County, Texas, and being part of that certain called 68.12 acre tract of land described in Correction Affidavit recorded in Instrument No. 2023-131775, of the Real Property Records of Denton County, Texas (RPRDCT), said Affidavit correcting a General Warranty Deed to B & B Sand and Gravel, Inc. recorded in Instrument No. 2018-45267, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows:

COMENCING at a 5/8-inch iron rod with cap stamped "BCG 10194538" found at the northeast corner of said called 68.12 acre tract, and being located in the west right-of-way line of McNatt Road (called 60-foot right-of-way at this point), said McNatt Road dedicated according to Final Plat of High Country Phase 1, an addition to Denton County, Texas recorded in Instrument No. 2022-376, of the Plat Records of Denton County, Texas (PRDCT);

THENCE South 01°19'11" West, with said west right-of-way line of McNatt Road according to Final Plat of High Country Phase 1, passing at a distance of 993.93 feet the called most northerly northwest corner of a right-of-way dedication for McNatt Road according to Final Plat of Silverado West, Phase 1, an addition to Denton County, Texas recorded in Document No. 2021-487, PRDCT (right-of-way variable width at this point), continuing with the west right-of-way line of McNatt Road according to said Final Plat of Silverado West, Phase 1, in all, a total distance of 1104.65 feet;

THENCE South 03°30'41" West, continuing with said west right-of-way line of McNatt Road according to said Final Plat of Silverado West, Phase 1, a distance of 237.08 feet;

THENCE North 88°50'27" West, continuing with the west right-of-way line of McNatt Road according to the Final Plat of Silverado West, Phase 1, a distance of 60.05 feet to a called northwest corner of said right-of-way line for McNatt Road and the **POINT OF BEGINNING**;

THENCE North 88°50'27" West, continuing with the north line of Silverado West, Phase 4, an addition to Denton County, Texas according to Final Plat recorded in Document No. 2022-291, PRDCT, a distance of 580.81 feet from which a 1/2-inch iron rod with cap stamped "JBI" found at an east corner of a called right-of-way dedication for Frouner Parkway (variable width right-of-way) according to said Silverado West, Phase 4, bears North 88°50'27" West, a distance of 477.29 feet;

THENCE over and across called 68.12 acre tract, the following courses:

North 38°39'46" West, a distance of 217.02 feet to the beginning of a non-tangent curve to the right;

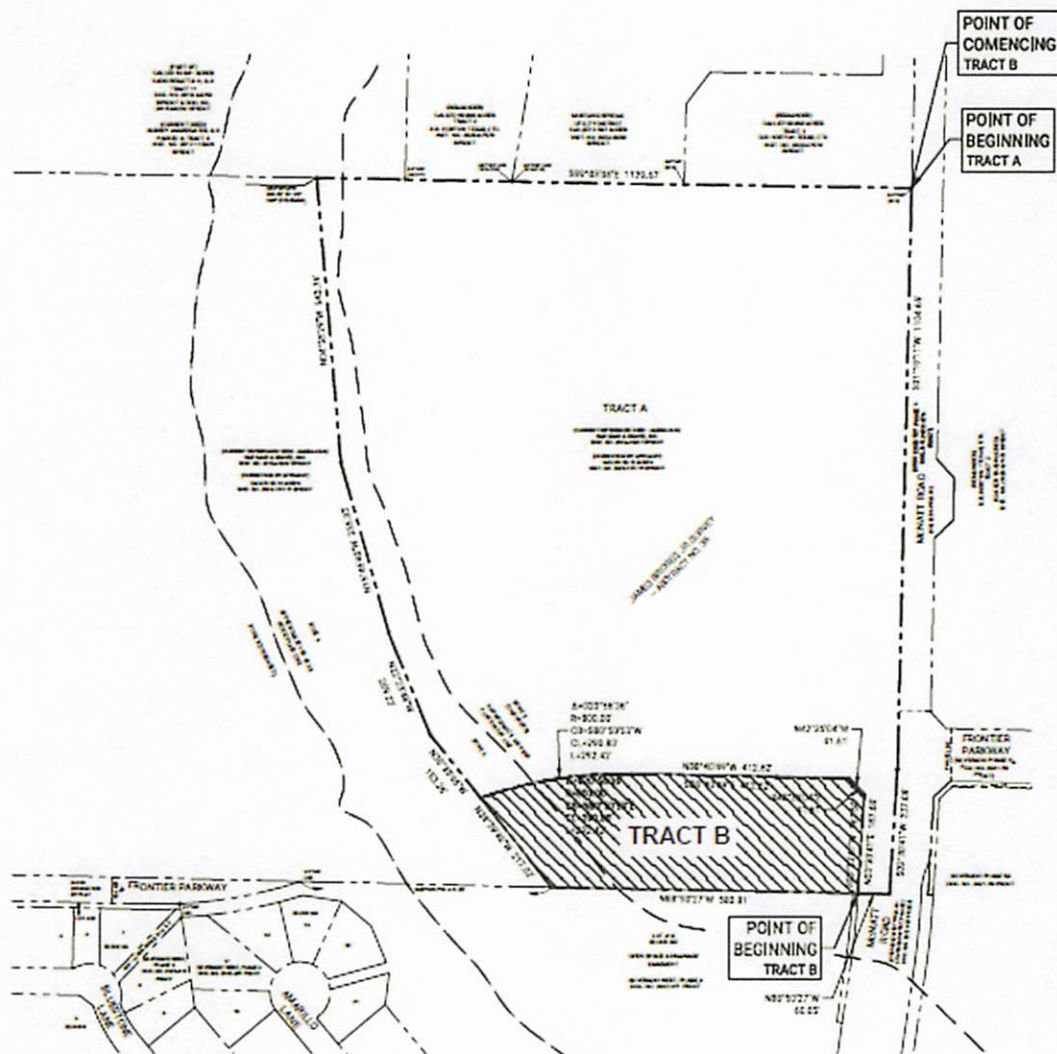
With said curve which has a central angle of 20°56'36", a radius of 800.00 feet, a chord which bears North 80°50'53" East, a distance of 290.80 feet, and an arc length of 292.42 feet;

