

**EXHIBIT "J"**

**JOINDER AGREEMENT**

**THIS JOINDER AGREEMENT** (the "Joinder Agreement"), dated as of \_\_\_\_\_, 200\_, is executed by Collin County \_\_\_\_\_ District No. \_\_\_\_ (the "Original District"), in connection with that certain Development Agreement (the "Development Agreement") entered into between the City of Weston, Texas ("Municipality"), and Honey Creek Partners L.P. and Weston Land Ltd. (collectively, the "Owner"), dated effective as of December 13, 2005. Capitalized terms used herein but not otherwise defined herein shall have the definitions provided in the Development Agreement.

In accordance with Section 4.02 of the Development Agreement, a copy of which is attached hereto as Exhibit "A" and incorporated herein for all purposes, the Original District executes this Joinder Agreement in order to become a Party to the Development Agreement. Accordingly, the Original District hereby agrees as follows with Municipality and Owner:

1. The Original District acknowledges and confirms that it has received a copy of the Development Agreement and the schedules and exhibits thereto.

2. The Original District hereby acknowledges, agrees, and confirms that, by its execution of this Joinder Agreement, the Original District shall automatically be deemed to be a Party to the Development Agreement, and shall have all of the obligations of the Original District thereunder as if it had executed the Development Agreement. The Original District hereby ratifies, as of the date hereof, and agrees to be bound by, all of the terms, provisions and conditions contained in the Development Agreement applicable to it to the same effect as if it were an original Party thereto.

3. This Joinder Agreement shall be governed by and construed and interpreted in accordance with the laws of the State of Texas, and exclusive venue shall lie in Collin County, Texas.

**IN WITNESS WHEREOF**, the Original District has caused this Joinder Agreement to be duly executed by its authorized officer as of the day and year first above written.

\_\_\_\_\_ District No. \_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_