

AFTER RECORDING, PLEASE RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201**

**CERTIFICATE AND MEMORANDUM OF RECORDING
OF DEDICATORY INSTRUMENTS
FOR
THE PRESERVE AT HONEY CREEK RESIDENTIAL COMMUNITY, INC.**

**STATE OF TEXAS §
 §
COUNTY OF COLLIN §**

The undersigned, as attorney for The Preserve at Honey Creek Residential Community, Inc., for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instruments affecting the owners of property described on Exhibit B attached hereto (the "*Property*"), hereby states that the dedicatory instruments attached hereto are true and correct copies of the following:

- *Policy Establishing the Composition of the Architectural Review Authority (Exhibit A-1);*
- *Policy Resolution of the Board of Directors of The Preserve at Honey Creek Residential Community, Inc. Establishing Criteria for Obtaining Bids or Proposals for Certain Contracts (Exhibit A-2);*
- *Guidelines for the Display of Certain Religious Items (Exhibit A-3);*
- *Addendum to Covenant Enforcement and Fining Policy: Hearing Before the Board (Exhibit A-4);*
- *Guidelines for Security Measures (Exhibit A-5);*
- *Guidelines for the Installation of Swimming Pool Enclosures (Exhibit A-6); and*

- ***Procedures for Informing Owners of Architectural Decisions and Exercising the Right to Appeal Architectural Decisions to the Board of Directors (Exhibit A-7).***

All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing dedicatory instruments. The attached dedicatory instruments replace and supersede all previously recorded dedicatory instruments addressing the same or similar subject matter and shall remain in force and effect until revoked, modified or amended by the Board of Directors.

IN WITNESS WHEREOF, The Preserve at Honey Creek Residential Community, Inc. has caused this Certificate and Memorandum of Recording of Dedicatory Instruments to be recorded in the Official Public Records of Collin County, Texas.

**THE PRESERVE AT HONEY CREEK
RESIDENTIAL COMMUNITY, INC.**
a Texas Non-Profit Corporation

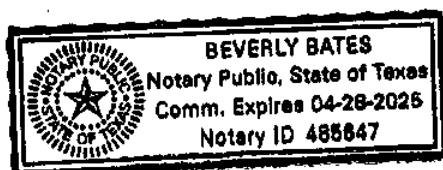
Vinay Patel

By: _____
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for The Preserve at Honey Creek Residential Community, Inc., known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 21st day of February, 2022.



Beverly Bates
Notary Public, State of Texas

STATE OF TEXAS

§
§
§

COUNTY OF COLLIN

**THE PRESERVE AT HONEY CREEK
RESIDENTIAL COMMUNITY, INC.**

**POLICY ESTABLISHING THE COMPOSITION OF THE
ARCHITECTURAL REVIEW AUTHORITY**

- (1) This Policy controls and prevails over the terms in the Declaration in order to comply with an overriding statutory mandate pursuant to Section 209.00505 of the Texas Property Code.
- (2) Notwithstanding any provision contained in the Declaration to the contrary, this instrument outlines and describes how the architectural review authority of The Preserve at Honey Creek Residential Community, Inc. ("*Association*") may be constituted.
- (3) A person may not be appointed or elected to serve on the architectural review authority if the person is –
 - a. a current board member;
 - b. a current board member's spouse; or
 - c. a person residing in a current board member's household.
- (4) Any member of the Board of Directors is authorized to attend a meeting of the architectural review authority as a Board liaison with no voting rights.

IT IS RESOLVED this Policy was duly introduced, seconded, and was thereafter adopted at a regular scheduled meeting of the Board of Directors, at which a quorum was present, by a majority vote of the members of the Board present and eligible to vote on this matter, and shall remain in force and effect until revoked, modified or amended by the Board of Directors. This Policy shall be filed of record in the Official Public Records of Collin County, Texas.

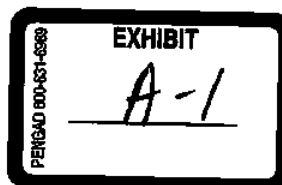
Date: 2/8/2022, 20 .

**THE PRESERVE AT HONEY CREEK
RESIDENTIAL COMMUNITY, INC.,
a Texas non-profit corporation**

DocuSigned by:

Gregory Urech, Vice President of Land

By: Gregory Urech, Vice President of Land
Its: member



STATE OF TEXAS §
 §
COUNTY OF COLLIN §

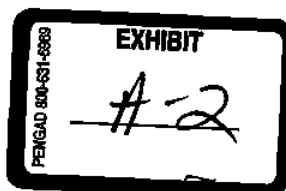
**POLICY RESOLUTION OF THE
BOARD OF DIRECTORS OF
THE PRESERVE AT HONEY CREEK
RESIDENTIAL COMMUNITY, INC.
ESTABLISHING CRITERIA
FOR
OBTAINING BIDS OR PROPOSALS FOR CERTAIN CONTRACTS**

