

**FIRST AMENDMENT**  
**TO**  
**MASTER DEVELOPMENT AGREEMENT**  
**FOR FACILITIES AND RELATED IMPROVEMENTS**

This **FIRST AMENDMENT TO MASTER DEVELOPMENT AGREEMENT FOR FACILITIES AND RELATED IMPROVEMENTS** (this “First Amendment”) is entered into as of this 15th day of October, 2019 (the “Effective Date”) by and among the **CITY OF FRISCO, TEXAS**, a municipal corporation of the State of Texas and a home-rule city located in Collin County, Texas (the “City”), **FRISCO ECONOMIC DEVELOPMENT CORPORATION**, a Texas non-profit corporation (“FEDC”), **FRISCO COMMUNITY DEVELOPMENT CORPORATION**, a Texas non-profit corporation (“FCDC”), **FRISCO INDEPENDENT SCHOOL DISTRICT**, a political subdivision of the State of Texas (“FISD”), **OMNI STILLWATER WOODS GOLF RESORT, LLC**, a Delaware limited liability company (“OSW”), and **THE PROFESSIONAL GOLFERS’ ASSOCIATION OF AMERICA**, a Florida non-profit corporation (the “PGA”). The City, FEDC, FCDC, FISD, OSW and PGA are sometimes referred to herein collectively as the “Parties” or singularly as a “Party”.

**RECITALS**

**WHEREAS**, the Parties entered into that certain Master Development Agreement for Facilities and Related Improvements dated December 4, 2018 (the “Agreement”). For purposes of this First Amendment, capitalized terms herein will have the same meaning as the defined Capitalized terms in the Agreement; and

**WHEREAS**, pursuant to Section 1.2 of the Agreement, OSW acquired the OSW Parcel and conveyed the OSW Parcel to the City; and

**WHEREAS**, pursuant to Section 1.2 of the Agreement, the City obtained fee title to the Newland Parcel), and combined the OSW Parcel, Newland Parcel and City Parcel) to create the Tract, which shall contain the Public Facilities depicted in Exhibit “A” attached hereto and incorporated herein by reference; and

**WHEREAS**, as a result of additional land planning completed for the Public Facilities that will be constructed on the Tract, it is necessary for the City and OSW to exchange property in order to realign the Public Facilities property lines with the golf clubhouse, practice areas, driving range, access to and parking for the clubhouse, the design of the golf courses, and road alignments. Accordingly, the City has agreed to convey to OSW good and indefeasible title to the parcels of land more fully described in the attached Exhibit “B” (“City Exchange Parcels”), and OSW has agreed to convey to the City good and indefeasible title to the parcels of land more fully described in the attached Exhibit “C” (the “OSW Exchange Parcels”) (the “City

Exchange Parcels” and the “OSW Exchange Parcels” being collectively referred to as the “Exchange Parcels”); and

**WHEREAS**, City is also exchanging properties with FHQ Holdings, L.P., a Delaware limited partnership (“FHQ”), in order to smooth out a turn in the hike and bike trail and to facilitate a change to the future alignment of Fields Parkway, as depicted in the attached **Exhibit “D”** (the “FHQ Exchange Parcels”); and

**WHEREAS**, pursuant to the terms of the Agreement, the City amended the boundaries of TIRZ #1 to include the Tract, amended the project plan of TIRZ #1 to include the Public Facilities, and amended the TIRZ #1 financing plan. As a result of the land exchanges described herein, the TIRZ boundaries will be modified to exclude any privately owned property including those portions of the Tract operated by a private business other than OSW; and

**WHEREAS**, once the land exchanges are completed, the boundaries of the Tract will be modified as described in the attached **Exhibit “E”**, and the boundaries of that portion of Tract contained within TIRZ #1 will be modified as described in the attached **Exhibit “F”**; and

**WHEREAS**, City agrees to allow OSW to construct and install an inward facing electronic LED sign within the proposed Retail Village development on the OSW property. The plans, specifications and the location of the Sign will be subject to the City’s approval and consent.

**NOW, THEREFORE**, in consideration of the recitals set forth above and the mutual covenants and agreements contained herein and for other good and valuable consideration, the sufficiency and receipt of all of which are hereby acknowledged, the Parties hereto agree to amend and modify the Agreement as follows:

1. **Recitals**. The recitals set forth above are incorporated into the body of this First Amendment as if fully set forth herein.

2. **Amendment of Tract Boundary**. As a result of additional land planning completed for the Public Facilities that will be constructed on the Tract, City and OSW agree to exchange property in order to realign the Public Facilities property lines with the golf clubhouse, practice areas, driving range, access to and parking for the clubhouse, the design of the golf courses, and road alignments in order to capture all of the Public Facilities within the Tract, facilitate the roadway alignment as contemplated in the Agreement and allow the public access to the Public Facilities from Rockhill Parkway. Accordingly, the City will convey to OSW good and indefeasible title to the City Exchange Parcels, and OSW will convey to the City good and indefeasible title to the OSW Exchange Parcels. Simultaneously herewith, City is exchanging the FHQ Exchange Parcels with FHQ in order to smooth out a turn in the hike and bike trail and to facilitate a change to the future alignment of Fields Parkway. As a result of these land exchanges, Section 1.2 of the Agreement is modified to alter the boundaries of the Tract as described in the **Exhibit “E”**. Notwithstanding the foregoing, in the event that the Public Facilities Lease is terminated prior to the expiration thereof, that portion of the City Exchange Parcels identified on **Exhibit “E-1”** shall be promptly reconveyed by special warranty deed by OSW to City.

3. Design Professionals and Construction Contracts. Sections 1.4(b), 1.5(a), (b) and (f), and 1.6(c) of the Agreement are hereby modified as follows:

(a) Section 1.4(b)(ii) of the Agreement is hereby deleted in its entirety and replaced with the following:

The final price or guaranteed maximum price for the Public Facilities (depending on the type of contract used), including all amendments thereto related to the pricing of allowances and alternates (collectively, the "Public Facilities Price"), but only to the extent the Public Facilities Price is less than the Public Facilities Cost Preliminary Budget, and all change orders that materially reduce the original scope of the Public Facilities Final Plans.

(b) Section 1.5(a) of the Agreement is hereby deleted in its entirety and replaced with the following:

Design Professionals. OSW, in consultation with the PGA and in accordance with Chapter 2254, Texas Government Code and Chapters 1001 and 1051, Texas Occupations Code, will select the design professionals, including architects and/or designers experienced in the design of golf facilities of the nature contemplated herein, i.e., designers and and/or architects with significant experience in designing and planning of major championship golf facilities that host professional tournaments and land planning experience related thereto, who shall have the primary responsibility for the design of the Public Facilities (the "Design Professionals"). OSW shall require in its contracts with the Design Professionals that the structural elements of the Public Facilities are engineered in accordance with generally accepted engineering practices and engineered at a standard for an estimated useful life of the structural elements of not less than 50 years. OSW shall require the Design Professionals to provide the Public Facilities Final Plans for review by OSW, PGA and the City in a form required to obtain permits from the City and any other governmental permits necessary for the construction of the Public Facilities.

(c) Section 1.5(b) of the Agreement is hereby deleted in its entirety and replaced with the following:

Award of Construction Contract. OSW shall determine, prior to advertising, the method that provides the best value for the Project. OSW shall select a contractor (the "Contractor") to construct the Public Facilities in accordance with the provisions of Chapter 2269, Texas Government Code and shall cause the Contractor to issue the Public Facilities Price.

(d) Section 1.5(f) of the Agreement is hereby deleted in its entirety and replaced with the following:

Commencement of Construction. Promptly upon approval of the Public Facilities Price, OSW shall obtain the necessary construction permits and



cause the Contractor to commence construction of the Public Facilities; provided, however, in no event shall OSW be required to commence construction until the Completion Guaranty Conditions Precedent (defined in Section 3.1 hereof) have been satisfied and the City has issued the Public Debt.

- (e) Section 1.6(c) of the Agreement is hereby deleted in its entirety and replaced with the following:

OSW Required Contribution. OSW shall be responsible for Public Facilities Costs in excess of the City's Share ("OSW Required Contribution"). After the City and OSW have approved the Public Facilities Final Plans and the Public Facilities Price, OSW shall have the right to make change orders or construction change directives deemed necessary by OSW or the PGA without the approval of the City provided that such changes do not materially reduce the scope or quality of the Public Facilities or the site plan related thereto as provided in the Public Facilities Final Plans. OSW shall not have the right to make any change order or construction change directive that would either (i) materially reduce the scope or quality of the Public Facilities or the site plan relating thereto as provided in the Public Facilities Final Plans or (ii) reduce the Public Facilities Price below the Public Facilities Cost Preliminary Budget, without the prior written approval of the City, which approval may be withheld in the sole and absolute discretion of the City.

4. Prevailing Wage Schedule. For contracts awarded by OSW on the Public Facilities which require that "prevailing wages" be paid pursuant to Chapter 2269 of the Texas Government Code, the City has adopted the prevailing wage schedule attached hereto as **"Schedule 1"**.

5. Amendment of TIRZ #1 Boundary. As a result of the land exchanges described herein, the TIRZ boundaries will be modified to exclude any privately owned property including those portions of the Tract operated by a private business other than OSW. Section 1.5(d) of the Agreement is modified to alter the boundaries of that portion of Tract contained within TIRZ #1 as described in the attached **Exhibit "F"**.

6. LED Sign. City agrees to allow OSW to construct and install an inward facing electronic LED video screen within the proposed Retail Village development on the OSW property. The plans, specifications and the location of the Sign will be subject to the City's approval and consent.

7. Ratification. All provisions in the Agreement not in conflict herewith are hereby ratified and shall remain in full force and effect.

8. Authorization. The signatory for each Party hereto expressly affirms that he/she is an authorized representative of such Party, that this First Amendment has been approved by all requisite action by such Party, that there are no consents or authorizations from any other Party necessary or required for the approval of this First Amendment by such Party, and that, upon full




and final execution by all parties hereto, this First Amendment shall become a binding and enforceable agreement between the parties hereto.

