

CERTIFICATE OF MAYOR

THE STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF WESTON §

I, Jerry Randall, Mayor of the City of Weston, Texas, DO HEREBY CERTIFY as follows:

1. That on the 12 day of March, 2024, a regular meeting of the City Council of the City of Weston, Texas, was held at its regular meeting place; the duly constituted members of the City Council being as follows:

Jerry Randall		MAYOR
Heather Richardson		MAYOR PRO TEM
Maria Whitworth	)	
Mike Hill	)	COUNCIL MEMBERS
Donald Coleman	)	
Jeff Metzger	)	

and all of said persons were present at said meeting except NONE Among other business considered at said meeting, the attached ordinance entitled:

ORDINANCE NO. 2024-03-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTON, TEXAS, DESIGNATING A NON-CONTIGUOUS GEOGRAPHIC AREA WITHIN THE CORPORATE LIMITS AND EXTRATERRITORIAL JURISDICTION OF THE CITY AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS TAX INCREMENT AND REINVESTMENT ZONE NUMBER ONE, CITY OF WESTON; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

was introduced and submitted to the City Council for passage and adoption. After presentation and due consideration of the ordinance, and upon a motion being made and seconded, the ordinance was finally passed and adopted by the City Council to be effective immediately by the following vote:

5 voted "For" 0 voted "Against" 0 abstained

2. That the attached ordinance is a true and correct copy of the original on file in the official records of the City; the duly qualified and acting members of the City Council of said City on the date of the aforesaid meeting are those persons shown above and, according to the records of my office, each member of the City Council was given actual notice of the time, place, and purpose of the meeting and had actual notice that the matter would be considered; and that said meeting, and deliberation of the aforesaid public business, was open to the public and written notice of said meeting, including the subject of the entitled ordinance, was posted and given in advance thereof in compliance with the provisions of Texas Government Code Chapter 551, as amended.

**CITY OF WESTON, TEXAS
ORDINANCE NO. 2024-03-01**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTON, TEXAS, DESIGNATING A NON-CONTIGUOUS GEOGRAPHIC AREA WITHIN THE CORPORATE LIMITS AND EXTRATERRITORIAL JURISDICTION OF THE CITY AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS TAX INCREMENT AND REINVESTMENT ZONE NUMBER ONE, CITY OF WESTON; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Weston, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the extraterritorial jurisdiction and/or corporate limits of the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a contiguous or noncontiguous geographic area that is in the corporate limits of the municipality and/or within the extraterritorial jurisdiction of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council of the City (the "City Council") desires for the City to consider the creation of a tax increment reinvestment zone with the boundaries described in the metes and bounds attached hereto as **Exhibits A-1, A-2 and A-3** and more generally depicted in **Exhibit B** attached hereto (the "Zone"); and

WHEREAS, pursuant to and as required by the Act, the City has prepared a *Preliminary Reinvestment Zone Project and Financing Plan for Tax Increment and Reinvestment Zone Number One, City of Weston, Texas* dated March 12, 2024, attached hereto as **Exhibit C** (the "Preliminary Project and Finance Plan") for a proposed tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in the official newspaper of the City on or before March 5, 2024, which

date is the seventh (7th) day before the public hearing was opened on March 12, 2024, and

WHEREAS, on March 12, 2024, the City Council opened a public hearing in accordance with Section 311.003(c) of the Act and interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on March 12, 2024; and

WHEREAS, the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, the City has taken all actions required to create the Zone including, but not limited to, all actions required by the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the proposed zone, excluding property that is publicly owned, that currently is used for residential purposes is less than thirty percent (30%); and

WHEREAS, the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones within the City does not exceed fifty percent (50%) of the total appraised value of the taxable real property in the City and in the industrial districts created by the City, if any; and

WHEREAS, a Preliminary Project and Finance Plan has been prepared for the proposed reinvestment zone; and

WHEREAS, the City intends to annex the Zone into its corporate limits at the request of the owner of the land in the near future.

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

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are incorporated and adopted as part of this Ordinance for all purposes.

SECTION 2. FINDINGS.