WHEREAS, the Board of Directors of The Preserve at Honey Creek Residential Community, Inc. ("*Board*") is the entity responsible for the operation of The Preserve at Honey Creek Residential Community, Inc. ("*Association*") in accordance with and pursuant to that certain Declaration of Covenants, Conditions and Restrictions for The Preserve at Honey Creek filed as Instrument No. 20200214000211140 in the Official Public Records of Collin County, Texas, including any amendments or supplements thereto (collectively, the "*Declaration*") and the Bylaws of the Association ("*Bylaws*"); and

WHEREAS, pursuant to the Declaration and Bylaws the Board is authorized to enter into contracts for goods or services on behalf of the Association; and

WHEREAS, the Board has determined the need to promulgate criteria for obtaining proposals or bids for certain contracts on behalf of the Association; and

WHEREAS, the Criteria for Obtaining Bids or Proposals for Certain Contracts, attached hereto as Exhibit "1", as authorized by the Declaration and the Bylaws, were approved by the Board duly introduced, seconded, and was thereafter adopted at a regular scheduled meeting of the Board, at which a quorum was present, by a majority vote of the members of the Board present and eligible to vote on this matter, and shall remain in force and effect until revoked, modified or amended by the Board.



NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS that the Board has resolved to adopt, and does hereby adopt, the Criteria for Obtaining Bids or Proposals for Certain Contracts attached hereto as Exhibit "1".

IT IS FURTHER RESOLVED, that such Criteria for Obtaining Bids or Proposals for Certain Contracts shall be filed of record in the Official Public Records of Collin County, Texas, and shall be posted on the Association's website.

Date: 2/8/2022, 20 .

**THE PRESERVE AT HONEY CREEK
RESIDENTIAL COMMUNITY, INC.,
a Texas non-profit corporation**

DocuSigned by:

Gregory Urech, Vice President of Land

AB7F887755975 Urech, Vice President of Land

By: _____

Its: member

EXHIBIT "1"

CRITERIA FOR SOLICITING BIDS OR PROPOSALS FOR CERTAIN CONTRACTS

The following shall apply to service contracts in excess of \$50,000 ("*Qualifying Contracts*"). Contracts entered into by the Association which are not Qualifying Contracts are exempt from the criteria set forth below except as otherwise provided by law. The scope of any request for proposal shall be determined by the Board. The following shall constitute the criteria ("*Criteria*") for soliciting bids or proposals for Qualifying Contracts:

- The Association may enter into an enforceable Qualifying Contract with a current Board member, a person related to a current Board member within the third degree by consanguinity or affinity, as determined under Chapter 573, Government Code, a company in which a current Board member has a financial interest in at least 51 percent of profits, or a company in which a person related to a current Board member within the third degree by consanguinity or affinity, as determined under Chapter 573, Government Code, has a financial interest in at least 51 percent of profits (collectively, an "*Interested Director*") only if the following conditions are satisfied:
 - (1) the Interested Director bids on the proposed contract and the Association has received at least two other bids for the contract from persons not associated with the Board member, relative, or company, if reasonably available in the community;
 - (2) the Interested Director:
 - (a) is not given access to the other bids;
 - (b) does not participate in any Board discussion regarding the contract; and
 - (c) does not vote on the award of the contract;
 - (3) the material facts regarding the relationship or interest of the Interested Director with respect to the proposed contract are disclosed to or known by the Board and the Board, in good faith and with ordinary care, authorizes the contract by an affirmative vote of the majority of the Board members other than the Interested Director; and
 - (4) the Board certifies that the other requirements contained herein have been satisfied by a resolution approved by an affirmative vote of the majority of the Board members who do not have an interest in the Qualifying Contract.
- Qualifying Contracts, regardless of whether an Interested Director is involved, shall be solicited, if required herein, as follows:
 - (1) The Board may determine, in its reasonable discretion, to seek two or more bids

or proposals for Qualifying Contracts to the extent bids or proposals are reasonably available in the community.

- (2) The Board, when seeking bids or proposals for Qualifying Contracts, shall determine the extent and scope of any corresponding request for proposal and may engage a third-party to assist in preparing the request for proposal.
- (3) Qualifying Contracts in effect for six years or less from the date this Criteria is approved by the Board may be renewed automatically as determined by the Board, in its reasonable discretion, without seeking bids or proposals.
- (4) Any Qualifying Contract which has been in effect for a period of at least six years following the date this Criteria is approved by the Board must be put out for bid as provided herein.
- (5) Notwithstanding the foregoing, the Board reserves the right to seek and obtain bids for Qualifying Contracts at any time it deems is in the best interest of the Association.