9. Counterparts. This First Amendment may be executed in multiple counterparts, each of which shall be deemed an original and all of which together shall constitute an instrument.

**SIGNATURE PAGES TO FOLLOW**

IN WITNESS WHEREOF, this Agreement has been executed by the undersigned as of the date first written above.

**OMNI STILLWATER WOODS GOLF  
RESORT, LLC**, a Texas limited liability company


By:   
Name: Michael G. Smith  
Title: Vice President

**THE PROFESSIONAL GOLFERS'  
ASSOCIATION OF AMERICA**, a Florida  
non-profit corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**CITY OF FRISCO, TEXAS**, a Texas home-rule  
municipality



By:   
Name: George Furefay  
Title: City Manager

Attest:

  
City Secretary

**FRISCO ECONOMIC DEVELOPMENT  
CORPORATION**, a Texas non-profit corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

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**OMNI STILLWATER WOODS GOLF  
RESORT, LLC**, a Texas limited liability company

By: 

Name: Michael G. Smith

Title: Vice President

**THE PROFESSIONAL GOLFERS'  
ASSOCIATION OF AMERICA**, a Florida  
non-profit corporation

By: 

Name: DARRELL R. CRAIN

Title: CHIEF OPERATING OFFICER

**CITY OF FRISCO, TEXAS**, a Texas home-rule  
municipality

By: 

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

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

Attest:

\_\_\_\_\_  
City Secretary

**FRISCO ECONOMIC DEVELOPMENT  
CORPORATION**, a Texas non-profit corporation

By: 

Name: Ronald K. Patterson

Title: President



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**OMNI STILLWATER WOODS GOLF  
RESORT, LLC**, a Texas limited liability company

By: 

Name: Michael G. Smith

Title: Vice President

**THE PROFESSIONAL GOLFERS'  
ASSOCIATION OF AMERICA**, a Florida  
non-profit corporation

By: 

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

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

**CITY OF FRISCO, TEXAS**, a Texas home-rule  
municipality

By: 

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

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

Attest:

  
City Secretary

**FRISCO ECONOMIC DEVELOPMENT  
CORPORATION**, a Texas non-profit corporation

By: 

Name: Ronald K. Patterson

Title: President

**FRISCO COMMUNITY DEVELOPMENT CORPORATION**, a Texas non-profit corporation

By: \_\_\_\_\_  
Name: George Purefoy  
Title: operations manager


**FRISCO INDEPENDENT SCHOOL DISTRICT**, a Texas political subdivision

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**FRISCO COMMUNITY DEVELOPMENT  
CORPORATION**, a Texas non-profit corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**FRISCO INDEPENDENT SCHOOL  
DISTRICT**, a Texas political subdivision

By:   
Name: Paul Fox  
Title: Deputy Supt. Business



**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF TRACT**

**Tract 1**

**BEING** a tract of land situated in the H. G. Hawkins Survey, Abstract No. 589 and the Memphis, El Paso and Pacific Railroad Company Survey, Abstract No. 941, City of Frisco, Denton County, Texas, and being a portion of a called 219.034-acre tract of land, conveyed to The City of Frisco, Texas, as evidenced in a Special Warranty Deed, recorded in Volume 4205, Page 111 of the Deed Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch iron rod found for the easterly, northeast corner of said 219.034-acre tract, same being the southeast corner of a called "Tract 1" (5.007-acres), conveyed to the Frisco Community Development Corporation, as evidenced in a Special Warranty Deed, recorded in Document No. 2007-76207, of the Official Records of Denton County, Texas, same also being on a westerly line of a called 1,722.364-acre tract of land, conveyed to FHQ Holdings LP, as evidenced in a Special Warranty Deed, recorded in Document 2018-93106 of the Official Records of Denton County, Texas;

**THENCE** South 00°13'48" East, along the easterly line of said 219.034-acre tract and the westerly line of said 1,722.364-acre tract, a distance of 495.41 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;

**THENCE** North 89°52'38" West, departing the easterly line of said 219.034-acre tract, the westerly line of said 1,722.364-acre tract, crossing said 219.034-acre tract, a distance of 1,974.36 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;

**THENCE** North 86°06'35" West, continuing across said 219.034-acre tract, a distance of 151.27 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the point of curvature of a non-tangent curve to the left;

**THENCE** in a westerly direction, continuing across said 219.034-acre tract, along the arc of said curve to the left, through a central angle of 00°38'42", having a radius of 5,055.00 feet, a chord bearing of South 89°31'14" West, a chord distance of 56.91 feet and an arc length of 56.91 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the point of tangency of said curve;

**THENCE** South 89°11'53" West, continuing across said 219.034-acre tract, a distance of 53.09 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;

**THENCE** North 45°50'10" West, continuing across said 219.034-acre tract, a distance of 56.60 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;

**THENCE** North 00°52'14" West, continuing across said 219.034-acre tract, a distance of 160.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;

**THENCE** North 04°41'05" West, continuing across said 219.034-acre tract, a distance of 150.33 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;

**THENCE** North 00°52'14" West, continuing across said 219.034-acre tract, a distance of 554.08 feet to an "X" cut set in concrete road pavement on the northerly line of said 219.034-acre tract, same being the southeast corner of a called 0.0978-acre tract of land, conveyed to the City of Frisco, Texas, according to the Right of Way Warranty Deed, recorded in Document No. 2015-34257 of the Official Records of Denton County, Texas, same also being a southwesterly corner of aforesaid 1,722.364-acre tract;

**THENCE** South 89°52'38" East, along the northerly line of said 219.034-acre tract and the southerly line of said 1,722.364-acre tract, a distance of 1,307.23 feet to a 1/2-inch iron rod found for the northerly, northeast corner of said 219.034-acre tract, same being on the westerly line of a called 4.997-acre tract of land, conveyed to the Frisco Community Development Corporation, as evidenced in a Special Warranty Deed, recorded in Document No. 2009-124609, of the Official Records of Denton County, Texas;

**THENCE** South 00°33'14" East, along an easterly line of said 219.034-acre tract and the westerly line of said 4.997-acre tract, a distance of 419.88 feet to a 5/8-inch iron rod found for the southwest corner of said 4.997-acre tract;

**THENCE** North 89°54'40" East, along a northerly line of said 219.034-acre tract, the southerly line of said 4.997-acre tract and the southerly line of a called "Tract 1" (5.007-acres), conveyed to the Frisco Community Development Corporation, as evidenced in a Special Warranty Deed, recorded in Document No. 2007-76207, of the Official Records of Denton County, Texas, a distance of 985.79 feet to the **POINT OF BEGINNING** and containing 38.328 acres (1,669,559 square feet) of land, more or less.

## Tract 2

**BEING** a tract of land situated in the Memphis, El Paso and Pacific Railroad Company Survey, Abstract No. 941, City of Frisco, Denton County, Texas, and being all of a called "Tract 1" (5.007-acres), conveyed to the Frisco Community Development Corporation, as evidenced in a Special Warranty Deed, recorded in Document No. 2007-76207, and all of a called 4.997-acre tract of land, conveyed to the Frisco Community Development Corporation, as evidenced in a Special Warranty Deed, recorded in Document No. 2009-124609, both of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch iron rod found for the southeast corner of said "Tract 1" (5.007-acres), same being the easterly, northeast corner of a called 219.034-acre tract of land, conveyed to The City of Frisco, Texas, as evidenced in a Special Warranty Deed, recorded in Volume 4205, Page 111 of the Deed Records of Denton County, Texas, same also being on a westerly line of a called 1,722.364-acre tract of land, conveyed to FHQ Holdings LP, as evidenced in a Special Warranty Deed, recorded in Document 2018-93106 of the Official Records of Denton County, Texas;

**THENCE** South 89°54'40" West, departing the westerly line of said 1,722.364-acre tract, along the northerly line of said 219.034-acre tract, the southerly line of said "Tract 1" (5.007-acres), and along the southerly line of aforesaid 4.997-acre tract, a distance of 985.79 feet to a 5/8-inch iron rod found for the southwest corner of said 4.997-acre tract;

**THENCE** North 00°33'14" West, along the westerly line of said 4.997-acre tract and an easterly line of said 219.034-acre tract, a distance of 419.88 feet to a 1/2-inch iron rod found for the northerly, northeast corner of said 219.034-acre tract, same being on a southerly line of aforesaid 1,722.364-acre tract;

**THENCE** North 00°01'52" West, continuing along the westerly line of said 4.997-acre tract and along the southerly line of said 1,722.364-acre tract, a distance of 22.50 feet to a 1/2-inch iron rod found for the northwest corner of said 4.997-acre tract;

**THENCE** North 89°55'31" East, along the northerly line of said 4.997-acre tract, the northerly line of aforesaid "Tract 1" (5.007-acres) and continuing along the southerly line of said 1,722.364-acre tract, a distance of 985.58 feet to a 1/2-inch iron rod found for the northeast corner of said "Tract 1" (5.007-acres);

**THENCE** South 00°33'17" East, along the easterly line of said "Tract 1" (5.007-acres) and a westerly line of said 1,722.364-acre tract, a distance of 442.13 feet to the **POINT OF BEGINNING** and containing 10.008 acres (435,952 square feet) of land, more or less.