That the City Council, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

- (a) That the public hearing on the creation of the proposed reinvestment zone has been properly called, held and conducted and that notice of such hearing has been published as required by applicable law, including the Act; and
- (b) That creation of the proposed reinvestment zone with boundaries as described in **Exhibits A-1, A-2 and A-3 and depicted in Exhibit B** will result in benefits to the City, its residents and property owners, in general, and to the property, residents and property owners in the reinvestment zone; and
- (c) That the proposed reinvestment zone, as described and depicted in **Exhibits A-1, A-2 and A-3 and depicted in Exhibit B**, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:
 - 1. It is a geographic area located wholly within the extraterritorial jurisdiction and/or corporate limits of the City; and
 - 2. The area is predominately open, undeveloped or underdeveloped, and the lack of necessary public improvements substantially impairs sound growth of the City; and
- (d) That thirty percent (30%) or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, currently is used for residential purposes; and
- (e) That the total appraised value of taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed fifty percent (50%) of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and
- (f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City; and
- (g) That the development of the Property in the proposed reinvestment zone will not occur solely through private investment in the reasonably foreseeable future; and
- (h) The City Council has prepared the Preliminary Project and Finance Plan prior to the execution of this Ordinance; and
- (i) The City Council finds that the Preliminary Project and Finance Plan is feasible.

SECTION 3. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the area described in **Exhibits A-1, A-2 and A-3 and**

depicted in Exhibit B hereto as a tax increment reinvestment zone. The name assigned to the zone for identification is **Tax Increment and Reinvestment Zone Number One, City of Weston, Texas** (hereinafter referred to as the "Zone").

SECTION 4. BOARD OF DIRECTORS.

- (a) The City Council hereby creates a board of directors for the Zone (hereinafter referred to as the "Board") consisting of six (6) members all appointed by the City Council. The Mayor and Council Members may serve as Board members.
- (b) The Board members appointed to the Board shall be eligible to serve on the Board if that person is at least 18 years of age, and is a resident of the county in which the Zone is located or a county adjacent to that county.
- (c) The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone (hereinafter referred to as the "Project and Finance Plan") as required by the Act, and shall submit the Project and Finance Plan to the City Council for approval. The Board shall consider amendments to the Project and Finance Plan on its own initiative or upon submission by the City Council, but amendments considered by Board shall not take effect unless and until adopted by City Council.
- (d) Directors shall not receive any salary or other compensation for their services as directors.
- (e) Members of the Board shall be appointed for terms of two (2) years. The terms of the Board members may be staggered. The City Council may remove and replace Board members at any time during a term.
- (f) The initial Board shall be six (6) members and the following shall be members:
 - 1. Mayor
 - 2. City Councilmember, Place 1
 - 3. City Councilmember, Place 2
 - 4. City Councilmember, Place 3
 - 5. City Councilmember, Place 4
 - 6. City Councilmember, Place 5

The City Council hereby appoints Mayor to serve as chairman of the Board during the time the initial Board is serving. Each year the City shall appoint one member of the Board to serve as chairman for a term of one year that begins on January 1 of the year. If City Council does not appoint a chairman during that period, the Mayor is automatically appointed to serve as chairperson for the term that begins on January 1 of the following year. The Board may elect a vice-chairman to preside in the absence of the chairman or when there is a vacancy in the office of chairman. The Board may elect other officers as it considers appropriate.

SECTION 5. DURATION OF THE ZONE.

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon any of the following: (i) on December 31, 2064; or (ii) at such time that all project costs and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

SECTION 6. TAX INCREMENT BASE AND TAX INCREMENT.

Pursuant to Section 311.012(c) of the Act, the tax increment base of the City is the total taxable value of all real property taxable by the City and located in the Zone for the year in which the Zone was designated (2024) as a reinvestment zone (the "Tax Increment Base"). That, consistent with Section 311.012(a) of the Act, the amount of the tax increment for a year is one-hundred percent (**100.00%**) of real property taxes levied, assessed, and collected by the City (as set forth in an agreement to participate in the Zone) for that year on the Captured Appraised Value (defined below) of real property taxable by City and located in the Zone (the "Tax Increment"). Consistent with Section 311.012(b) of the Act, the Captured Appraised Value of real property taxable by the City for a year is the total appraised value of all real property taxable by the City and located in the Zone for that year less the Tax Increment Base (the "Captured Appraised Value").