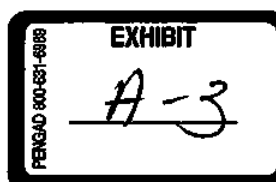
STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**THE PRESERVE AT HONEY CREEK
RESIDENTIAL COMMUNITY, INC.**

**GUIDELINES FOR THE
DISPLAY OF CERTAIN RELIGIOUS ITEMS**

- (1) These Guidelines are promulgated pursuant to Section 202.018 of the Texas Property Code and outline the restrictions applicable to religious displays in order to permit them while also striving to maintain an aesthetically harmonious and peaceful neighborhood for all neighbors to enjoy.
- (2) An owner may display or affix on owner's or resident's property or dwelling one or more religious items the display of which is motivated by the owner's or resident's sincere religious belief.¹
- (3) If displaying or affixing of a religious item on the owner's or resident's property or dwelling violates any of the following covenants, then The Preserve at Honey Creek Residential Community, Inc. ("Association") may remove or require the removal of the item(s) displayed that –
 - (a) threaten the public health or safety;
 - (b) violate a law other than a law prohibiting the display of religious speech;
 - (c) contain language, graphics, or any display that is patently offensive to a passerby for reasons other than its religious content;
 - (d) is in a location other than the owner's or resident's property or dwelling, *i.e.*, installed on property owned or maintained by the Association, or owned in common by two or more members of the Association;
 - (e) is located in violation of any applicable building line, right-of-way, setback, or easement; or
 - (f) is attached to a traffic control device, street lamp, fire hydrant, or utility sign, pole, or fixture.
- (4) Display Parameters:
 - a. All religious displays must be located within 5' of the dwelling's frontmost building line (*i.e.*, within 5' of the front facade of the dwelling.)
 - b. Displays may not be located within building setbacks.

¹ For purposes of these Guidelines, a sincere religious belief relates to the faithful devotion to a god or gods, the supernatural or belief that addresses fundamental and ultimate questions having to do with deep and imponderable matters. A religion is comprehensive in nature; it consists of a belief-system as opposed to an isolated teaching. Religious displays are different than signs or other figures related to a cause.



- c. No portion of the display may extend above the lowest point of the dwelling's front roof line.
- d. All displays must be kept in good repair.
- e. Displays may not exceed 5' in height x 3' in width x 3' in depth.
- f. The number of displays is limited to three (3).
- g. This paragraph 4 shall not apply to seasonal religious holiday decorations as described in paragraph 5.
- h. All religious item displays other than seasonal religious displays must receive prior approval from the Association's architectural reviewing body prior to installation, except for displays on any exterior door or door frame of the home that are 25 square inches or smaller. For example, and without limitation, no prior permission is required from the Association to place a cross, mezuzah, or other similar religious symbol smaller than 25 square inches on the dwelling's front door or door frame. If the dedicatory instruments do not designate an architectural reviewing body (such as an architectural control committee), then the approval must be received from the Board of Directors.

- (5) Seasonal Religious Holiday Decorations. Seasonal religious holiday decorations are temporary decorations commonly associated with a seasonal holiday, such as Christmas or Diwali lighting, Christmas wreaths, and Hanukkah or Kwanzaa seasonal decorations. The Board of Directors has the sole discretion to determine what items qualify as seasonal religious holiday decorations. Unless otherwise provided by the Declaration, seasonal religious holiday decorations may be displayed no more than 30 days before and no more than 21 days after the holiday in question.

IT IS RESOLVED these Guidelines were duly introduced, seconded, and were thereafter adopted at a regular scheduled meeting of the Board of Directors, at which a quorum was present, by a majority vote of the members of the Board of Directors present and eligible to vote on this matter, and shall remain in force and effect until revoked, modified or amended by the Board of Directors. These Guidelines shall be filed of record in the Official Public Records of Collin County, Texas.

Date: 2/8/2022, 20 .

**THE PRESERVE AT HONEY CREEK
RESIDENTIAL COMMUNITY, INC.,
a Texas non-profit corporation**

DocuSigned by:

Gregory Urech, Vice President of Land

~~AS77E8967A5D476~~
By: Gregory Urech, Vice President of Land

Its: member

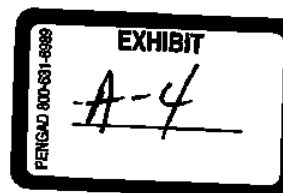
STATE OF TEXAS

§

COUNTY OF COLLIN

§

§



**THE PRESERVE AT HONEY CREEK
RESIDENTIAL COMMUNITY, INC.**

**ADDENDUM TO COVENANT ENFORCEMENT AND
FINING POLICY: HEARING BEFORE THE BOARD**

WHEREAS, pursuant to the Declaration of Covenants, Conditions and Restrictions for The Preserve at Honey Creek ("*Declaration*"), the Board of Directors of The Preserve at Honey Creek Residential Community, Inc. ("*Association*") is authorized to establish and collect penalties and fines for violations of the Association's dedicatory instruments, including but not limited to the Declaration, Bylaws, rules and regulations, policies, resolutions, or design/architectural guidelines.

WHEREAS, relevant provisions of the Texas Property Code have been amended which govern the hearing afforded to homeowners following a notice of enforcement action; and

WHEREAS, the Board of Directors ("*Board*") previously adopted a Fine and Enforcement Policy ("*Enforcement Policy*") which is recorded as Instrument No. 20200217000221160 in the Official Public Records of Collin County, Texas; and

WHEREAS, the Board desires to approve an addendum to the Enforcement Policy to incorporate the relevant provisions of the Texas Property Code, as amended (the "*Addendum*").