### Tract 3

**BEING** a tract of land situated in the Edgar B. Hawkins Survey, Abstract No. 581, City of Frisco, Denton County, Texas and being a portion of a called 60-acre tract of land described as Fourth Tract in deed to Frank D. Veninga, as Trustee of the Louise A. Veninga Children's Trust I Dated 6-22-05, recorded in Document No. 2013030308000318040, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8-inch iron rod with plastic cap stamped "KHA" set (hereinafter referred to as an iron rod set) for the southwest corner of said Fourth Tract, common to an angle point in the easterly line of a called 1,722.364-acre tract of land described as Tract 3 in Warranty Deed to FHQ Holdings, LP, recorded in Document No. 2018-93106, Official Records, Denton County, Texas;

**THENCE** North 0°32'10" West, along the westerly line of said Fourth Tract and the easterly line of said Tract 3, a distance of 194.68 feet to an iron rod set for corner;

**THENCE** South 59°38'03" East, departing the westerly line of said Fourth Tract and the easterly line of said Tract 3 and crossing said Fourth Tract, a distance of 224.18 feet to an iron rod set for corner;



**THENCE** South 83°56'33" East, continuing across said Fourth Tract, a distance of 107.54 feet to an iron rod set for corner;

**THENCE** North 13°28'43" West, continuing across said Fourth Tract, a distance of 243.00 feet to an iron rod set for corner;

**THENCE** North 46°57'12" East, continuing across said Fourth Tract, a distance of 60.00 feet to an iron rod set at the beginning of a non-tangent curve to the left having a central angle of 25°21'27", a radius of 1100.00 feet, a chord bearing and distance of South 64°21'22" East, 482.86 feet;

**THENCE** in a southeasterly direction, continuing across said Fourth Tract and with said curve to the left, an arc distance of 486.83 feet to an iron rod set for the end of said curve to the left;

**THENCE** South 77°02'05" East, continuing across said Fourth Tract, a distance of 72.00 feet to an iron rod set for corner on the southerly line of said Fourth Tract and the easterly line of said Tract 3;

**THENCE** South 89°22'56" West, along the southerly line of said Fourth Tract and the easterly line of said Tract 3, a distance of 913.19 feet to the **POINT OF BEGINNING** and containing 2.717 acres (118,336 sq. ft.) of land, more or less.

#### Tract 4

**BEING** a tract of land situated in the John R. Hague Survey, Abstract No. 1714, and the John R. Hague Survey, Abstract No. 406, City of Frisco, Denton and Collin County, Texas and being a portion of a called 115.5-acre tract of land described as Third Tract in deed to Frank D. Veninga, as Trustee of the Louise A. Veninga Children's Trust I Dated 6-22-05, recorded in Document No. 2013030308000318040, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING** at a wooden fence corner post found on the southerly line of a called 60-acre tract of land described as Fourth Tract in deed to Frank D. Veninga, as Trustee of the Louise A. Veninga Children's Trust I Dated 6-22-05, recorded in Document No. 2013030308000318040, said Official Public Records, for the northwest corner of said Third Tract, common to an angle point in the easterly line of a called 1,722.364-acre tract of land described as Tract 3 in Warranty Deed to FHQ Holdings, LP, recorded in Document No. 2018-93106, Official Records, Denton County, Texas;

**THENCE** South 0°34'50" West, along the westerly line of said Third Tract and the easterly line of said Tract 3, a distance of 43.82 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set (hereinafter referred to as an iron rod set) for the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE** South 77°02'05" East, departing the westerly line of said Third Tract and the easterly line of said Tract 3 and crossing said Third Tract, a distance of 398.02 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 96°36'33", a radius of 1100.00 feet, a chord bearing and distance of South 28°43'49" East, 1642.72 feet;

**THENCE** in a southeasterly direction, continuing across said Third Tract and with said curve to the right, an arc distance of 1854.76 feet to an iron rod set for the end of said curve to the right;

**THENCE** South 19°34'28" West, continuing across said Third Tract, a distance of 454.29 feet to an iron rod set for corner on the southerly line of said Third Tract, same being on the easterly line of said Tract 3;

**THENCE** North 89°55'05" West, along the southerly line of said Third Tract and the easterly line of said Tract 3, a distance of 490.38 feet to an iron rod set for corner;

**THENCE** North 54°30'54" West, departing the southerly line of said Third Tract and the easterly line of said Tract 3 and crossing said Third Tract, a distance of 139.79 feet to an iron rod set for corner;

**THENCE** North 45°32'44" West, continuing across said Third Tract, a distance of 248.13 feet to an iron rod set for corner;

**THENCE** South 80°51'29" West, continuing across said Third Tract, a distance of 99.57 feet to an iron rod set for corner;

**THENCE** South 78°16'22" West, continuing across said Third Tract, a distance of 166.91 feet to an iron rod set for corner on the westerly line of said Third Tract, same being on the easterly line of said Tract 3;

**THENCE** North 0°34'50" East, along the westerly line of said Third Tract and the easterly line of said Tract 3, a distance of 1752.04 feet to the **POINT OF BEGINNING** and containing 44.973 acres (1,959,030 sq. ft.) of land, more or less.

#### Tract 5

**BEING** a tract of land situated in the Carter Jackson Survey, Abstract No.665, John T. Landrum Survey, Abstract No. 764, William E. Bates Survey, Abstract No. 90, Memphis, El Paso and Pacific Railroad Company Survey, Abstract No. 941, and the Reuben H. Bates Survey, Abstract No. 68, City of Frisco, Denton County, Texas and being a portion of a called 1,722.364-acre tract of land described as Tract 3 in Warranty Deed to FHQ Holdings, LP, recorded in Document No. 2018-93106, Official Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8-inch iron rod with plastic cap stamped "KHA" set (hereinafter referred to as an iron rod set) for the westernmost southwest corner of said Tract 3, common to the northwest corner of a called 0.0978-acre tract of land described in Right-of-Way Deed to the City of Frisco, recorded in Document No. 2015-34257, said Official Records, on the easterly line of a called 2.711-acre tract of land described in Right-of-Way Deed to the City of Frisco, recorded in Document No. 2015-34249, said Official Records, same also being on the easterly right-of-way line of Teel Parkway (variable width right-of-way);

**THENCE** North 0°03'09" West, along the westerly line of said Tract 3 and the easterly line of said 2.711-acre tract and said Teel Parkway, a distance of 707.17 feet to an iron rod set for the westernmost northwest corner of said Tract 3, common to the northeast corner of said 2.711-acre tract, on the southerly line of a called 7.46-acre tract of land described in Right-of-Way Deed to the City of Frisco, recorded in Document No. 2015-9130, said Official Records;

**THENCE** North 89°49'57" East, continuing along the westerly line of said Tract 3 and the easterly right-of-way line of said Teel Parkway and along the southerly line of a called 114.032-acre tract of land described as Tract 2 in Special Warranty Deed to Nash Eland, LLC, recorded in Document No. 2014-33175, said Official Records, a distance of 2339.53 feet to a wooden fence corner post found for the southeast corner of said Tract 2, common to an angle point in the westerly line of said Tract 3;

**THENCE** North 0°19'11" West, continuing along the westerly line of said Tract 3 and along the easterly line of said Tract 2 and the easterly line of a called 65.154-acre tract of land described in Special Warranty Deed to the Frisco Independent School District, recorded in Document No. 2017-153543, said Official Records, a distance of 3525.55 feet to an iron rod set for corner;

**THENCE** departing the westerly line of said Tract 3 and the easterly line of said 65.154-acre tract, and crossing said Tract 3 the following courses and distances:

North 77°50'10" East, a distance of 322.66 feet to an iron rod set for corner;

North 32°24'02" East, a distance of 642.00 feet to an iron rod set for corner;

North 0°31'18" West, a distance of 120.00 feet to an iron rod set for corner;

North 89°28'42" East, a distance of 719.69 feet to an iron rod set for corner;

South 0°31'18" East, a distance of 252.90 feet to an iron rod set for corner;

South 22°00'19" East, a distance of 169.76 feet to an iron rod set for corner;

North 53°29'36" East, a distance of 268.98 feet to an iron rod set for corner;

North 60°13'30" East, a distance of 143.86 feet to an iron rod set for corner;

South 84°41'01" East, a distance of 119.24 feet to an iron rod set for corner;



South 8°55'09" West, a distance of 104.64 feet to an iron rod set for corner;

South 51°39'30" East, a distance of 413.86 feet to an iron rod set for corner;

South 34°57'08" East, a distance of 118.99 feet to an iron rod set for corner;

South 84°31'00" East, a distance of 299.56 feet to an iron rod set for corner;

South 22°34'39" East, a distance of 214.41 feet to an iron rod set for corner;

North 80°22'49" East, a distance of 140.34 feet to an iron rod set for corner;

North 58°50'15" East, a distance of 129.51 feet to an iron rod set for corner;

South 80°39'33" East, a distance of 242.36 feet to an iron rod set for corner;

South 50°52'25" East, a distance of 212.40 feet to an iron rod set for corner;

South 68°25'19" East, a distance of 301.07 feet to an iron rod set for corner;

South 74°05'15" East, a distance of 326.07 feet to an iron rod set for corner;

North 79°41'55" East, a distance of 194.68 feet to an iron rod set for corner;

South 68°36'15" East, a distance of 319.49 feet to an iron rod set for corner;

North 89°35'28" East, a distance of 80.62 feet to an iron rod set for corner;

South 59°38'03" East, a distance of 228.93 feet to an iron rod set for corner on the easterly line of said Tract 3, same being on the westerly line of a called 60-acre tract described as Fourth Tract in deed to Frank D. Veninga, as Trustee of the Louise A. Veninga Children's Trust I Dated 6-22-05, recorded in Instrument No. 2013030308000318040, Official Public Records, Collin County, Texas;

**THENCE** South 0°32'10" East, along the easterly line of said Tract 3 and the westerly line of said Fourth Tract, a distance of 194.68 feet to an iron rod set for an angle point in the easterly line of said Tract 3, common to the southwest corner of said Fourth Tract;

**THENCE** North 89°22'56" East, continuing along the easterly line of said Tract 3 and along the southerly line of said Fourth Tract, a distance of 1095.44 feet to a wooden fence corner post found for an angle point in the easterly line of said Tract 3, common to the northwest corner of a called 115.5-acre tract of land described as Third Tract in deed to Frank D. Veninga, as Trustee of the Louise A. Veninga Children's Trust I Dated 6-22-05, recorded in said Instrument No. 2013030308000318040;

**THENCE** South 0°34'50" West, departing the southerly line of said Fourth Tract and continuing along the easterly line of said Tract 3 and along the westerly line of said Third Tract, a distance of 1795.86 feet to an iron rod set for corner;