Each year fifty percent (50%) of the Tax Increment collected from the property described in Exhibit A-3 shall be paid to Developer or the municipal utility district created to encompass the land in the Zone ("MUD") and all of the remaining Tax Increment shall be returned to the City. In the event the City (i) withdraws or amends its consent to creation of the MUD, as reflected in Exhibit "D", or (ii) after the MUD is created, the City dissolves the MUD any earlier than twenty (20) years after the MUD is created or the closing of the sale of the first series of ad valorem tax bonds issued by the MUD, the entire 100% of the Tax Increment from all of the property located in Exhibits A-1, A-2 and A-3 shall be paid to the Developer for the entire remaining term of the Zone (2064).

SECTION 7. TAX INCREMENT FUND.

There is hereby created and established a "Tax Increment Fund" for the Zone that may be divided into subaccounts as authorized by subsequent ordinances, into which the Tax Increment of the City, as such increments are described in the Project and Finance Plan and includes administration costs, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts shall be maintained at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues to be dedicated to and used in the Zone shall be deposited into the Tax Increment Fund from which money will be disbursed to pay project costs, plus interest, for the Zone.

SECTION 8.

Should any provision, section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each provision, section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more provisions, sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

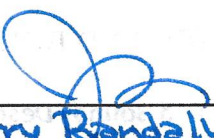
SECTION 9.

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, as amended (the "Texas Open Meetings Act"), and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 10.

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESTON,
TEXAS, THIS THE 12 DAY OF March, 2024.


_____, Mayor

City of Weston, Texas

ATTEST:
_____, Mayor Pro Tem

City of Weston, Texas

(CITY SEAL)

EXHIBIT A-1

Star #1

METES AND BOUNDS OF THE PROPERTY

Metes and Bounds Description Of 125.273 Acres (Star 1)

BEING all that certain lot, tract, or parcel of land, situated in the W. Culwell Survey, Abstract Number 184, City of Weston, Collin County, Texas, and being all of that certain tract of land, described by deed to Honeycreek Venetian LLC, recorded in Instrument Number 20210825001720410, Official Public Records, Collin County, Texas, and being all that certain tract of land, described in deed to CR171, Partners, LLC, recorded in Instrument Number 20180622000773810, Official Public Records, Collin County, Texas, and being all of those tracts of land, described as First Tract, Second Tract, and a portion of the Third Tract, in deed to Bobeye Jack Minshew and Terrye Louise Hernandez, recorded in Volume 3073, Page 745, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a PK Nail found in asphalt, at the most easterly southeast corner of said Honeycreek tract and said CR171 tract, same being the northeast corner of a certain tract of land, described by deed to Billie Ross Isbell, recorded in Volume 2209, Page 215, Deed Records, Collin County, Texas, being in the west line of a certain tract of land, described by deed to Honey Creek Ranch Corp, recorded in Volume 4768, Page 3562, Deed Records, Collin County, Texas, and being in the approximate center of County Road 171 (commonly known as South Street;

THENCE S 89°17'17" W, with a south line of said Honeycreek tract and said CR171 tract, same being the north line of said Isbell tract, a distance of 1236.98 feet to a 1/2" capped rebar found, stamped "ARTHUR";

THENCE S 89°41'14" W, with a south line of said Honeycreek tract, same being the north line of said Isbell tract, a distance of 44.72 feet to a 1/2" capped rebar set stamped "MCADAMS" at the base of a T Post found at an inner ell corner of said Honeycreek tract, same being the northwest corner of said Isbell tract;

THENCE S 00°05'14" E, with a south line of said Honeycreek tract and said CR171 tract, same being the west line of said Isbell tract, a distance of 271.97 feet to a 1/2" rebar found, at the southwest corner thereof, and being the most westerly southeast corner of said Honeycreek tract, and being in the north line of a certain tract of land, described by deed to Gary E. Cawthon, recorded in Instrument Number 20110321000296800, Official Public Records, Collin County, Texas;