NOW, THEREFORE, IT IS RESOLVED, in order to comply with the procedures set forth in Chapter 209 of the Texas Property Code, the following procedures and practices are established and adopted as an Addendum to the Enforcement Policy.

1. **Request for a Hearing and Hearing.** If the owner challenges the proposed action by timely requesting a hearing, the hearing may be held in executive session of the Board affording the alleged violator a reasonable opportunity to be heard.

- a. Such hearing shall be held no later than the 30th day after the date the Board receives the owner's request for a hearing. The notice requirement shall be deemed satisfied if the alleged violator appears at the meeting.
- b. The notice of the hearing shall be sent no later than the 10th day before the date of the hearing.
- c. The Board or the owner may request a single postponement, and, if requested, a postponement shall be granted for a period of not more than ten (10) days. Additional postponements are allowed but only by agreement between the Board and the owner requesting the hearing.
- d. Not later than ten (10) days before the Board holds a hearing, the Association shall provide to the owner a packet containing all documents, photographs, and communications relating to the matter which the

Association intends to introduce at the hearing (the "*Evidence Packet*"), if any.

- e. If the Board intends to produce any documents, photographs, and communications during the hearing, and does not send an Evidence Packet to the owner in a timely manner, the owner is entitled to an automatic 15-day postponement of the hearing.
- f. At the commencement of the hearing, a member of the Board or the Association's designated representative shall present the Association's case against the owner.
- g. Following the presentation by the Board, the owner or the owner's designated representative is entitled to present the owner's information and issues relevant to the appeal or dispute.
- h. The owner or the Board may make an audio recording of the hearing.
- i. The minutes of the hearing shall contain a written statement of the results of the hearing and the sanction, if any, imposed by the Board. The Board shall notify the owner in writing of its action within ten (10) days after the hearing. The Board may, but shall not be obligated to, suspend any proposed sanction if the Violation is cured within the ten-day period. Such suspension shall not constitute a waiver of the right to sanction future violations of the same or other provisions and rules by any owner.

IT IS FURTHER RESOLVED this Addendum was duly introduced, seconded, and was thereafter adopted at a regular scheduled meeting of the Board, at which a quorum was present, by a majority vote of the members of the Board present and eligible to vote on this matter, and shall remain in force and effect until revoked, modified or amended by the Board. This Addendum shall be filed of record in the Official Public Records of Collin County, Texas.

Date: 2/8/2022, 20 .

**THE PRESERVE AT HONEY CREEK
RESIDENTIAL COMMUNITY, INC.,
a Texas non-profit corporation**

DocuSigned by:

Gregory Urech, Vice President of Land

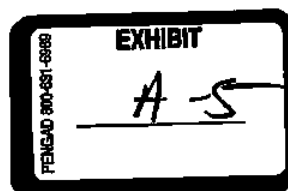
By: Gregory Urech, Vice President of Land
Its: member

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**THE PRESERVE AT HONEY CREEK
RESIDENTIAL COMMUNITY, INC.**

GUIDELINES FOR SECURITY MEASURES

- (1) These Guidelines are promulgated pursuant to Section 202.023 of the Texas Property Code and outline the restrictions applicable to the construction or installation of security measures, including but not limited to a security camera, motion detector, or perimeter fence, by owners.
- (2) Owners may install or build security measures on their lot for the purpose of deterring criminal acts or to increase personal security while adhering to and promoting the design, harmony, and aesthetics of the subdivision. The Preserve at Honey Creek Residential Community, Inc. ("Association") shall have the sole and absolute discretion in determining whether an item or improvement is a reasonable security measure subject to the allowances provided by these Guidelines.
- (3) Cameras/Motion Detectors. Owners may place cameras and motion detectors on their lot for security measures, not on the lot of any other owner, and not on any Association property. Cameras shall be used for the primary purpose of capturing images of the lot on which the camera is installed and shall not unreasonably interfere with the use and enjoyment of any neighbor's lot or Association property. Camera use will be limited to situations that do not violate the reasonable expectation of privacy as defined by law.
- (4) Perimeter Fencing. Plans and specifications, including an application for the installation of a perimeter fence, will not be reviewed or approved by the Association's architectural review authority *unless* accompanied by: (i) the drawing showing materials, dimensions and location submitted in order to obtain a permit; and (ii) a permit issued by the City or other applicable municipal authority allowing the installation. Perimeter fencing is permitted by the Association as a security measure and must be ground-mounted on the boundary line of the owner's lot and installed in a contiguous manner around the entirety of the lot boundaries. No gaps in perimeter fencing are permitted, *i.e.*, the perimeter fencing must fully enclose the lot. Perimeter fencing shall not exceed six feet (6') in height or be lower than four feet (4') in height. A gate in a perimeter fence is for all purposes considered part of the fence. Any gate shall open towards the interior of the lot. The Association may prohibit fencing other than perimeter fencing. All fencing including perimeter fencing must receive prior written approval from the architectural review authority. Perimeter fencing shall not consist of any barbed wire, razor wire, wire mesh, chain link, vinyl, or privacy fencing, including board-on-board or solid fencing. Electrically charged fencing is prohibited. The construction requirements for the original or existing fencing (located in or enclosing the backyard areas) are not replaced or superseded by these Guidelines.



