

CERTIFICATE OF MAYOR

THE STATE OF TEXAS

§

COUNTY OF COLLIN

§

CITY OF WESTON

§

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

1. That on the 27th day of February, 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 Jeff Metzger

Among other business considered at said meeting, the attached resolution entitled:

RESOLUTION NO. 2024-02-01

RESOLUTION SETTING A PUBLIC HEARING UNDER SECTION 311.003 OF THE TEXAS TAX CODE FOR THE CREATION OF A TAX INCREMENT REINVESTMENT ZONE WITHIN THE CORPORATE LIMITS AND EXTRA TERRITORIAL JURISDICTION OF THE CITY OF WESTON, TEXAS; AUTHORIZING THE ISSUANCE OF NOTICE BY THE MAYOR OF WESTON, TEXAS REGARDING THE PUBLIC HEARING; AND DIRECTING THE CITY TO PREPARE A REINVESTMENT ZONE PRELIMINARY PROJECT AND FINANCING PLAN.

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

4 voted "For"

0 voted "Against"

0 abstained

all as shown in the official minutes of the City Council for the meeting held on the aforesaid date.

2. That the attached resolution 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 resolution, was posted and given in advance thereof in compliance with the provisions of Texas Government Code Chapter 551, as amended.



Jerry Randall,
Mayor, City of Weston

**CITY OF WESTON, TEXAS
RESOLUTION NO. 2024-02-01**

RESOLUTION SETTING A PUBLIC HEARING UNDER SECTION 311.003 OF THE TEXAS TAX CODE FOR THE CREATION OF A TAX INCREMENT REINVESTMENT ZONE WITHIN THE CORPORATE LIMITS AND EXTRA TERRITORIAL JURISDICTION OF THE CITY OF WESTON, TEXAS; AUTHORIZING THE ISSUANCE OF NOTICE BY THE MAYOR OF WESTON, TEXAS REGARDING THE PUBLIC HEARING; AND DIRECTING THE CITY TO PREPARE A REINVESTMENT ZONE PRELIMINARY PROJECT AND FINANCING PLAN.

WHEREAS, the City of Weston, Texas (the "City"), is authorized under Chapter 311 of the Texas Tax Code, as amended (the "Act"), to create a tax increment reinvestment zone within its corporate limits and within its extraterritorial jurisdiction; and

WHEREAS, the City Council of the City (the "City Council") wishes to hold a public hearing in accordance with Section 311.003 of the Act regarding the establishment of a tax increment reinvestment zone in the City (the "Zone") with the boundaries being described in the metes and bounds attached as **Exhibits A-1, A-2, A-3, and the depiction attached as Exhibit B** hereto; and

WHEREAS, in order to hold a public hearing for the creation of the Zone, notice must be given in a newspaper of general circulation in the City no later than the 7th day before the date of the hearing in accordance with Section 311.003 of the Act; and

WHEREAS, the City Council has determined to hold a public hearing on *March 12, 2024* on the creation of the Zone.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL:

Section 1. That a public hearing is hereby called for March 12, 2024 at or after 6:30 p.m. at the Weston City Hall, 301 Main Street, Weston, Texas, 75097 for the purpose of hearing any interested person speak for or against the inclusion of property in the proposed Zone, the creation of the Zone, its boundaries, or the concept of tax increment financing with respect to the creation of the Zone.

Section 2. At such time and place the City Council will hear testimony regarding the creation of the Zone and will provide a reasonable opportunity for the owner of any property within the proposed Zone to protest the inclusion of their property within the Zone. Upon closing the public hearing, the City Council may consider the adoption of an ordinance or order authorizing the creation of the Zone.

Section 3. Attached hereto as **Exhibit C** is a form of the Notice of Public Hearing, the form and substance of which is hereby adopted and approved.

Section 4. The Mayor is hereby authorized and directed, on or before March 4, 2024, in accordance with the Act, to cause said notice to be published in substantially the form attached hereto in a newspaper of general circulation in the City.

Section 5. Before the March 12, 2024 hearing concerning the Zone, the City shall prepare a reinvestment zone preliminary project and financing plan.

Section 6. This resolution shall be in full force and effect from and after its passage and it is accordingly so resolved.

[Execution page follows]

PASSED AND APPROVED ON THIS 27th DAY OF February 2024.

ATTEST:



Jerry Randall, Mayor



Heather Richardson, Mayor Pro-Tempore



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 Minshaw 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.

