

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 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. 2024-02-02

A RESOLUTION OF THE CITY OF WESTON, TEXAS, CONSENTING TO THE CREATION OF CITY OF WESTON MUNICIPAL UTILITY DISTRICT NO. 1 TO BE LOCATED WHOLLY WITHIN THE CITY'S CORPORATE LIMITS; PROVIDING FINDINGS OF FACT; PROVIDING FOR A SEVERABILITY CLAUSE AND A SAVINGS CLAUSE; REPEALING ALL CONFLICTING RESOLUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

CERTIFICATE OF MAYOR

THE STATE OF TEXAS

COUNTY OF COLLIN

CITY OF WESTON

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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. 2024-02-02

A RESOLUTION OF THE CITY OF WESTON, TEXAS, CONSENTING TO THE CREATION OF CITY OF WESTON MUNICIPAL UTILITY DISTRICT NO. 1 TO BE LOCATED WHOLLY WITHIN THE CITY'S CORPORATE LIMITS; PROVIDING FINDINGS OF FACT; PROVIDING FOR A SEVERABILITY CLAUSE AND A SAVINGS CLAUSE; REPEALING ALL CONFLICTING RESOLUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

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. 2024-02-02

A RESOLUTION OF THE CITY OF WESTON, TEXAS, CONSENTING TO THE CREATION OF CITY OF WESTON MUNICIPAL UTILITY DISTRICT NO. 1 TO BE LOCATED WHOLLY WITHIN THE CITY'S CORPORATE LIMITS; PROVIDING FINDINGS OF FACT; PROVIDING FOR A SEVERABILITY CLAUSE AND A SAVINGS CLAUSE; REPEALING ALL CONFLICTING RESOLUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a "Petition for Consent to Creation of City of Weston Municipal Utility District No. 1", a copy of which is attached hereto as Exhibit "A" (the "Petition"), seeking the creation of a political subdivision, one purpose of which is to supply fresh water or to furnish sanitary sewer services, roadways, or drainage, to include approximately 291.49 acres of land currently located partially within the City's corporate boundaries and partially within the City's extraterritorial jurisdiction.

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

SECTION 1. All of the above premises are true and correct findings of the City Council of the City, and they are hereby approved and incorporated into this Resolution as if copied in their entirety.

SECTION 2. That the City Council of the City hereby approves the Petition and grants its consent to and permission for the creation of a municipal utility district pursuant to Article XVI, Section 59 and Article VII, Section 52 of the Texas Constitution, that may be organized under Chapter 49 and Chapter 54, Texas Water Code, (the "District"), encompassing the land described in the Petition, and the Mayor is hereby authorized to execute any documents which the Mayor believes necessary to effectuate this Resolution. This Resolution constitutes the consent of the City to the creation of the District, as may be permitted by law.

SECTION 3. That as a condition of the consent given by the City herein, all of the land described in the Petition attached hereto as Exhibit "A" shall be located within the corporate limits of the City prior to the creation of the District. That as a condition of the consent being given by the City herein, the District shall be subject to the following terms and provisions:

- (a) The District shall construct all public water, sewer, drainage, and road facilities ("Facilities") to serve the land in the District. The plans and specification for the Facilities shall be approved by the City as provided under the City's then current rules and regulations.
- (b) The City shall have the right to inspect, at its sole cost, all Facilities being constructed by the District.

(c) The District may only issue bonds for the purchase, construction, acquisition, ownership, maintenance, repair, extension and improvement of land, easements, works, improvements, facilities, plants, equipment and appliances necessary to accomplish the purposes for which it was created, which may include the following:

- i. provide a water supply for the District for municipal uses, domestic uses and commercial purposes;
- ii. collect, transport, process, dispose of and control all domestic, industrial, or communal wastes whether fluid, solid, or composite state;
- iii. gather, conduct, divert and control local storm water or other local harmful excesses of water in the District;
- iv. construct, acquire, improve, maintain and operate macadamized, graveled, or paved roads and turnpikes, or other improvements in aid of those roads; and
- v. such other construction, installation, maintenance, purchase, and operation of such additional facilities, systems, plants and enterprises as shall be consistent with the purposes for which the District is organized.

(d) The District, may add land to its boundaries subject to the following:

- (i) The addition of land to the District is found to be feasible, practicable, and to the advantage of the District, and the District's system and other improvements are or will be sufficient to supply the added land without injuring the land already the District; and
- (ii) The land proposed for addition into the District has been annexed into the corporate limits of the City.

(e) Bonds, including refunding bonds, issued by the District ("Bonds") shall, unless otherwise agreed to by the City, comply with the following requirements, provided such requirements do not generally render the Bonds unmarketable:

- (i) Bonds may be issued in one or more installments;
- (ii) Maximum maturity of 25 years for any one series of Bonds;
- (iii) Interest rate shall not exceed 2% above the highest average interest rate reported by the Daily Bond Buyer in its weekly "20 Bond Index" during the one month period next preceding the date notice of the sale of such Bonds is given;

- (iv) The Bonds shall expressly provide that the District shall reserve the right to redeem bonds at any time subsequent to the tenth (10th) anniversary of the date of issuance, without premium. No variable rate Bonds shall be issued by the District without City Council approval.
- (v) Unless otherwise approved by the City Council, the maturities of each issue of Bonds of the District will be structured so that substantially level debt service will be maintained throughout the amortization period of each series of Bonds. It is specifically agreed that the Bonds, when issued, must be secured by a pledge of the District's taxes and/or revenues.