- (5) Plans and Specifications. Prior to installation of any security measure, the owner must submit plans and specifications including dimensions, colors, materials, and proposed location on the owner's lot, scaled in relation to all boundary lines and other improvements on the lot. Plans must be submitted to the architectural review authority, and the owner must receive prior written approval prior to installation of any security measures. All proposed installations must be of a type, including materials, color, design, and location, approved by the architectural review authority. The architectural review authority may require the use of, or prohibit, specific materials, colors, and designs and may require a specific location(s) for the security measure. An owner who builds or installs a security measure must ensure that compliance with all laws, ordinances and codes. An approval of an application for a security measure by the architectural review authority is not a guaranty or representation of compliance with any laws, ordinances, codes or drainage requirements, and the owner assumes all risks, expenses and liabilities associated with safety measures built or installed, including, but not limited to, the city or county requiring the removal of perimeter fencing for any reason.
- (6) AN APPROVAL OF AN APPLICATION FOR A SECURITY MEASURE BY THE ARCHITECTURAL REVIEW AUTHORITY SHALL IN NO WAY BE CONSIDERED OR CONSTRUED THAT THE ASSOCIATION OR ITS ARCHITECTURAL REVIEW AUTHORITY ARE INSURERS OR GUARANTORS OF SECURITY OR SAFETY OF PERSONS, PROPERTY OR POTENTIAL CRIMINAL ACTIVITY. FURTHER, NEITHER THE ASSOCIATION NOR ITS ARCHITECTURAL REVIEW BODY SHALL BE HELD LIABLE FOR ANY LOSS OR DAMAGE BY REASON OF FAILURE OR INEFFECTIVENESS OF THE OWNER'S SECURITY MEASURE(S).
- (7) Any security measure built or installed must be properly maintained, kept in good repair, and not permitted to go into a state of disrepair or become an eyesore, as determined in the sole and absolute discretion of the Board of Directors.

IT IS RESOLVED these Guidelines were duly introduced, seconded, and were thereafter adopted at a regular scheduled meeting of the Board of Directors, at which a quorum was present, by a majority vote of the members of the Board of Directors present and eligible to vote on this matter, and shall remain in force and effect until revoked, modified or amended by the Board of Directors. These Guidelines shall be filed of record in the Official Public Records of Collin County, Texas.

Date: 2/8/2022, 20 .

**THE PRESERVE AT HONEY CREEK
RESIDENTIAL COMMUNITY, INC.,
a Texas non-profit corporation**

DocuSigned by:

Gregory Urech, Vice President of Land

By: Gregory Urech, Vice President of Land

Its: member

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

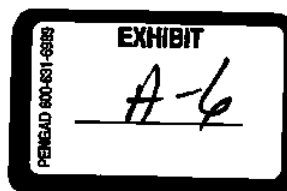
**THE PRESERVE AT HONEY CREEK
RESIDENTIAL COMMUNITY, INC.**

**GUIDELINES FOR THE
INSTALLATION OF SWIMMING POOL ENCLOSURES**

1. A "Swimming Pool Enclosure," as used herein shall mean and refer to a fence that surrounds a water feature, including a swimming pool or a spa, installed as a safety measure to prevent accidental drownings of children.
2. A Swimming Pool Enclosure may not be installed upon or within common area or any area which owned or maintained by The Preserve at Honey Creek Residential Community, Inc. ("Association").
3. The Swimming Pool Enclosure may be installed after receiving written approval from the Association's architectural review authority. The submittal shall include a pictorial design of the Swimming Pool Enclosure which includes, at a minimum, the height of the fence and the colors of all materials.
4. To be approved, the Swimming Pool Enclosure:
 - a. may not exceed six feet (6') in height;
 - b. may not include, as part of the design, any aspect or feature which would allow a child to climb on, up or over the fence;
 - c. may consist of black metal frames; and
 - d. may consist of clear plastic panels or black transparent mesh.
5. The owner is solely responsible, to the exclusion of the Association, to ensure that all aspects of the Swimming Pool Enclosure function properly to effectuate its intended purpose as a safety measure to prevent accidental drownings of children.

IT IS RESOLVED that these Guidelines shall remain in force and effect until revoked, modified or amended by the Board of Directors and be filed of record in the Official Public Records of Collin County, Texas.

Date: 2/8/2022
_____, 20____.