**THENCE** departing the easterly line of said Tract 3 and the westerly line of said Third Tract, and crossing said Tract 3 the following courses and distances:

South 80°03'04" West, a distance of 583.34 feet to an iron rod set for corner;

South 49°15'27" West, a distance of 421.84 feet to an iron rod set for corner;

South 46°37'38" West, a distance of 352.07 feet to an iron rod set for corner;

South 22°33'21" West, a distance of 200.65 feet to an iron rod set for corner;

South 48°03'39" West, a distance of 473.73 feet to an iron rod set for corner;

South 81°56'09" West, a distance of 150.33 feet to an iron rod set for corner;

North 89°10'14" West, a distance of 252.64 feet to an iron rod set for corner;

North 56°47'02" West, a distance of 212.13 feet to an iron rod set for corner;

North 11°07'06" West, a distance of 153.19 feet to an iron rod set for corner;

North 18°33'33" East, a distance of 421.88 feet to an iron rod set for corner;

North 26°12'44" East, a distance of 376.97 feet to an iron rod set for corner;

North 29°56'00" East, a distance of 673.75 feet to an iron rod set for corner;

North 34°02'30" East, a distance of 236.87 feet to an iron rod set for corner;

North 66°10'08" West, a distance of 288.65 feet to an iron rod set for corner;

North 36°30'33" West, a distance of 159.88 feet to an iron rod set for corner;

North 52°01'26" West, a distance of 181.67 feet to an iron rod set for corner;

North 77°40'01" West, a distance of 171.20 feet to an iron rod set for corner;

South 81°53'14" West, a distance of 366.29 feet to an iron rod set for corner;

South 63°42'18" West, a distance of 702.70 feet to an iron rod set for corner;

South 75°33'22" West, a distance of 278.76 feet to an iron rod set for corner;

South 51°28'26" West, a distance of 709.70 feet to an iron rod set for corner;

South 71°50'41" West, a distance of 335.97 feet to an iron rod set for corner;

South 33°27'25" West, a distance of 487.53 feet to an iron rod set for corner;

South 24°54'29" West, a distance of 411.17 feet to an iron rod set for corner;

South 14°13'21" West, a distance of 207.82 feet to an iron rod set for corner;

South 54°08'40" West, a distance of 260.69 feet to an iron rod set for corner;

South 12°40'43" West, a distance of 281.40 feet to an iron rod set for corner;

South 53°47'04" East, a distance of 254.77 feet to an iron rod set for corner;

South 18°52'09" East, a distance of 685.19 feet to an iron rod set for corner;

South 7°40'16" East, a distance of 356.87 feet to an iron rod set at the beginning of a non-tangent curve to the left having a central angle of 3°18'21", a radius of 2000.00 feet, a chord bearing and distance of South 79°03'52" West, 115.37 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 115.39 feet to an iron rod set for the end of said curve to the left;

South 77°24'42" West, a distance of 496.17 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 12°42'40", a radius of 2000.00 feet, a chord bearing and distance of South 83°46'02" West, 442.79 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 443.70 feet to an iron rod set for the end of said curve to the right;

North 89°52'38" West, a distance of 160.17 feet to an iron rod set for corner on the westerly line of said Tract 3, same being on the easterly line of a called 219.034-acre tract of land described in Special Warranty Deed to the City of Frisco, recorded in Volume 4205, Page 111, Deed Records, Denton County, Texas;

**THENCE** North 0°22'34" West, along the westerly line of said Tract 3 and the easterly line of said 219.034-acre tract and the easterly line of a called 5.007-acre tract of land described as Tract 1 in Special Warranty Deed to the Frisco Community Development Corporation, recorded in Document No. 2007-76207, said Official Records, a distance of 982.55 feet to a 1/2-inch iron rod found for an angle point in the westerly line of said Tract 3, common to the northeast corner of said Tract 1;

**THENCE** South 89°55'31" West, continuing along the westerly line of said Tract 3 and along the northerly line of said Tract 1 and the northerly line of a called 4.997-acre tract of land described in Special Warranty Deed to the Frisco Community Development Corporation, recorded in Document No. 2009-124609, said Official Records, a distance of 985.58 feet to an iron rod set for an angle point in the westerly line of said Tract 3, common to the northwest corner of said 4.997-acre tract;

**THENCE** South 0°01'52" East, continuing along the westerly line of said Tract 3 and along the westerly line of said 4.997-acre tract, a distance of 22.50 feet to a 1/2-inch iron rod found for an angle point in the westerly line of said Tract 3, common to the northernmost northeast corner of said 219.034-acre tract;

**THENCE** North 89°52'38" West, departing the westerly line of said 4.997-acre tract and continuing along the westerly line of said Tract 3 and along the northerly line of said 219.034-acre tract, a distance of 1307.23 feet to an iron rod set for an angle point in the southerly line of said Tract 3, common to the southeast corner of the aforementioned 0.0978-acre tract;

**THENCE** North 0°52'14" West, departing the northerly line of said 219.034-acre tract and continuing along the westerly line of said Tract 3 and along the easterly line of said 0.0978-acre tract, a distance of 72.76 feet to an iron rod set for an angle point in the westerly line of said Tract 3, common to the northeast corner of said 0.0978-acre tract;

**THENCE** South 89°07'46" West, continuing along the westerly line of said Tract 3 and the northerly line of said 0.0978-acre tract, a distance of 58.33 feet to the **POINT OF BEGINNING** and containing 424.472 acres (18,490,015 sq. ft.) of land, more or less.

#### Tract 6

**BEING** a tract of land situated in the William P. Bates Survey, Abstract No. 73 and the Flavius J. Hawkins Survey, Abstract No. 582, in the City of Frisco, Denton County, Texas, and being a portion of a called "Tract 2" (114.032-acres), conveyed to Nash Eland LLC, as evidenced in a Special Warranty Deed, recorded in Document No. 2014-33175, Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a wooden fence corner post found for the southeast corner of said "Tract 2", same being at an inner ell corner of the called "Ray Farm" Tract, conveyed to Bert Field's, Jr., as

evidenced in a Special Warranty Deed, recorded in Volume 523, Page 687, Deed Records of Denton County, Texas and Volume 665, Page 260, Deed Records of Collin County, Texas;

**THENCE** South  $89^{\circ}49'57''$  West, along the southerly line of said "Tract 2", a northerly line of said "Ray Farm" tract and generally along a wire fence, a distance of 2,251.29 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set on the easterly right of way line of Teel Parkway as described in a deed to the City of Frisco, recorded in Document No. 2015-9130, Official Records of Denton County, Texas, same also being the point of curvature of a non-tangent curve to the right;

**THENCE** in a northerly direction, departing the southerly line of said "Tract 2" and along the easterly right of way line of said Teel Parkway, the following:

Along the arc of said curve to the right, through a central angle of  $06^{\circ}15'48''$ , having a radius of 1,300.00 feet, a chord bearing of North  $02^{\circ}30'11''$  East, a chord distance of 142.04 feet and an arc length of 142.11 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the point of tangency of said curve;

North  $05^{\circ}38'05''$  East, a distance of 385.50 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the point of curvature of a tangent curve to the left;

Along the arc of said curve to the left, through a central angle of  $04^{\circ}47'28''$ , having a radius of 2,076.00 feet, a chord bearing of North  $03^{\circ}14'21''$  East, a chord distance of 173.55 feet and an arc length of 173.60 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the point of tangency of said curve;

North  $00^{\circ}50'37''$  East, a distance of 602.02 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northeast corner of said Teel Parkway right of way, same being on the northerly line of said "Tract 2" and the southerly line of a called "Tract 1" (307.985-acres) as conveyed in said Document No. 2014-33175, Official Records of Denton County, Texas;

**THENCE** in an easterly direction, along the northerly line of said "Tract 2" and the southerly line of said "Tract 1", the following:

South  $89^{\circ}54'47''$  East, a distance of 292.60 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North  $84^{\circ}24'22''$  East, a distance of 172.72 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North  $86^{\circ}12'13''$  East, a distance of 242.07 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South  $59^{\circ}56'05''$  East, a distance of 81.06 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;



North 62°39'08" East, a distance of 41.53 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 85°27'57" East, a distance of 133.72 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 61°57'40" East, a distance of 85.23 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 41°23'33" East, a distance of 134.44 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 77°59'42" East, a distance of 94.92 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 03°29'36" East, a distance of 76.78 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 74°16'06" East, a distance of 110.93 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 79°25'24" East, a distance of 82.20 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 32°08'51" East, a distance of 187.44 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 20°50'29" West, a distance of 60.01 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 02°30'12" West, a distance of 307.01 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner, same being the southwest corner of a called 65.154-acre tract of land, conveyed to the Frisco Independent School District, as evidenced in a Special Warranty Deed, recorded in Document No. 2017-153543, Official Records of Denton County, Texas;

**THENCE** in an easterly direction, continuing along the northerly line of said "Tract 2" and along the southerly line of said 65.154-acre tract, the following:

South 54°38'37" East, a distance of 89.42 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 08°12'50" East, a distance of 105.06 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 71°50'24" East, a distance of 142.77 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 60°51'47" East, a distance of 74.52 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 36°46'12" East, a distance of 128.19 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 51°04'55" East, a distance of 87.18 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 24°34'42" East, a distance of 114.58 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 01°19'59" East, a distance of 37.04 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 67°52'17" East, a distance of 80.02 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 34°47'27" East, a distance of 91.09 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 70°17'45" East, a distance of 114.67 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northeast corner of said "Tract 2", the southeast corner of said 65.154-acre tract, and being on the westerly line of aforesaid "Ray Farm" tract;

**THENCE** South 00°19'11" East, along the easterly line of said "Tract 2" the westerly line of said "Ray Farm" tract, and generally along a wire fence, a distance of 2,175.84 feet to the **POINT OF BEGINNING** and containing 80.717 acres (3,516,034 square feet) of land, more or less.