THENCE S 89°41'47" W, with the south line of said Honeycreek tract and said CR171 tract, same being with the north line of said Cawthon tract, a distance of 1283.26 feet to a 1/2" rebar found and a 1" pipe found at the southwest corner of said Honeycreek tract, same being the northwest corner of said Cawthon tract, and being in the east line of a certain tract of land, described by deed to Katherine E. Sookma, recorded in Instrument Number 20160119000058480, Official Public Records, Collin County, Texas;

THENCE with the west line of said Honeycreek tract and said CR171 tract, and with the east line of said Sookma tract, the following four (4) calls:

N 01°08'57" W, a distance of 254.20 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 01°33'33" W, a distance of 708.02 feet to a 1/2" rebar found;

N 00°45'19" W, a distance of 527.60 feet to a 1/2" capped rebar found, stamped "ARTHUR";

N 00°11'45" W, a distance of 653.56 feet to a 1/2" rebar found at the northwest corner of said Honeycreek tract and said CR171 tract, same being the southwest corner of a certain tract of land, described by deed to John Huff, recorded in Instrument Number 20120920001183640, Official Public Records, Collin County, Texas, and being in the east line of said Sookma tract;

THENCE N 86°29'27" E, with the north line of said Honeycreek tract and said CR171 tract, and with the south line of said Huff tract, passing the southwest corner of a certain tract of land, described by deed to Janet L. Sweet, recorded in Instrument Number 20120920001183660, Official Public Records, Collin County, Texas, continuing with the south line thereof, a total distance of 660.17 feet to a 1/2" capped rebar found, stamped "ARTHUR";

THENCE N 88°27'02" E, with the north line of said Honeycreek tract and said CR171 tract, and with the south line of said Sweet tract and said Huff tract, a distance of 565.89 feet to a 1/2" rebar found;

THENCE N 82°49'08" E, with the north line of said Honeycreek tract and said CR171 tract, and with the south line of said Sweet tract and said Huff tract, a distance of 415.63 feet to a 1/2" rebar found;

THENCE N 75°49'40" E, with the north line of said Honeycreek tract and said CR171 tract, and with the south line of said Sweet tract and said Huff tract, a distance of 13.04 feet to a 1/2" rebar found, at the southeast corner thereof;

THENCE with the north line of said Honeycreek tract and said CR171 tract, and continuing with the south line of said Huff tract (20120920001183640), the following four (4) calls:

N 82°51'27" E, a distance of 385.90 feet to a 1/2" capped rebar found, stamped "ARTHUR";

N 71°25'20" E, a distance of 85.36 feet to a 1/2" capped rebar found, stamped "ARTHUR";

N 85°43'24" E, a distance of 237.89 feet to a 1/2" capped rebar found, stamped "ARTHUR";

N 87°51'50" E, passing at a distance of 300.37 feet a 1/2" rebar found at the southeast corner of said Huff tract, continuing with the north line of said Honeycreek tract a total distance of 318.39 feet to a 1/2" capped rebar found, stamped "ATS" at the most northerly northeast corner thereof;

THENCE S 02°16'20" E, with an east line of said Honeycreek tract, passing the most northerly northwest corner of that certain tract of land, described in deed to Mounger McKinney Rentals, recorded in Instrument Number 20160830001144750, Official Public Records, Collin County, Texas, continuing with the most a west line thereof a total distance of 27.98 feet to a 1/2" capped rebar found, stamped "ATS" at the most northerly southeast corner of said Honeycreek tract, same being the inner ell corner of said Mounger tract;

THENCE S 87°52'51" W, with the most and east line of said Honeycreek tract and said CR171 tract, and the a north line of said Mounger tract, a distance of 241.63 feet to a 1/2" capped rebar found, stamped

"BUSBY RPLS 4967" at an inner ell of said Honeycreek tract, same being the westerly northwest corner of said Mounger tract;

THENCE S 01°21'44" E, with an east line of said Honeycreek tract and said CR171 tract, and with the west line of said Mounger tract, a distance of 200.00 feet to a 60D Nail found in a fence post at the southwest corner thereof, same being an inner ell of said Honeycreek tract;