**THE PRESERVE AT HONEY CREEK
RESIDENTIAL COMMUNITY, INC.,**

a Texas non-profit corporation

DocuSigned by:

Gregory Urech, Vice President of Land

~~Gregory Urech, Vice President of Land~~

By: _____

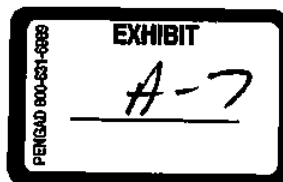
Its: member _____

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**THE PRESERVE AT HONEY CREEK
RESIDENTIAL COMMUNITY, INC.**

**PROCEDURES FOR INFORMING OWNERS OF
ARCHITECTURAL DECISIONS
AND
EXERCISING THE RIGHT TO APPEAL
ARCHITECTURAL DECISIONS TO THE BOARD OF DIRECTORS**

- (1) These Procedures outline and set forth the owner's opportunity to request a hearing after receipt of the architectural review authority's decision to deny an architectural application to the Board of Directors of The Preserve at Honey Creek Residential Community, Inc. ("*Association*").
- (2) A decision by the architectural review authority denying or disapproving an architectural application must –
 - a. be provided to the owner in writing by certified mail, hand delivery, or electronic delivery;
 - b. describe the basis for the denial or disapproval in reasonable detail and changes, if any, to the application or proposed improvements required as a condition to approval;
 - c. inform the owner of the right to either:
 - i. submit a modified application to the architectural review authority with the changes proposed by the architectural review authority on or before the thirtieth (30th) day after the date the decision notice is mailed, delivered or sent by electronic delivery to the owner; and
 - ii. request a hearing before the Board of Directors (the "*Board*") on or before the thirtieth (30th) day after the date of decision notice is mailed, delivered or sent by electronic delivery to the owner.
- (3) If the Association receives a written request for a hearing on or before the thirtieth (30th) day after the date of the notice, the Board shall hold a hearing not later than the thirtieth (30th) day after the date the Association received the written request for a hearing. The Association shall notify the owner of the date, time, and place of the hearing not later than the tenth (10th) day before the date of the hearing. The hearing notice may be provided to the owner in writing by certified mail, hand delivery, or electronic delivery. Only one (1) hearing is required after the architectural review authority denies or disapproves the initial application.



- (4) The Board or the owner may request a postponement and, if requested, a postponement shall be granted for a period of not more than ten (10) days. Additional postponements may only be granted by agreement of the parties. The owner's presence is not required to hold a hearing under this paragraph. The Association or owner may make an audio recording of the hearing.
- (5) During the hearing, the Board (or designated representative) and the owner (or designated representative) will each be provided the opportunity to discuss, verify facts, and resolve the denial of the owner's architectural application, and the changes, if any, requested by the architectural review authority in the notice.
- (6) The Board may affirm, modify, or reverse, in whole or in part, any decision of the architectural review authority as consistent with the Declaration.

IT IS RESOLVED these Procedures were duly introduced, seconded, and were thereafter adopted at a regular scheduled meeting of the Board, at which a quorum was present, by a majority vote of the members of the Board present and eligible to vote on this matter, and shall remain in force and effect until revoked, modified or amended by the Board. These Procedures shall be filed of record in the Official Public Records of Collin County, Texas.

Date: 2/8/2022, 20 .

**THE PRESERVE AT HONEY CREEK
RESIDENTIAL COMMUNITY, INC.,
a Texas non-profit corporation**

DocuSigned by:

Gregory Urdy, Vice President of Land
By: Gregory Urdy, Vice President of Land
Its: member

EXHIBIT B

Those tracts and parcels of real property located in Collin County, Texas and more particularly described as follows:

- All property subject to the **Declaration of Covenants, Conditions and Restrictions for The Preserve at Honey Creek**, recorded on February 14, 2020, under Instrument No. 20200214000211140 in the Official Public Records of Collin County, Texas, including amendments and supplements thereto; and
- All property subject to the **Preserve at Honey Creek Phase 1** is recorded under Instrument No 20201217010004870; **Preserve at Honey Creek Phase 3** is recorded under Instrument No. 20210607010002170; **Preserve at Honey Creek Phase 3** is recorded under Instrument No. 20210928010003440, of the Plat or Map Records of Collin County, Texas; and
- Additional recording information for the subdivision is set forth in the Declaration, and is attached and incorporated herein.