South 88°40'49" East, a distance of 412.62 feet;

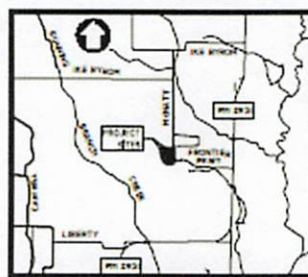
South 42°35'04" East, a distance of 41.61 feet;

South 03°30'41" West, a distance of 187.68 feet to the **POINT OF BEGINNING**, containing an area of 3.24 acres of land.

EXHIBIT E



LEGEND	
○	POINT FOR CORNER, UNLESS OTHERWISE NOTED
CIRS	5/8" IRON ROD SET STAMPED "BCG #10194538"
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
OPRCCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS

EXHIBIT "A"
TRACT A &
TRACT B

TRACT A (27.07 AC.)
TRACT B (3.24 AC.)
SITUATED IN THE
JAMES BRIDGES, JR. SURVEY,
ABSTRACT NO. 36
DENTON COUNTY, TEXAS

B BARRAZA
CONSULTING GROUP, LLC

TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE: (214) 484-7055
PROJECT NO. 2019010-10
DATE November 2024

NOTES:

- The bearings shown and noted herein are referenced to the monumented east line of High Country Phase I, an addition to Denton County, Texas recorded in Document No. 2022-076, Plat Records of Denton County, Texas (501°48'23"W).
- A description of even date is attached hereto.

EXHIBIT F
General Retail Standards

DEVELOPMENT REGULATIONS
GR-GENERAL RETAIL TRACT
SWC FRONTIER PARKWAY AND IKE BYROM ROAD

Permitted uses and development regulations outlined in the Aubrey Code of Ordinances, Chapter 14, Zoning, Exhibit 14A, Zoning Ordinance, shall apply to Tract B as depicted in Exhibit E (the "Property"), as such ordinances exist or may be amended, and as outlined herein. The base zoning district for the Property shall be the GR-General Retail district.

Permitted Uses:

1. The permitted uses in the GR-General Retail district shall be the permitted uses listed in the GR-General Retail zoning district as outlined in the Aubrey Code of Ordinances, Chapter 14, Zoning, Exhibit 14A, Zoning Ordinance, as it currently exists, or as amended, and as modified herein.
2. Restaurants meeting the TABC requirements for food/alcoholic beverage sales (food and beverage certificate) and distance requirements to schools/daycares/churches/hospitals per the City's adopted regulations are permitted. Restaurants not meeting distance requirements will require school district/daycare/church/hospital permission and will be required to apply for and obtain a Specific Use Permit (SUP).

Uses that require a Specific Use Permit (SUP):

1. Alcoholic beverage sales.
All other alcoholic beverage sales (not listed above in Permitted Uses section hereof) shall require a Specific Use Permit (SUP) application. Uses, other than Restaurants meeting the food and beverage certificate shall require application for and approval of a Specific Use Permit (SUP).

Prohibited Uses:

The following uses are prohibited on the Property:

1. Motels.
2. Smoke/Tobacco shops. A retail establishment utilized primarily for the sale of cigarettes, electronic cigarettes, vapes, cigars, tobacco, pipes, and other smoking and related supplies. On-site smoking or consumption is prohibited.
3. Variety Store. A retail establishment that offers for sale an assortment of inexpensive or discounted physical goods, products or merchandise directly to the consumer such as food or beverages for off-premise consumption, household products, personal grooming and health products and other consumer goods. Variety Store does not include a retail store that: contains a prescription pharmacy; sells gasoline or diesel fuel; or primarily sells specialty food items (e.g. meat, seafood, cheese, oils and vinegars, or confectioneries). Vehicle parking lot use and/or parking structure use as primary commercial use. However, parking lots and/or parking structures associated with an allowed business are permitted; and

13. Outside Storage and Outside Sales uses whether or not in conjunction with an allowed use on the Property.

Schedule of District Regulations:

Maximum Building Height	40 feet		
Minimum Side Yard	Adjacent to SF, PH, & TH	Adjacent to other districts	Adjacent to Dedicated Street
	1 story=25 feet	1 story 20 feet	1 story=30 feet
	2 story= 60 feet	2 story-20 feet	2 story=30 feet
Minimum Rear Yard	Adjacent to SF, PH, & TH	Adjacent to other districts	Adjacent to Dedicated Street
	1 story=30 feet	1 story=30 feet	1 story=25 feet
	2 story=60 feet	2 story=30 feet	2 story=25 feet
Minimum Front Yard	30 feet		
Minimum Lot Width	100 feet		
Minimum Lot Depth	100 feet		
Minimum square footage	5,000 square feet		
Maximum Lot Coverage	50%		