# **EXHIBIT "B"** **CITY EXCHANGE PARCELS**

**BEING** a tract of land situated in the John T. Landrum Survey, Abstract No. 764, City of Frisco, Denton County, Texas and being a portion of a called 424.472-acre tract of land described in a deed to the City of Frisco, Texas, recorded in Instrument No. 2018-147107, Official Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING** at an angle point in the northerly line of said 424.472-acre tract, same being an angle point in the southerly line of a called 48.221-acre tract of land described as Tract 3 in a Special Warranty Deed to Omni Stillwater Woods Golf Resort, LLC, recorded in Instrument No. 2018-146951, said Official Records;

**THENCE** South 84°31'00" East, along the common line of said 424.472-acre tract and said Tract 3, a distance of 5.29 feet to the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE** South 84°31'00" East, continuing along said common line, a distance of 86.38 feet to a point for corner;

**THENCE** departing said common line and crossing said 424.472-acre tract the following courses and distances:

South 55°14'44" West, a distance of 60.39 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 1°09'35", a radius of 765.02 feet, a chord bearing and distance of North 43°12'05" West, 15.48 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 15.48 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 4°06'00", a radius of 194.26 feet, a chord bearing and distance of North 40°38'46" West, 13.90 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 13.90 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 1°38'10", a radius of 935.96 feet, a chord bearing and distance of North 38°43'28" West, 26.72 feet;

In a northwesterly direction with said curve to the right, an arc distance of 26.72 feet to the **POINT OF BEGINNING** and containing 0.039 of an acre (1,715 sq. ft.) of land, more or less.

MICHAEL MARX  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 5181  
 6160 WARREN PKWY., SUITE 210  
 FRISCO, TEXAS 75034  
 PH. 972-335-3580  
 michael.marx@kimley-horn.com



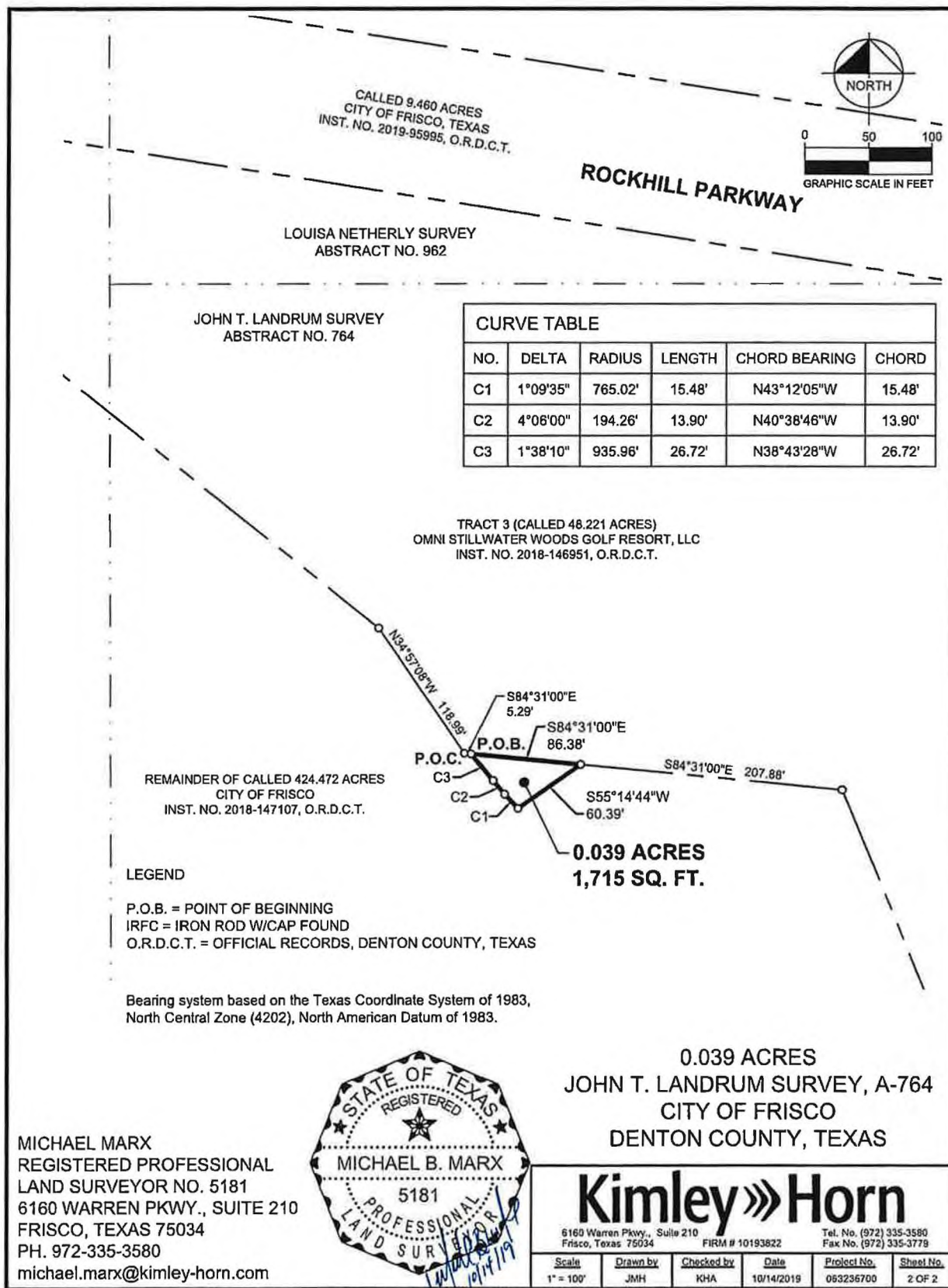
0.039 ACRES  
 JOHN T. LANDRUM SURVEY, A-764  
 CITY OF FRISCO  
 DENTON COUNTY, TEXAS

**Kimley»Horn**

6160 Warren Pkwy., Suite 210  
 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580  
 Fax No. (972) 335-3779

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**BEING** a tract of land situated in the John T. Landrum Survey, Abstract No. 764 and the Carter Jackson Survey, Abstract No. 665, City of Frisco, Denton County, Texas and being a portion of a called 424.472-acre tract of land described in a deed to the City of Frisco, Texas, recorded in Instrument No. 2018-147107, Official Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8-inch Iron rod with plastic cap stamped "KHA" found on the easterly line of said 424.472-acre tract, same being on the westerly line of a called 48.221-acre tract of land described as Tract 3 in a Special Warranty Deed to Omni Stillwater Woods Golf Resort, LLC, recorded in Instrument No. 2018-146951, said Official Records, same being the westernmost southwest corner of a called 9.460-acre tract of land described in a Warranty Deed to the City of Frisco, Texas, for Rockhill Parkway (120-foot right-of-way) recorded in Instrument No. 2019-95995, said Official Records;

**THENCE** in a southeasterly direction along the common line of said 424.472-acre tract and said Tract 3 the following courses and distances:

South 0°31'18" East, a distance of 132.90 feet to a point for corner;

South 22°00'19" East, a distance of 169.76 feet to a point for corner;

North 53°29'36" East, a distance of 268.98 feet to a point for corner;

North 60°13'30" East, a distance of 143.86 feet to a point for corner;

South 84°41'01" East, a distance of 119.24 feet to a point for corner;

South 8°55'09" West, a distance of 104.64 feet to a point for corner;

South 51°39'30" East, a distance of 413.86 feet to a point for corner;

South 34°57'08" East, a distance of 34.92 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 1°16'34", a radius of 271.41 feet, a chord bearing and distance of North 42°46'29" West, 6.05 feet;

**THENCE** departing said common line and crossing said 424.472-acre tract the following courses and distances:

In a northwesterly direction, with said curve to the left, an arc distance of 6.05 feet to a point for the end of said curve to the left;

North 81°08'46" West, a distance of 417.59 feet to a point for corner;

South 64°22'51" West, a distance of 118.68 feet to a point for corner;

South 11°14'55" East, a distance of 152.13 feet to a point for corner;

6.024 ACRES  
JOHN T. LANDRUM SURVEY, A-764 &  
CARTER JACKSON SURVEY, A-665  
CITY OF FRISCO  
DENTON COUNTY, TEXAS

MICHAEL MARX  
REGISTERED PROFESSIONAL  
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6160 WARREN PKWY., SUITE 210  
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michael.marx@kimley-horn.com

<b>Kimley»Horn</b>					
6160 Warren Pkwy., Suite 210 Frisco, Texas 75034		FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
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South 78°35'23" West, a distance of 264.89 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 37°01'12", a radius of 709.98 feet, a chord bearing and distance of North 20°44'37" West, 450.79 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 458.73 feet to a point for the end of said curve to the left;

North 50°04'16" West, a distance of 180.90 feet to a point for corner;

North 0°31'18" West, a distance of 103.33 feet to a point for corner;

North 89°28'42" East, a distance of 200.05 feet to the **POINT OF BEGINNING** and containing 6.024 acres (262,402 sq. ft.) of land, more or less.