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1

BEING A 29.567 ACRE TRACT OF LAND SITUATED IN THE JOHN EMBERSON SURVEY, ABSTRACT NO. 294, THE MEREDITH HART SURVEY, ABSTRACT NO. 371, AND THE WILLIAM JOHNSON SURVEY, ABSTRACT NO. 493, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING PART OF A 172.3 ACRE TRACT OF LAND, CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 20180816001028890, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 29.567 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83,(NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982), AND DENTON CORS ARP (PID-DF8986), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PK NAIL FOUND FOR THE SOUTHEAST CORNER OF SAID 172.3 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A 38.948 ACRE TRACT OF LAND, CONVEYED TO ROHOL LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 20081030001281150, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD NO. 543, (AN 80' RIGHT-OF-WAY), AND BEING ON THE NORTH LINE OF A TRACT OF LAND RECORDED IN VOLUME 400, PAGE 428, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 84 DEGREES 59 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 172.3 ACRE TRACT, AND SAID COMMON NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 230.92 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 172.3 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 05 DEGREES 01 MINUTES 00 SECONDS EAST, A DISTANCE OF 19.79 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 46 DEGREES 57 MINUTES 47 SECONDS EAST, A DISTANCE OF 20.06 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 01 DEGREES 03 MINUTES 40 SECONDS WEST, A DISTANCE OF 75.51 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 04 DEGREES 38 MINUTES 58 SECONDS EAST, A DISTANCE OF 50.25 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 01 DEGREES 03 MINUTES 40 SECONDS WEST, A DISTANCE OF 184.64 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 88 DEGREES 03 MINUTES 40 SECONDS WEST, A DISTANCE OF 936.35 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 08 DEGREES 34 MINUTES 31 SECONDS EAST, A DISTANCE OF 29.59 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 01 DEGREES 31 MINUTES 16 SECONDS EAST, A DISTANCE OF 180.16 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 46 DEGREES 02 MINUTES 38 SECONDS EAST, A DISTANCE OF 21.39 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 25 MINUTES 59 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 34 MINUTES 01 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 25 MINUTES 59 SECONDS WEST, A DISTANCE OF 29.53 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 43 DEGREES 57 MINUTES 22 SECONDS WEST, A DISTANCE OF 21.30 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14 DEGREES 15 MINUTES 13

SECONDS, A RADIUS OF 786.50 FEET AND A LONG CHORD THAT BEARS NORTH 07 DEGREES 44 MINUTES 44 SECONDS EAST, A DISTANCE OF 195.15 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 195.66 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 58 MINUTES 11 SECONDS, A RADIUS OF 990.00 FEET AND A LONG CHORD THAT BEARS NORTH 16 DEGREES 51 MINUTES 25 SECONDS EAST, A DISTANCE OF 68.58 FEET;

ALONG SAID COMPOUND CURVE TO THE RIGHT, AN ARC DISTANCE OF 68.59 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 28 DEGREES 02 MINUTES 47 SECONDS EAST, A DISTANCE OF 99.89 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES 49 MINUTES 54 SECONDS, A RADIUS OF 979.00 FEET AND A LONG CHORD THAT BEARS NORTH 28 DEGREES 32 MINUTES 18 SECONDS EAST, A DISTANCE OF 133.71 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 133.82 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 78 DEGREES 59 MINUTES 26 SECONDS EAST, A DISTANCE OF 20.80 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 54 DEGREES 54 MINUTES 44 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 35 DEGREES 05 MINUTES 16 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 54 DEGREES 54 MINUTES 44 SECONDS WEST, A DISTANCE OF 31.01 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 08 DEGREES 49 MINUTES 37 SECONDS WEST, A DISTANCE OF 20.81 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT

CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32 DEGREES 05 MINUTES 11 SECONDS, A RADIUS OF 990.00 FEET AND A LONG CHORD THAT BEARS NORTH 53 DEGREES 44 MINUTES 09 SECONDS EAST, A DISTANCE OF 547.20 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 554.41 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 78 DEGREES 12 MINUTES 12 SECONDS EAST, A DISTANCE OF 99.92 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 72 DEGREES 33 MINUTES 02 SECONDS EAST, A DISTANCE OF 48.73 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES 38 MINUTES 28 SECONDS, A RADIUS OF 1121.00 FEET AND A LONG CHORD THAT BEARS NORTH 70 DEGREES 13 MINUTES 48 SECONDS EAST, A DISTANCE OF 90.78 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 90.81 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 68 DEGREES 25 MINUTES 57 SECONDS EAST, A DISTANCE OF 21.57 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 24 DEGREES 23 MINUTES 27 SECONDS EAST, A DISTANCE OF 6.51 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 24 MINUTES 55 SECONDS, A RADIUS OF 320.00 FEET AND A LONG CHORD THAT BEARS SOUTH 23 DEGREES 11 MINUTES 00 SECONDS EAST, A DISTANCE OF 13.49 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 13.49 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 68 DEGREES 01 MINUTES 28 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 24 MINUTES 55 SECONDS, A RADIUS OF 380.00 FEET AND A LONG CHORD THAT BEARS NORTH 23 DEGREES 11 MINUTES 00 SECONDS WEST, A DISTANCE OF 16.02 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 16.02 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 24 DEGREES 23 MINUTES 27 SECONDS WEST, A DISTANCE OF 17.52 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 19 DEGREES 38 MINUTES 28 SECONDS EAST, A DISTANCE OF 21.57 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10 DEGREES 14 MINUTES 57 SECONDS, A RADIUS OF 1110.00 FEET AND A LONG CHORD THAT BEARS NORTH 58 DEGREES 09 MINUTES 41 SECONDS EAST, A DISTANCE OF 198.30 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 198.56 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE EAST LINE OF SAID 172.3 ACRE TRACT, SAID POINT BEING A WESTERLY NORTHWEST CORNER OF A 30.048 ACRE TRACT OF LAND CONVEYED TO ADDISON G. WILSON, JR., AS RECORDED IN COUNTY CLERK'S FILE NO. 20091215001497350, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND THE COMMON SOUTH CORNER OF A 1.40 ACRE TRACT OF LAND CONVEYED AS TRACT 1, TO THE CITY OF MCKINNEY, AS RECORDED IN COUNTY CLERK'S FILE NO. 201807260000931480, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE EAST LINE OF SAID 172.3 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 01 DEGREES 03 MINUTES 36 SECONDS EAST, ALONG THE WEST LINE OF SAID 30.048 ACRE TRACT, A DISTANCE OF 325.48 FEET TO A 1 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 30.048 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF AFORESAID 38.948 ACRE TRACT;