(f) The City shall require the following information with respect to each issuance of Bonds:

- (i) The District must notify the City of its intention to issue Bonds, including bond anticipating notes and revenue notes.
- (ii) At least 30 days before issuance of Bonds for water, sewer or drainage facilities, except refunding Bonds, the District must notify the City, and the financial advisor for the District shall certify in writing that the Bonds are being issued within the existing economic feasibility guidelines established by the Texas Commission on Environmental Quality ("TCEQ") for districts issuing Bonds for water, sewer or drainage facilities in the county in which the District is located and shall deliver the certification to the Mayor or City Manager (the "City Representative").
- (iii) If the District is not required to obtain TCEQ approval of the issuance of the Bonds (other than refunding Bonds), the District shall deliver such notice to the City Representative at least 60 days prior to issuing such Bonds. Further, the District's financial advisor shall certify in writing that the Bonds are being issued within the existing economic feasibility guidelines established by the Office of the Texas Attorney General.
- (iv) At least 30 days before the issuance of Bonds, the District shall deliver to the City Representative:
 - (i) The amount of Bonds being proposed for issuance;
 - (ii) The projects to be funded by such Bonds; and
 - (iii) The proposed debt service tax after issuance of the Bonds.
- (v) Within 30 days after the District closes the sale of a series of Bonds, the District shall deliver to the City Representative a copy of the final official statement for such series of Bonds. If the City reasonably requests additional information regarding such issuance of Bonds, the District

shall promptly provide such information at no cost to the City Representative.

- (g) Notwithstanding the terms and provisions above, in connection with: (i) an advance refunding of Bonds which (A) has a final maturity no longer than the final maturity on the refunded Bonds, (B) will achieve a net present value savings of at least three percent (3%), and (C) has savings which are substantially or fairly uniform over each maturity of Bonds being refunded; or (ii) any current refunding Bonds which (A) has a final maturity no longer than the final maturity on the refunded Bonds, (B) will achieve a net present value savings, and (C) has savings which are substantially or fairly uniform over each maturity of Bonds being refunded, no City review or approval will be required other than the presentation to the City of evidence of compliance with the requirements in this sentence three (3) business days prior to the execution of a bond purchase agreement for the refunding Bonds.
- (h) The District shall send a copy of the order or other action setting its annual ad valorem tax rate to the City Representative within 30 days after adoption of the rate.
- (i) The District shall send a copy of its annual audit to the City Representative within 30 days after approval.
- (j) The City shall be entitled to injunctive relief or a writ of mandamus issued by a court of competent jurisdiction restraining, compelling or requiring the District and its officials to observe and comply with the terms and provisions prescribed by this Resolution.

SECTION 4. The City shall not act to dissolve the District any earlier than the twentieth (20th) anniversary of the creation of the District or after the closing of the sale of the first series of Bonds.

SECTION 5. That the City Council of the City further requires that the District include a statement in the form required under Section 49.455, Texas Water Code, that the District is located in the corporate limits of the City, and that the taxpayers of the District are subject to the taxes imposed by the City and by the District until the District is dissolved.

SECTION 6. This Resolution shall be and is hereby declared to be cumulative of all other Resolutions of the City of Weston, and this Resolution shall not operate to repeal or affect any of such other Resolutions except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Resolution, in which event such conflicting provisions, if any, in such other Resolution or Resolutions is hereby repealed.

SECTION 7. It is the intent of the City Council that each paragraph, sentence, subdivision, clause, phrase or section of this Resolution be deemed severable, and should such paragraph, sentence, subdivision, clause, phrase or section be declared invalid or unconstitutional for any reason, such declaration or invalidity or unconstitutionality shall not be construed to affect the

validity of those provisions of this Resolution left standing, or the validity of any other Resolutions of the City of Weston.

SECTION 8. This Resolution shall take effect and shall be in full force from and after its adoption and publication as provided by law.

PASSED AND ADOPTED by the City Council of the City of Weston, Texas, this 27th day of February, 2024.

THE CITY OF WESTON, TEXAS



Jerry Randall, Mayor

ATTEST:



Heather Richardson, Mayor Pro-Tempore



EXHIBIT "A"

Petition

PETITION FOR CONSENT TO CREATION OF
CITY OF WESTON MUNICIPAL UTILITY DISTRICT NO. 1

THE STATE OF TEXAS §

COUNTY OF COLLIN §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF WESTON:

The undersigned (collectively, "Petitioners"), appearing through their duly authorized agent(s) and representative(s), acting pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, and Section 42.042 of the Texas Local Government Code, respectfully petition this Honorable Council for its consent to the creation of a municipal utility district, and for cause would respectfully show the following:

I.