MICHAEL MARX  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5181  
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6.024 ACRES  
JOHN T. LANDRUM SURVEY, A-764 &  
CARTER JACKSON SURVEY, A-665  
CITY OF FRISCO  
DENTON COUNTY, TEXAS

**Kimley»Horn**

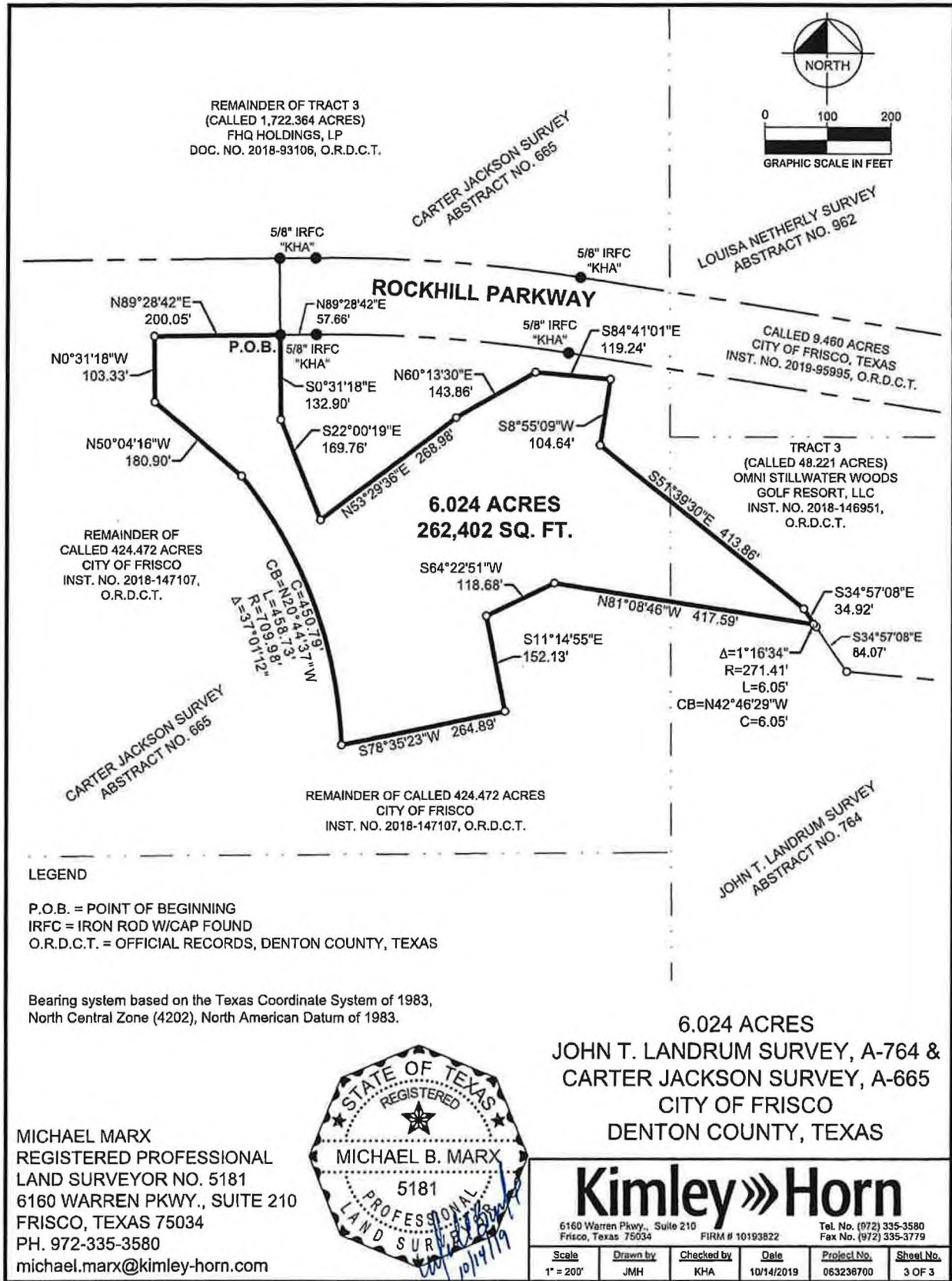
6160 Warren Pkwy., Suite 210  
Frisco, Texas 75034

FIRM # 10193822

Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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**EXHIBIT "C"**  
**OSW EXCHANGE PARCELS**

**BEING** a tract of land situated in the Louisa Netherly Survey, Abstract No. 962 and the John T. Landrum Survey, Abstract No. 764, City of Frisco, Denton County, Texas and being a portion of a called 48.221-acre tract of land described as Tract 3 in a Special Warranty Deed to Omni Stillwater Woods Golf Resort, LLC, recorded in Instrument No. 2018-146951, Official Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at an angle point in the southerly line of said Tract 3, same being an angle point in the northerly line of a called 424.472-acre tract of land described in a deed to the City of Frisco, Texas, recorded in Instrument No. 2018-147107, said Official Records;

**THENCE** along the common line of said Tract 3 and said 424.472-acre tract the following courses and distances:

North 80°39'33" West, a distance of 242.36 feet to a point for corner;

South 58°50'15" West, a distance of 129.51 feet to a point for corner;

South 80°22'49" West, a distance of 140.34 feet to a point for corner;

North 22°34'39" West, a distance of 214.41 feet to a point for corner;

North 84°31'00" West, a distance of 207.88 feet to a point for corner;

**THENCE** departing said common line and crossing said Tract 3 the following courses and distances:

North 55°14'44" East, a distance of 25.66 feet to a point for corner;

North 5°29'00" East, a distance of 119.76 feet to a point for corner;

North 12°52'50" West, a distance of 119.03 feet to a point for corner;

North 8°55'09" East, a distance of 170.65 feet to a point for corner on the southerly line of a called 9.460-acre tract of land described in a Warranty Deed to the City of Frisco, Texas, for Rockhill Parkway (120-foot right-of-way) recorded in Instrument No. 2019-95995, said Official Records;

**THENCE** South 81°04'51" East, along the southerly right-of-way line of said Rockhill Parkway, a distance of 499.06 feet to a point for corner;

**THENCE** departing the southerly right-of-way line of said Rockhill Parkway and crossing said Tract 3 the following courses and distances:

South 8°55'09" West, a distance of 166.50 feet to a point for corner;

North 81°04'51" West, a distance of 244.21 feet to a point for corner;

4.635 ACRES  
LOUISA NETHERLY SURVEY, A-962 &  
JOHN T. LANDRUM SURVEY, A-764  
CITY OF FRISCO  
DENTON COUNTY, TEXAS

MICHAEL MARX  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5181  
6160 WARREN PKWY., SUITE 210  
FRISCO, TEXAS 75034  
PH. 972-335-3580  
michael.marx@kimley-horn.com

<b>Kimley»Horn</b>					
<small>6160 Warren Pkwy., Suite 210 Frisco, Texas 75034      FIRM # 10193822      Tel. No. (972) 335-3580 Fax No. (972) 335-3779</small>					
<small>Scale</small>	<small>Drawn by</small>	<small>Checked by</small>	<small>Date</small>	<small>Project No.</small>	<small>Sheet No.</small>
N/A	JMH	KHA	10/14/2019	083236700	1 OF 3

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South 8°55'09" West, a distance of 153.44 feet to a point for corner;

South 39°59'27" East, a distance of 189.69 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 28°28'31", a radius of 95.50 feet, a chord bearing and distance of North 46°39'42" East, 46.98 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 47.46 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 40°26'34", a radius of 230.43 feet, a chord bearing and distance of North 80°47'28" East, 159.29 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 162.65 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 5°50'53", a radius of 239.00 feet, a chord bearing and distance of South 77°23'30" East, 24.38 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 24.39 feet to a point at the beginning of a reverse curve to the left having a central angle of 7°57'09", a radius of 372.00 feet, a chord bearing and distance of South 78°26'39" East, 51.59 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 51.63 feet to a point for the end of said curve to the left;

South 50°52'29" East, a distance of 200.20 feet to the **POINT OF BEGINNING** and containing 4.635 acres (201,911 sq. ft.) of land, more or less.

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4.635 ACRES  
LOUISA NETHERLY SURVEY, A-962 &  
JOHN T. LANDRUM SURVEY, A-764  
CITY OF FRISCO  
DENTON COUNTY, TEXAS

**Kimley»Horn**

6160 Warren Pkwy., Suite 210  
Frisco, Texas 75034

FIRM # 10193822

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JMH	KHA	10/14/2019	083236700	2 OF 3

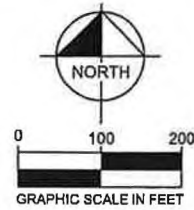
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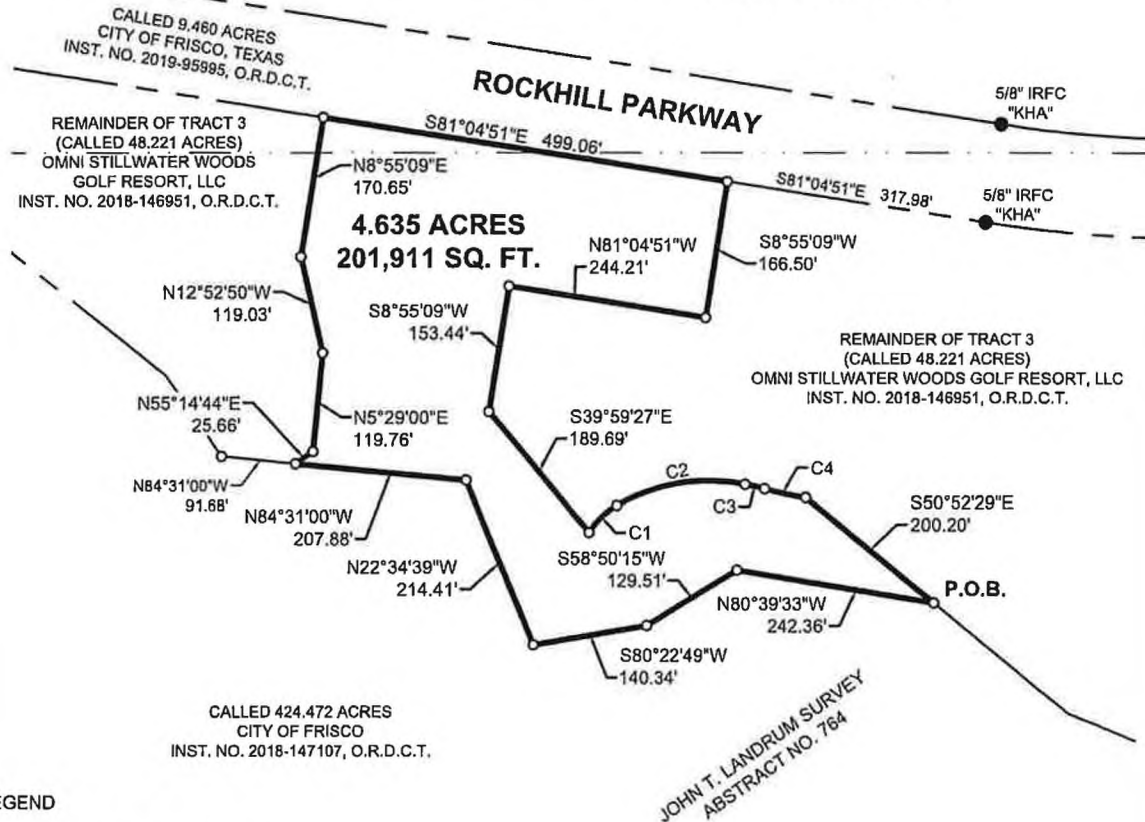
# CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	28°28'31"	95.50'	47.46'	N46°39'42"E	46.98'
C2	40°26'34"	230.43'	162.65'	N80°47'28"E	159.29'
C3	5°50'53"	239.00'	24.39'	S77°23'30"E	24.38'
C4	7°57'09"	372.00'	51.63'	S78°26'39"E	51.59'

LOUISA NETHERLY SURVEY  
ABSTRACT NO. 962



REMAINDER OF TRACT 3  
(CALLED 1,722.364 ACRES)  
FHQ HOLDINGS, LP  
DOC. NO. 2018-93106, O.R.D.C.T.