THENCE N 87°59'10" E, with the most an east line of said Honeycreek tract and said CR171 tract, and the south line of said Mounger tract, passing the southeast corner thereof, same being the southwest corner of a certain tract of land, described by deed to Daniel G. Antwiler, recorded in Instrument Number 20220401000527510, Official Public Records, Collin County, Texas, continuing with the south line thereof, a total distance of 437.67 feet to a 1/2" capped rebar found, stamped "ARTHUR" and a 1/2" capped rebar found, stamped "ATS" at the southeast corner thereof, same being the most easterly northeast corner of said Honercreek tract, and being in the west line of a certain tract of land, described by deed to Steve & Epi Goldstein, recorded in Instrument Number 20171222001691940, Official Public Records, Collin County, Texas;

THENCE S 00°15'14" E, with the east line of said Honeycreek tract and said CR171 tract, and the west line of said Goldstein tract (20171222001691940), a distance of 93.14 feet to a 1/2" capped rebar found, stamped "ARTHUR" at the southwest corner thereof, same being the northwest corner of a certain tract of land, described by deed to Steve & Epi Goldstein, recorded in Instrument Number 20130920001323210, Official Public Records, Collin County, Texas,;

THENCE S 02°00'36" E, with the east line of said Honeycreek tract and said CR171 tract, same being the west line of said Goldstein tract (20130920001323210), a distance of 92.75 feet to a 1/2" capped rebar found, stamped "ARTHUR" at the southwest corner thereof, same being the northerly northwest corner of a certain tract of land, described by deed to Damon L. Malone, recorded in Volume 4569, Page 1308, Deed Records, Collin County, Texas;

THENCE S 00°50'16" W, with the east line of said Honeycreek tract and said CR171 tract, and the west line of said Malone tract, a distance of 36.71 feet to a 1/2" capped rebar found, stamped "ATS" at the inner ell corner thereof;

THENCE S 80°52'17" W, with the east line of said Honeycreek tract and said CR171 tract, and a west line of said Malone tract, a distance of 64.92 feet to a 1/2" rebar found, at the westerly northwest corner thereof;

THENCE S 03°49'10" E, with the east line of said Honeycreek tract and said CR171 tract, and the west line of said Malone tract, a distance of 32.22 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the northeast corner of Lot 1, Block A, Biehunko Addition, an addition to the City of Weston, according to the plat thereof, recorded in Document Number 2020-87, Plat Records, Collin County, Texas;

THENCE S 85°43'09" W, with an east line of said Honeycreek tract and said CR171 tract, and with the north line of said Lot 1, a distance of 182.00 feet to a 1/2" capped rebar found, stamped "CBG" at the northwest corner thereof;

THENCE S 03°49'10" E, with the east line of said Honeycreek tract and said CR171 tract, and the west line of said Lot 1, a distance of 120.00 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the southwest corner thereof;

THENCE N 85°43'09" E, with an east line of said Honeycreek tract and said CR171 tract, and with the south line of said Lot 1, a distance of 60.78 feet to a PK Nail found in the approximate center of said County Road 171, and being in the west line of said Honey Creek Ranch Corp tract, from which a 1/2" rebar found at the southeast corner of said Lot 1, bears N 85°43'09" E, 121.18 feet;

THENCE with the east line of said Honeycreek tract and said CR171 tract, and with the west line of said Honey Creek Ranch tract, and the approximate center of County Road 171, the following five (5) calls:

S 52°56'39" W, a distance of 69.10 feet to a PK Nail found in asphalt;

S 19°57'23" W, a distance of 88.84 feet to a PK Nail found in asphalt;

S 07°04'44" W, a distance of 124.76 feet to a PK Nail found in asphalt;

S 01°41'46" W, a distance of 179.11 feet to a PK Nail found in asphalt;

S 00°17'31" E, a distance of 1021.08 feet to the **POINT OF BEGINNING** and containing approximately 125.273 acres of land.