SOUTH 01 DEGREES 03 MINUTES 40 SECONDS EAST, ALONG THE WEST LINE OF SAID 38.948 ACRE TRACT, A DISTANCE OF 1455.54 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA 29.567 ACRES OF LAND.

TRACT 2

BEING A 27.709 ACRE TRACT OF LAND SITUATED IN THE WILLIAM JOHNSON SURVEY, ABSTRACT NO. 493, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING PART OF A 172.3 ACRE TRACT OF LAND, CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 20180816001028890, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 27.709 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982), AND DENTON CORS ARP (PID-DF8986), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 5992" FOUND FOR THE SOUTHWEST CORNER OF SAID 172.3 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A 99.68 ACRE TRACT OF LAND CONVEYED TO MARY BETH RUSSELL AND MALINDA A. WARDEN, AS RECORDED IN COUNTY CLERK'S FILE NO. 20050428000558900, OFFICIAL PUBIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 543, (AN 80' RIGHT-OF-WAY) AND BEING THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED IN VOLUME 400, PAGE 428, DEED RECORDS, COLLIN COUNTY, TEXAS AND THE COMMON NORTHEAST CORNER OF A TRACT OF LAND RECORDED IN VOLUME 400, PAGE 438, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 34 MINUTES 01 SECONDS EAST, ALONG THE WEST LINE OF SAID 172.3 ACRE TRACT AND THE COMMON EAST LINE OF SAID 99.68 ACRE TRACT, A DISTANCE OF 1292.09 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 172.3 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 25 MINUTES 59 SECONDS EAST, A DISTANCE OF 825.55 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34 DEGREES 31 MINUTES 16 SECONDS, A RADIUS OF 380.00 FEET AND A LONG CHORD THAT BEARS SOUTH 72 DEGREES 10 MINUTES 21 SECONDS EAST, A DISTANCE OF 225.50 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 228.95 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 54 DEGREES 54 MINUTES 44 SECONDS EAST, A DISTANCE OF 52.32 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 35 DEGREES 05 MINUTES 16 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 54 DEGREES 54 MINUTES 44 SECONDS EAST, A DISTANCE OF 21.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 10 DEGREES 52 MINUTES 49 SECONDS EAST, A DISTANCE OF 21.57 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16 DEGREES 44 MINUTES 57 SECONDS, A RADIUS OF 1110.00 FEET AND A LONG CHORD THAT BEARS SOUTH 24 DEGREES 23 MINUTES 25 SECONDS WEST, A DISTANCE OF 323.33 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 324.49 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 21 DEGREES 57 MINUTES 44 SECONDS WEST, A DISTANCE OF 90.11 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10 DEGREES 48 MINUTES 57 SECONDS, A RADIUS OF 861.50 FEET AND A LONG CHORD THAT BEARS SOUTH 08 DEGREES 35 MINUTES 40 SECONDS WEST, A DISTANCE OF 162.39 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 162.63 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 46 DEGREES 37 MINUTES 38 SECONDS WEST, A DISTANCE OF 21.60 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 25 MINUTES 59 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 34 MINUTES 01 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 25 MINUTES 59 SECONDS EAST, A DISTANCE OF 19.94 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 43 DEGREES 57 MINUTES 22 SECONDS EAST, A DISTANCE OF 21.04 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 01 DEGREES 31 MINUTES 16 SECONDS WEST, A DISTANCE OF 213.56 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 08 DEGREES 34 MINUTES 31 SECONDS WEST, A DISTANCE OF 89.57 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 01 DEGREES 31 MINUTES 16 SECONDS WEST, A DISTANCE OF 94.08 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 93 DEGREES 27 MINUTES 59 SECONDS, A RADIUS OF 66.50 FEET AND A LONG CHORD THAT BEARS SOUTH 48 DEGREES 15 MINUTES 15 SECONDS WEST, A DISTANCE OF 96.85 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 108.48 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 01 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 28.82 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE SOUTH LINE OF SAID 172.3 ACRE TRACT AND THE COMMON NORTH RIGHT-OF-WAY LINE OF AFORESAID FARM-TO-MARKET ROAD NO. 543;

THENCE, NORTH 88 DEGREES 53 MINUTES 00 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 805.13 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 27.709 ACRES OF LAND.



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
02/22/2022 10:19:16 AM
\$130.00 JMORRISON
20220222000289890

Stacey Kemp