## LEGEND

P.O.B. = POINT OF BEGINNING  
IRFC = IRON ROD W/CAP FOUND  
O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS

Bearing system based on the Texas Coordinate System of 1983,  
North Central Zone (4202), North American Datum of 1983.

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4.635 ACRES  
LOUISA NETHERLY SURVEY, A-962 &  
JOHN T. LANDRUM SURVEY, A-764  
CITY OF FRISCO  
DENTON COUNTY, TEXAS

# Kimley»Horn

6160 Warren Pkwy., Suite 210  
Frisco, Texas 75034

FIRM # 10193822

Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

Scale  
1" = 200'

Drawn by  
JMH

Checked by  
KHA

Date  
10/14/2019

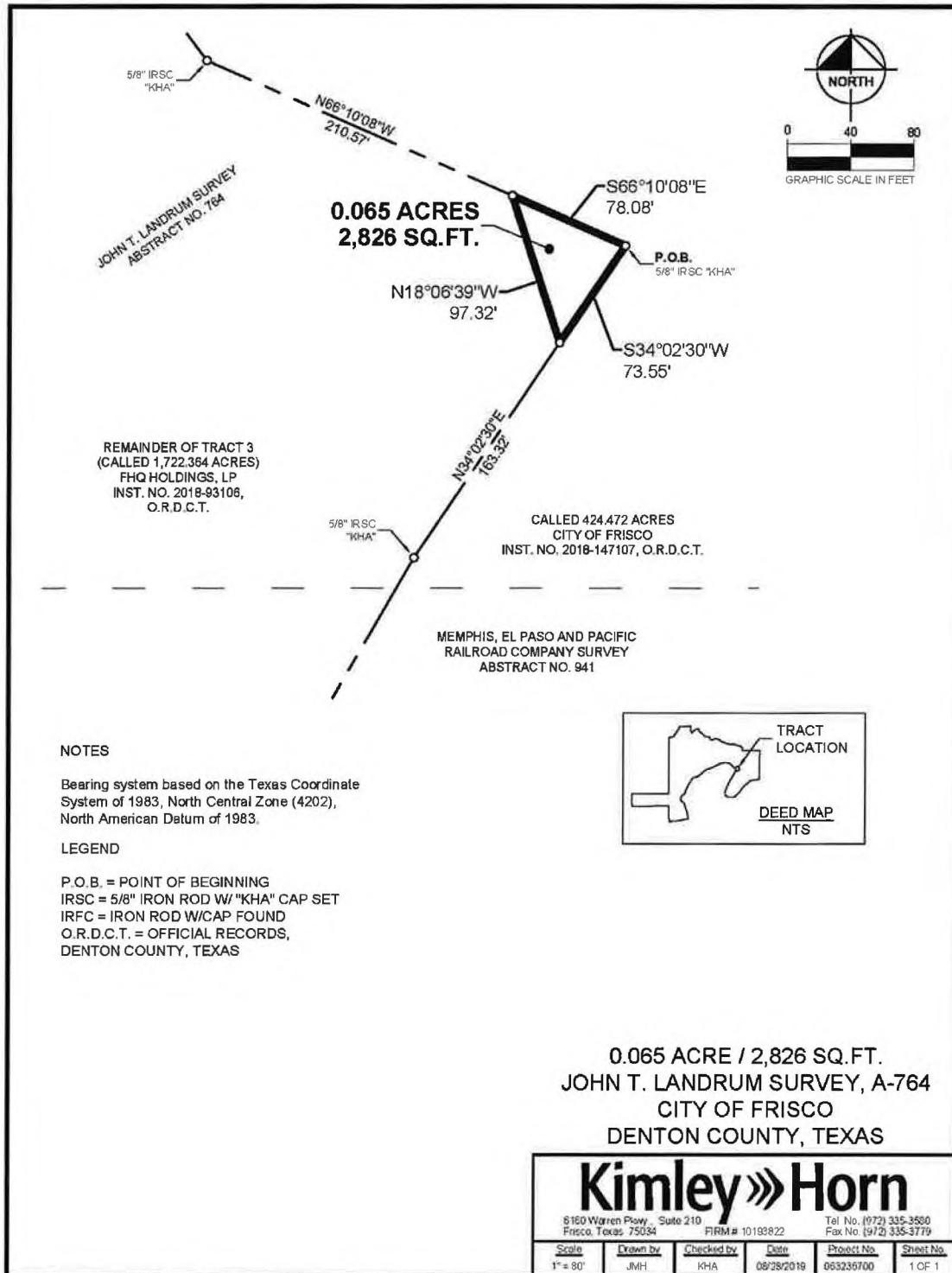
Project No.  
063236700

Sheet No.  
3 OF 3

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[illegible]

**PROPERTY BEING CONVEYED FROM FHQ TO THE CITY OF FRISCO**



**BEING** a tract of land situated in the John T. Landrum Survey, Abstract No. 764, City of Frisco, Denton County, Texas and being a portion of a called 1722.364-acre tract of land described as

Tract 3 in a deed to FHQ Holdings, LP, recorded in Instrument No. 2018-93106, Official Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8-inch iron rod with plastic cap stamped “KHA” set for an angle point in the southerly line of a called 424.472-acre tract of land described in a deed to the City of Frisco, Texas, recorded in Instrument No. 2018-147107, said Official Records;

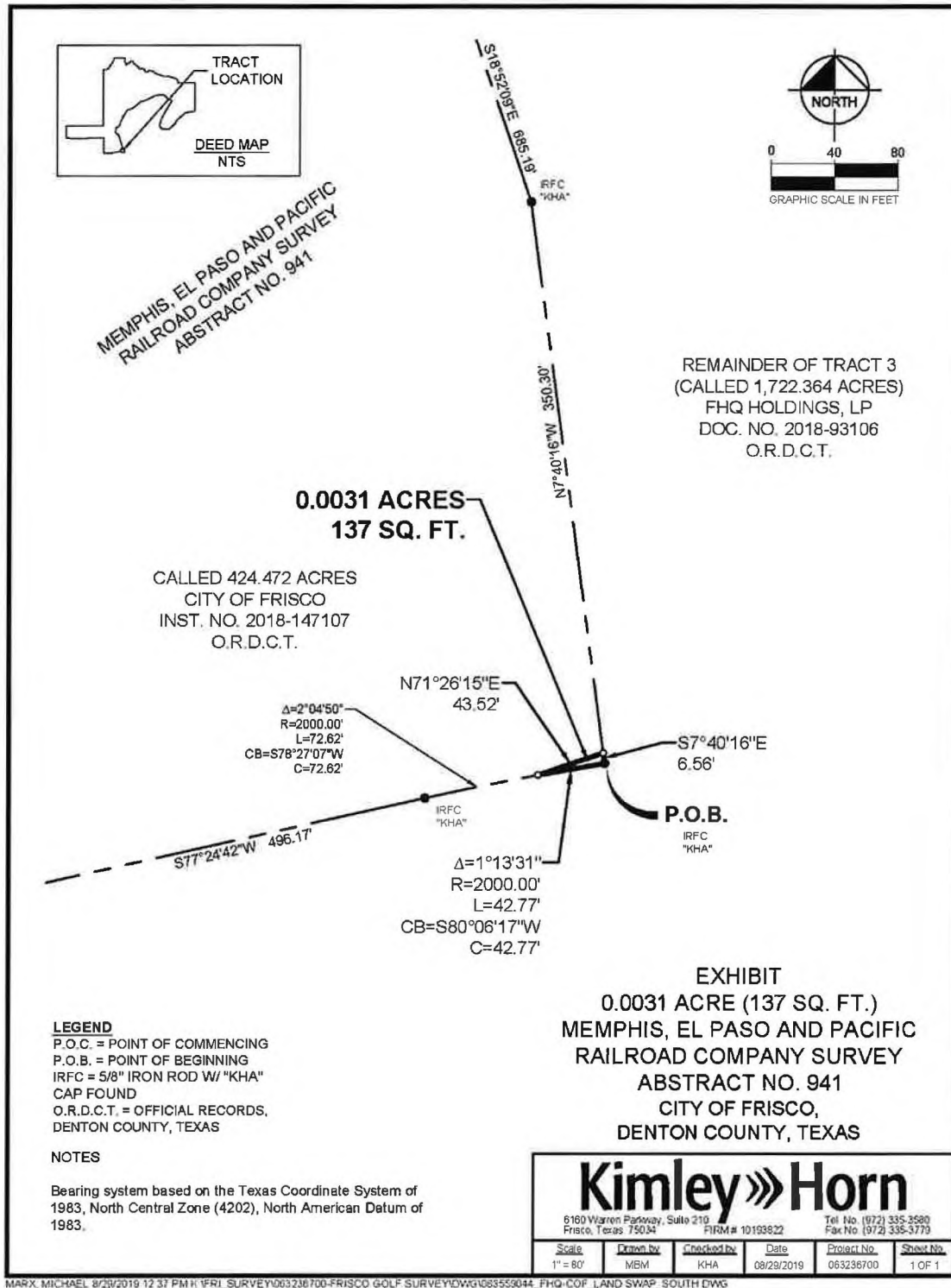
**THENCE** South 34°02’30” West, along the southerly line of said 424.472-acre tract, a distance of 73.55 feet to a point for corner;

**THENCE** North 18°06’39” West, departing the southerly line of said 424.472-acre tract and crossing said 1722.364-acre tract, a distance of 97.32 feet to a point for corner on the southerly line of said 424.472-acre tract;

**THENCE** South 66°10’08” East, along the southerly line of said 424.472-acre tract, a distance of 78.08 feet to the **POINT OF BEGINNING** and containing 0.065 of an acre (2,826 sq. ft.) of land, more or less.