EXHIBIT A-2

Star #3

Metes and Bounds Description of 25 Acres (Star 3)

BEING all that certain lot, tract, or parcel of land, situated in the J. Wilson Survey, Abstract Number 963, City of Weston, Collin County, Texas, and being all of Lot 4, Weston Pirates, an addition to the City of Weston ETJ, according to the plat thereof, recorded in Instrument Number 20190228010000980, Plat Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a Mag Nail found in asphalt at the southwest corner of said Lot 4, being in the east line of a certain right-of-way dedication to the City of Weston, recorded in Volume 5101, Page 147, Deed Records, Collin County, Texas, and being in County Road 206 (Chambersville Road);

THENCE N 03°08'20" E, with the most southerly west line of said Lot 4, and the east line of said right-of-way dedication, passing at a distance of 43.68 feet, a 1/2" capped rebar found, stamped "RPLS 5686" at the northeast corner thereof, same being the southeast corner of Venetian at Weston, Phase 1, an addition to the City of Weston, according to the plat thereof, recorded in Instrument Number 20220414010001480, Plat Records, Collin County, Texas, continuing with the east line thereof, passing the northeast corner thereof, same being in the east line of a certain tract of land, described by deed to Honeycreek Venetian LLC, recorded in Instrument Number 20200817001333980, Deed Records, Collin County, Texas, continuing with the east line thereof a total distance of 923.14 feet to a 1/2" capped rebar found, stamped "RPLS 5686" at the most southerly northwest corner of said Lot 4;

THENCE N 88°30'31" E, with the most southerly north line of said Lot 4, and the east line of said Honeycreek tract, a distance of 53.18 feet to a 1/2" capped rebar found, stamped "RPLS 5686" at an inner ell corner of said Lot 4;

THENCE N 01°32'23" E, with the most northerly west line of said Lot 4, same being the east line of said Honeycreek tract, a distance of 163.97 feet to a 1/2" capped rebar found, stamped "RPLS 5686" at the most northerly northwest corner of said Lot 4, same being the southwest corner of Lot 3, of said Western Pirates plat, and being in the east line of said Honeycreek tract;

THENCE N 87°33'38" E, with the most northerly north line of said Lot 4, same being the south line of said Lot 3, passing at a distance of 1226.69 feet a 1/2" rebar found (witness), continuing a total distance of 1256.73 feet to a PK Nail found in asphalt at the northeast corner of said Lot 4, same being the southeast corner of said Lot 3, being in the west line of a certain called 59.825 acre tract to Nathan and Teri Franzmeier, recorded in Volume 4508, Page 1918, Deed Records, Collin County, Texas, and being in the center of County Road 209 (Bourland Bend);

THENCE S 00°33'14" E, with the east line of said Lot 4, the center of County Road 209, and the west line of said Franzmeier tract, passing the southwest corner thereof, same being the northwest corner of a certain 30' right-of-way dedication to the City of Weston, recorded in Cabinet H, Page 245, Plat Records, Collin County, Texas, continuing with the west line thereof, a distance of 341.34 feet to a PK Nail set in asphalt at the most easterly southeast corner of said Lot 4, same being the northeast corner of a certain tract of land, described by deed to James A. Lewis ETAL, recorded in Instrument Number 19920420000244840, Deed Records, Collin County, Texas, being in the west line of said 30' right-of-way dedication, and being in the center of County Road 209;

THENCE with a south line of said Lot 4, the north line of said Lewis tract, and the center of a creek the following fourteen (14) calls:

N 67°03'44" W, a distance of 36.00 feet;

S 48°26'01" W, a distance of 55.54 feet;

S 20°27'42" W, a distance of 100.95 feet;

S 58°53'21" W, a distance of 41.69 feet;

N 48°37'10" W, a distance of 65.16 feet;

S 23°31'46" W, a distance of 41.78 feet;

S 82°55'55" W, a distance of 98.20 feet;

S 49°25'03" W, a distance of 100.73 feet;

S 25°38'09" W, a distance of 54.23 feet;

S 43°27'51" W, a distance of 48.46 feet;

S 32°47'10" W, a distance of 184.34 feet;

S 76°59'19" W, a distance of 68.33 feet;

N 88°51'32" W, a distance of 40.22 feet;

S 00°40'34" W, passing the most westerly southwest corner of said Lewis tract, same being the northwest corner of a certain tract of land, described by deed to Viki Janelle Birmes, recorded in Instrument Number 20140626000655390, Deed Records, Collin County, Texas, continuing with the west line thereof, a distance of 319.02 feet to a 1/2" capped rebar found, stamped "RPLS 5686" at the southwest corner of said Birmes tract, same being the most westerly southeast corner of said Lot 4;

THENCE S 88°48'42" W, with a south line of said Lot 4, a distance of 714.76 feet to the POINT OF BEGINNING and containing approximately 25.1940 acres of land.