The name of the District shall be "City of Weston Municipal Utility District No. 1" (the "District").

II.

The District shall be organized under the terms and provisions of Article XVI, Section 59, and Article III, Section 52, of the Texas Constitution and Chapters 49 and 54, Texas Water Code, together with all amendments and additions thereto, and any special act of the Texas Legislature applicable to the District.

III.

The proposed District will contain an area of approximately 291.49 acres situated in Collin County, Texas, described by metes and bounds in Exhibit "A," attached hereto and incorporated herein (the "Property"). The Property lies partially within the corporate limits of the City and the remainder lies wholly within the extraterritorial jurisdiction ("ETJ") of the City. That portion currently located in the ETJ will be wholly annexed into the corporate limits of the City prior to creation of District.

IV.

The undersigned constitute a majority in value of the holders of title of the lands within the proposed District, as indicated by the county tax rolls of the central appraisal district of Collin County, Texas, and by conveyances of record since the date of preparation of said tax rolls. No person or entity holds a lien on the Property. No one resides on the Property.

V.

The proposed District shall be organized for the follow purposes:

- (1) provide a water supply for the District for municipal uses, domestic uses and commercial purposes;
- (2) collect, transport, process, dispose of and control all domestic, industrial, or communal wastes whether fluid, solid, or composite state;
- (3) gather, conduct, divert and control local storm water or other local harmful excesses of water in the District;
- (4) construct, acquire, improve, maintain and operate macadamized, graveled, or paved roads and turnpikes, or other improvements in aid of those roads; and
- (5) such other construction, installation, maintenance, purchase, and operation of such additional facilities, systems, plants and enterprises as shall be consistent with the purposes for which the District is organized.

The aforementioned purposes may be accomplished by any mechanical and chemical means and processes incident, necessary or helpful to such purposes, to the extent authorized by law and the creation of the District, to the end that public health and welfare may be conserved and prompted and the purity and sanitary condition of the State's waters protected, effected and restored.

VI.

The general nature of the work proposed to be done by and within the District at the present time is: (i) the construction of a water distribution system for domestic and commercial purposes; (ii) the construction of a sewer system; (iii) the control, abatement and amendment of the harmful excess of waters and the reclamation and drainage of overflowed lands within the District; (iv) the construction and financing of macadamized, graveled, or paved roads and turnpikes, or improvements in aid of those roads; and (v) such other construction, installation, maintenance, purchase, and operation of such additional facilities, systems, plants and enterprises, all to the extent authorized by law from time to time.

VII.

There is a necessity for the improvements described above because the District is located within an area which will experience a substantial and sustained residential and commercial growth within the foreseeable future, is urban in nature and it not supplied with adequate water, sanitary sewer, drainage facilities and services, or roads. The health and welfare of the future inhabitants of the District require the provision of adequate water, storm and sanitary sewer facilities and services, and roads.

The provision of such roads, water, storm and sanitary sewer facilities and services will conserve and preserve the natural resources of this State by promoting and protecting the purity and sanitary condition of the State's waters, and will promote and protect the public health and welfare of the community: therefore, a public necessity exists for the organization of said District.

The Property cannot be developed without the creation of the District to finance the water, sanitary sewer, drainage facilities and services, and roads; therefore a public necessity exists.

VIII.

The proposed improvements are practicable and feasible, in that the terrain of the territory to be included in the proposed District is of such a nature that water, storm and sanitary sewer

facilities and services, and roads can be constructed or provided at a reasonable costs; and said territory will be rapidly developed primarily for residential purposes with some commercial and retail use.

IX.

A preliminary investigation has been instituted to determine the cost of the proposed project, and it is now estimated by those filing this petition, from such information as they have at this time, that the ultimate cost of the project contemplated will be approximately \$34,000,000.

X.

The undersigned request consent to the creation of the District encompassing the land described in the attached Exhibit "A."

XI.

WHEREFORE, the undersigned respectfully pray that this Petition be granted in all respects and that the City Council of the City of Weston, Texas, adopt a resolution giving its written consent to the creation of the District.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

RESPECTFULLY SUBMITTED to be effective this ____ day of _____, 2024.

PETITIONERS

1. VENETIAN 141 SWISHER, LLC
a Texas limited liability corporation

By: _____

Name: _____

Its: _____

Executed on _____, 2024

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, Managing Member of **VENETIAN 141 SWISHER, LLC**, a Texas limited liability corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this ____ day of _____,

2024.

Notary Public in and for the State of Texas

2.

3. HONEYCREEK VENETIAN, LLC

a limited liability corporation

By: _____

Name: _____

Its: _____

Executed on _____, 2024

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, Managing Member of **HONEYCREEK VENETIAN, LLC**, a limited liability corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this ____ day of _____,
2024.

Notary Public in and for the State of Texas

EXHIBIT "A"

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.

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.

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, continuing a total distance of 1396.22 feet, to a 1/2" rebar found at an outer ell corner of said 141.023 and 146.276 acre tracts, being the northeast corner of that 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, 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" capped rebar found with yellow cap, 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 0°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 349.60 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°32'51" 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 140.881 acres of land.