EXHIBIT B
Depiction of Star
#1, #3 & #4

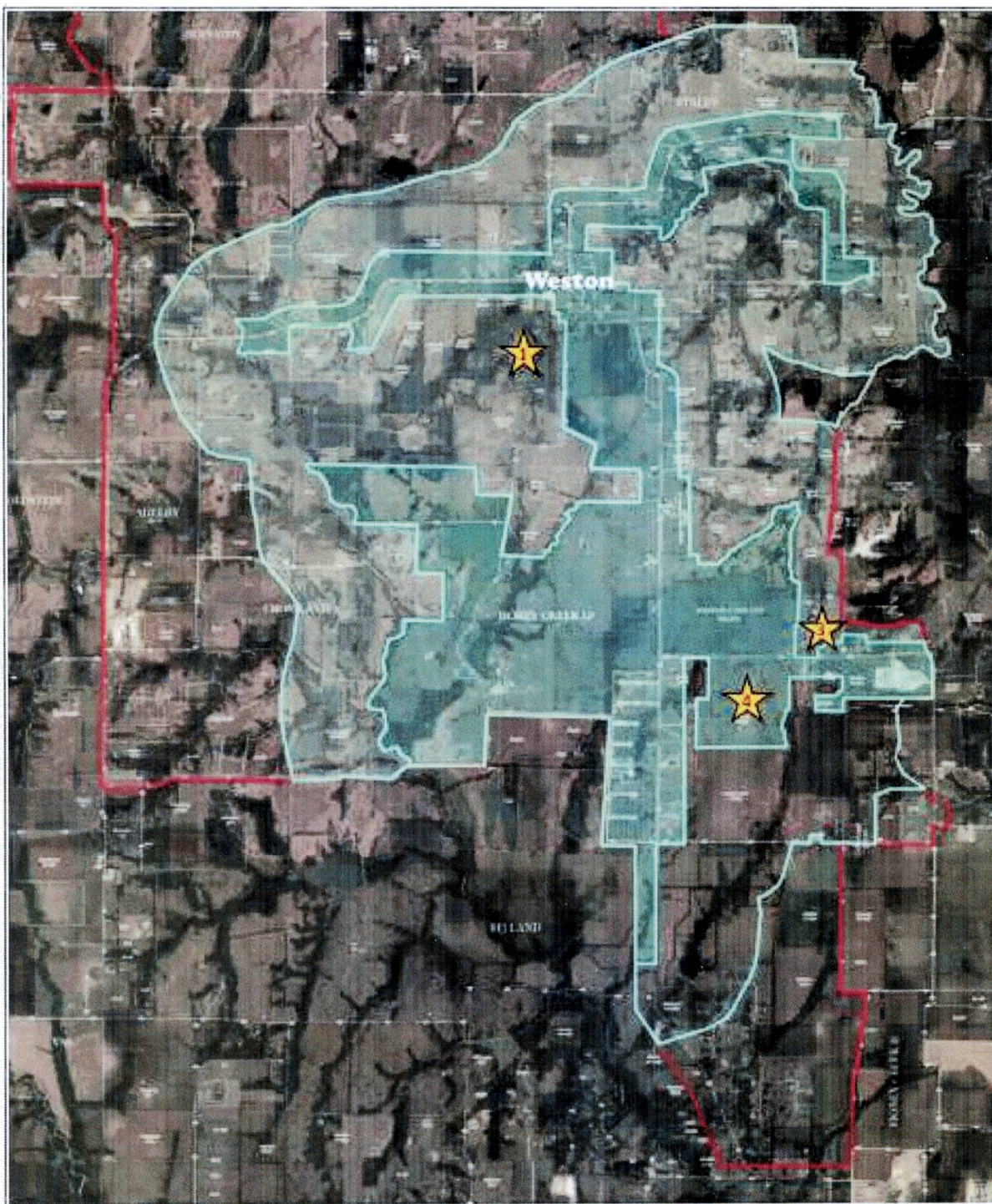


EXHIBIT C

City of Weston City Council Notice of Public Hearing On Creation of Reinvestment Zone

THE WESTON CITY COUNCIL WILL HOLD A PUBLIC HEARING ON MARCH 12, 2024 AT OR AFTER 6:30 P.M. AT WESTON CITY HALL, 301 MAIN STREET, WESTON, TEXAS 75097 ON THE CREATION OF A REINVESTMENT ZONE AND ITS BENEFITS TO THE CITY OF WESTON AND TO PROVIDE A REASONABLE OPPORTUNITY FOR ANY OWNER OF PROPERTY WITHIN THE PROPOSED REINVESTMENT ZONE TO PROTEST THE INCLUSION OF THEIR PROPERTY WITHIN THE PROPOSED REINVESTMENT ZONE, WHICH PROPOSED ZONE CONSISTS OF APPROXIMATELY 291.49 ACRES GENERALLY LOCATED AS FOLLOWS: 125 ACRES LOCATED SOUTHWEST OF THE CITY AND BOUNDED TO THE EAST BY COUNTY ROAD 171; 25 ACRES LOCATED SOUTH OF THE CITY AND BOUNDED BY COUNTY ROAD 206 TO THE SOUTH, COUNTY ROAD 209 TO THE EAST AND VENETIAN, PHASE 1 TO THE WEST; AND 141 ACRES LOCATED SOUTH OF THE CITY, BOUNDED BY COUNTY ROAD 206 TO THE NORTH JUST EAST OF COUNTY ROAD 543, ACROSS FROM VENETIAN, PHASE 1; ALL AS MORE PARTICULARLY DESCRIBED BY A METES AND BOUNDS DESCRIPTION AND DEPICTION AVAILABLE AT WESTON CITY HALL AND AVAILABLE FOR PUBLIC INSPECTION. AT THE PUBLIC HEARING, ANY INTERESTED PERSON MAY SPEAK FOR OR AGAINST THE INCLUSION OF PROPERTY WITHIN THE REINVESTMENT ZONE, THE CREATION OF THE REINVESTMENT ZONE, ITS BOUNDARIES, OR THE CONCEPT OF TAX INCREMENT FINANCING. FOLLOWING THE PUBLIC HEARING, THE WESTON CITY COUNCIL WILL CONSIDER ADOPTING AN ORDINANCE CREATING THE REINVESTMENT ZONE.

CITY COUNCIL
CITY OF WESTON, TEXAS