EXHIBIT A-3

Star #4

Metes and Bounds Description and Depiction of the 141 Acres (Star 4)

BEING all that certain lot, tract, or parcel of land, situated in the J. Dawson Survey, Abstract Number 265, Collin County, Texas, and being all that certain called 141.023 acre tract of land, described in deed to Swisher Partners, L.P., recorded in Volume 5872, Page 2802, Deed Records, Collin County, Texas, and being part of that certain called 146.276 acre tract of land, described in deed to Weston Land 146, L.P., recorded in Volume 4876, Page 2869, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the southwest corner of said 141.023 and 146.276 acre tracts, and being the northwest corner of that certain called 159.070 acre tract of land, described in deed to Hebron Investments, recorded in 20070720001003070, Official Records, Collin County, Texas, and being on the east line of that certain tract of land, described in deed to Linton Lachausse, recorded in Volume 5138, Page 1435, Deed Records Collin County, Texas;

THENCE N 01°09'52" W, with the west lines of said 141.023 and 146.276 acre tracts, and the east line of said Lachausse tract, passing at a distance of 160.39 feet a 1/2" rebar found at the northeast corner thereof, and being the southeast corner of that certain tract of land, described in deed to Raymond P. Verrill and Susan Verrill, recorded in Volume 5872, Page 3154, Deed Records, Collin County, Texas, continuing with the east line thereof, passing at a distance of 572.41 feet a 1/2" rebar found at the northeast corner thereof, same being the southeast corner of a certain tract of land, described in deed to David Henzler and wife, Denise Henzler, recorded in Volume 4157, Page 3397, Deed records, Collin County, Texas, continuing a total distance of 786.39 feet to a 1/2" capped rebar found, stamped "RSCI 5034";

THENCE N 00°28'00" W, with the west lines of said 141.023 and 146.276 acre tracts, and the east line of said Henzler tract a distance of 609.86 feet to a 1/2" rebar found at an outer ell corner of said 141.023 and 146.276 acre tracts, same being the northeast corner of said Henzler tract, and being on the south line of that certain tract of land, described as Tract 1 in deed to Todd Anthony Stone, recorded in Document Number 20130321000380380, Official Records, Collin County, Texas, from which a 1/2" rebar found at the southwest corner thereof, bears S 89°27'51" W, a distance of 1057.00 feet;

THENCE N 89°27'30 E, passing at a distance of 85.08 feet the southeast corner thereof, and being the southwest corner of Tract 2 of said Stone deed, continuing with the south line thereof, a total distance of 340.49 feet to a 1/2" rebar found at the southwest corner thereof, and being an inner ell corner of said 141.023 and 146.276 acre tracts;

THENCE N 00°26'25" W, with the east line of said Tract 2, and the west lines of said 141.023 and 146.276 acre tracts, a distance of 1135.32 feet to a 5/8" rebar found, and being the northwest corner of the aforementioned 141.023 acre tract, and being the southwest corner of a tract of land conveyed to Collin County, recorded in Volume 5101, Page 131, Deed Records, Collin County, Texas,

THENCE N 89°33'10" E, with the south line of said Collin County Tract and County Road 206, and with the north line of said 141.023 acre tract, a distance of 2010.67 feet to a 1/2" capped rebar found stamped

"RPLS 4613" at the northeast corner thereof, and being the northwest corner of that certain tract of land, described in deed to Weston Water Supply Corporation, recorded in Volume 5558, Page 5741, Deed Records, Collin County, Texas;

THENCE S 01°31'07" W, with the east line of said 141.023 acre tract, and the west line of said Weston Water Supply Corporation tract, a distance of 350.15 feet to a 5/8" rebar found (Disturbed) at the southwest corner thereof;

THENCE N 89°33'43" E, with a northeast line of said 141.023 acre tract, and the south line of said Weston Water Supply Corporation tract, a distance of 349.62 feet to a 1/2" capped rebar found stamped "RPLS 4613" at the southeast corner thereof, being the easterly northeast corner of said 141.023 acre tract, being on the east line of said 146.276 acre tract, being on the west line of that certain tract of land described as Tract 1 in deed to Bobby Blansett, recorded in Volume 1546, Page 341, Deed Records, Collin County, Texas, from which a 1/2" capped rebar found stamped "RPLS 4613" at the northeast corner of the aforementioned West Water Supply Corporation tract bears N 01°33'02" E, a distance of 350.21 feet;

THENCE S 01°32'53" W, with the east line of said 141.023 and 146.276 acre tracts, and the west line of said Blansett tract, a distance of 1122.32 feet to a 1/2" capped rebar found stamped "Jones & Carter" at the southwest corner thereof, and being the northwest corner of that certain tract of land described in deed to Cay/Mem Joint Venture, recorded in Volume 5579, Page 3940, Deed Records, Collin County, Texas;

THENCE with a ditch, and with the east line of said 141.023 and 146.276 acre tracts, and the west line of said Cay/Mem Joint Venture tract, the following:

S 09°05'54" W, a distance of 89.00 feet;

S 04°49'01" E, a distance of 67.66 feet;

S 11°33'32" W, a distance of 73.81 feet;

S 36°53'52" W, a distance of 181.11 feet;

S 49°44'11" W, a distance of 59.08 feet;

S 06°30'19" W, a distance of 80.36 feet;

S 24°00'00" E, a distance of 41.70 feet;

S 69°24'20" E, a distance of 44.29 feet;

S 01°58'47" W, a distance of 36.52 feet;

S 07°06'48" E, a distance of 153.48 feet;

S 13°27'14" E, a distance of 84.53 feet;

S 22°11'44" E, a distance of 174.98 feet;

S 33°42'29" E, a distance of 93.89 feet to a 1/2" capped rebar found stamped "Jones & Carter" at the southeast corner of said 141.023 and 146.276 acre tract, and being on the north line of said 159.070 acre tract;

THENCE S 89°26'44" W, with the south line of said 141.023 and 146.276 acre tracts, and the north line of said 159.070 acre, passing at a distance of 14.59 feet a 1/2" capped rebar found stamped "Lonestar" for witness, continuing a total distance of 2659.46 feet to the POINT OF BEGINNING and containing approximately 140.949 acres of land.

THENCE S 89°26'44" W, with the east line of said 141.023 and 146.276 acre tracts, and the north line of said 159.070 acre, passing at a distance of 14.59 feet a 1/2" capped rebar found stamped "Lonestar" for witness, continuing a total distance of 2659.46 feet to the POINT OF BEGINNING and containing approximately 140.949 acres of land.

THENCE S 89°26'44" W, with the east line of said 141.023 and 146.276 acre tracts, and the north line of said 159.070 acre, passing at a distance of 14.59 feet a 1/2" capped rebar found stamped "Lonestar" for witness, continuing a total distance of 2659.46 feet to the POINT OF BEGINNING and containing approximately 140.949 acres of land.

S 33°42'29" E, a distance of 93.89 feet;

S 89°26'44" W, a distance of 14.59 feet;

S 33°42'29" E, a distance of 93.89 feet;

S 89°26'44" W, a distance of 14.59 feet;

S 33°42'29" E, a distance of 93.89 feet;

S 89°26'44" W, a distance of 14.59 feet;

S 33°42'29" E, a distance of 93.89 feet;

S 89°26'44" W, a distance of 14.59 feet;

S 33°42'29" E, a distance of 93.89 feet;

S 89°26'44" W, a distance of 14.59 feet;

S 33°42'29" E, a distance of 93.89 feet;

S 89°26'44" W, a distance of 14.59 feet;

EXHIBIT B

Depiction of Star

#1, #3 & #4