**PROPERTY BEING CONVEYED FROM THE CITY OF FRISCO TO FHQ**



**BEING** a tract of land situated in the Memphis, El Paso and Pacific Railroad Survey, Abstract No. 941, City of Frisco, Denton County, Texas and being a portion of a called 424.472-acre tract

of land described in a Special Warranty Deed to the City of Frisco, Texas, recorded in Instrument No. 2018-147107, Official Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8-inch iron rod with plastic cap stamped “KHA” found for southerly, southeast corner of said 424.472-acre tract, same being the point of curvature of a non-tangent curve to the left;

**THENCE** in a westerly direction, along the southernmost line of said 424.472-acre tract, and along the arc of said curve to the left, through a central angle of  $01^{\circ}13'31''$ , having a radius of 2,000.00 feet, a chord bearing of South  $80^{\circ}06'17''$  West, a chord distance of 42.77 feet and an arc length of 42.77 feet to a point for corner;

**THENCE** North  $71^{\circ}26'15''$  East, departing the southernmost line of said 424.472-acre tract and crossing said 424.472-acre tract, a distance of 43.52 feet to a corner on an easterly line of said 424.472-acre tract;

**THENCE** South  $07^{\circ}40'16''$  East, along the easterly line of said 424.472-acre tract, a distance of 6.56 feet to the **POINT OF BEGINNING** and containing 0.0031 of an acre (137 sq. ft.) of land, more or less.

**EXHIBIT "E"**  
**AMENDED TRACT DESCRIPTION**  
**PUBLIC FACILITIES TRACT**

**PUBLIC FACILITIES TRACT**

**BEING** a tract of land situated in the Flavius J. Hawkins Survey, Abstract No. 582, Carter Jackson Survey, Abstract No. 665, John T. Landrum Survey, Abstract No. 764, William E. Bates Survey, Abstract No. 90, William P. Bates Survey, Abstract No. 73, Memphis, El Paso and Pacific Railroad Company Survey, Abstract No. 941, Collin County School Land Survey, Abstract No. 147, John R. Hague Survey, Abstract No. 406 & 1714, H.G. Hawkins Survey, Abstract No. 589, and the Reuben H. Bates Survey, Abstract No. 68, City of Frisco, Collin and Denton County, Texas being a portion of a called 424.472-acre tract of land, described in deed to the City of Frisco, Texas, recorded in Document No. 2018-147107, Official Records, Denton County, Texas, all of a called 4.997-acre tract of land, described in deed to Frisco Community Development Corp., recorded in Document No. 2009-124609, said Official Records, all of a called 5.007-acre tract of land, described as Tract 1 in deed to Frisco Community Development Corp., recorded in Document No. 2007-76207, said Official Records, a portion of a called 219.034-acre tract of land, described in deed to the City of Frisco, Texas, recorded in Volume 4205, Page 111, Deed Records, Denton County, Texas, and all of a called 2.717-acre tract of land described in a deed to the City of Frisco, Texas, recorded in Document No. 2018-145534, said Official Records, a portion of a called 44.973-acre tract of land described as Tract 2, and all of a called 80.717-acre tract of land described as Tract 3 in a deed to City of Frisco, recorded in Document No. 2019-1408, said Official Records, a portion of a called 44.973-acre tract of land described as Tract 2 in a deed to Omni Stillwater Woods Golf Resort, LLC, recorded in Document No. 2018-144654, said Official Records, a portion of a called 48.221-acre tract of land described as Tract 3 in a deed to Omni Stillwater Woods Golf Course, LLC, recorded in Document no. 2018-146951, said Official Records, all of a called 0.0978-acre tract of land described in a deed to the City of Frisco, Texas, recorded in Document No. 2015-34257, said Official Records, and a portion of a called 1,722.364-acre tract of land described as Tract 3 in a deed to FHQ Holdings, LP, recorded in Document No. 2018-93106, said Official Records, and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8-inch iron rod with a plastic cap, stamped "KHA" found on the westerly line of a called 8.227-acre tract of land described as Tract 2 in a deed to Omni Stillwater Woods Golf Course, LLC, recorded in said Document no. 2018-146951, said Official Records, same being the northeast corner of a called 65.154-acre tract of land described in a deed to the Frisco Independent School District, recorded in Document No. 2017-153543, said Official Records and the southeast corner of a called 22.196-acre tract of land described in a deed to the Frisco Independent School District, recorded in Document No. 2015-32622, said Official Records;

**THENCE** South 00°19'11" East, along the westerly line of said 8.227-acre tract and the easterly line of said 65.154-acre tract, a distance of 664.02 feet to the southwest corner of said 8.227-acre tract, and being the **POINT OF BEGINNING** of the herein described tract;

**THENCE** North 77°50'10" East, departing the easterly line of said 65.154-acre tract and along the southerly line of said 8.227-acre tract, a distance of 322.66 feet to the southeasterly corner of said 8.227-acre tract;

**THENCE** North 32°24'02" East, along the southeasterly line of said 8.227-acre tract, a distance of 642.00 feet to a point for corner;

**THENCE** North 89°28'42" East, departing the easterly line of said 8.227-acre tract and crossing aforesaid 424.472-acre City of Frisco tract, a distance of 519.64 feet to a point for corner;

**THENCE** South 00°31'18" East, continuing across said 424.472-acre tract, a distance of 103.33 feet to a point for corner;

**THENCE** South 50°04'16" East, continuing across said 424.472-acre tract, a distance of 180.90 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 37°01'12", a radius of 709.98 feet, a chord bearing and distance of South 20°44'37" East, 450.79 feet;

**THENCE** in a southeasterly direction, continuing across said 424.472-acre tract, with said curve to the right, an arc distance of 458.73 feet to a point for corner;

**THENCE** North 78°35'23" East, continuing across said 424.472-acre tract, a distance of 264.89 feet to a point for corner;

**THENCE** North 11°14'55" West, continuing across said 424.472-acre tract, a distance of 152.13 feet to a point for corner;

**THENCE** North 64°22'51" East, continuing across said 424.472-acre tract, a distance of 118.68 feet to a point for corner;

**THENCE** South 81°08'46" East, continuing across said 424.472-acre tract and crossing aforesaid 48.221-acre tract, a distance of 417.59 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 06°13'11", a radius of 271.41 feet, a chord bearing and distance of South 40°18'11" East, 29.45 feet;

**THENCE** in a southeasterly direction, continuing across said 48.221-acre tract, with said curve to the right, an arc distance of 29.46 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 02°59'09", a radius of 967.36 feet, a chord bearing and distance of South 36°39'11" East, 50.40 feet;

**THENCE** in a southeasterly direction, continuing across said 48.221-acre tract, with said curve to the right, an arc distance of 50.41 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 02°28'53", a radius of 935.96 feet, a chord bearing and distance of South 38°18'06" East, 40.53 feet;

**THENCE** in a southeasterly direction, continuing across said 48.221-acre tract and crossing aforesaid 424.472-acre tract with said curve to the left, an arc distance of 40.53 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 04°06'00", a radius of 194.26 feet, a chord bearing and distance of South 40°38'46" East, 13.90 feet;

**THENCE** in a southeasterly direction, continuing across said 424.472-acre tract, with said curve to the left, an arc distance of 13.90 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 01°09'35", a radius of 765.02 feet, a chord bearing and distance of South 43°12'05" East, 15.48 feet;

**THENCE** in a southeasterly direction, continuing across said 424.472-acre tract, with said curve to the right, an arc distance of 15.48 feet to a point for corner;

**THENCE** North 55°14'44" East, continuing across said 424.472-acre tract and crossing aforesaid 48.221-acre tract, a distance of 86.05 feet to a point for corner;

**THENCE** North 05°29'00" East, continuing across said 48.221-acre tract, a distance of 119.76 feet to a point for corner;

**THENCE** North 12°52'50" West, continuing across said 48.221-acre tract, a distance of 119.03 feet to a point for corner;

**THENCE** North 08°55'09" East, continuing across said 48.221-acre tract, a distance of 170.65 feet to a point for corner;

**THENCE** South 81°04'51" East, continuing across said 48.221-acre tract, a distance of 499.06 feet to a point for corner;

**THENCE** South 08°55'09" West, continuing across said 48.221-acre tract, a distance of 166.50 feet to a point for corner;

**THENCE** North 81°04'51" West, continuing across said 48.221-acre tract, a distance of 244.21 feet to a point for corner;

**THENCE** South 08°55'09" West, continuing across said 48.221-acre tract, a distance of 153.44 feet to a point for corner;

**THENCE** South 39°59'27" East, continuing across said 48.221-acre tract, a distance of 189.69 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 28°28'31", a radius of 95.50 feet, a chord bearing and distance of North 46°39'42" East, 46.98 feet;

**THENCE** in a northeasterly direction, continuing across said 48.221-acre tract, with said curve to the right, an arc distance of 47.46 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 40°26'34", a radius of 230.43 feet, a chord bearing and distance of North 80°47'28" East, 159.29 feet;

**THENCE** in a northeasterly direction, continuing across said 48.221-acre tract, with said curve to the right, an arc distance of 162.65 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 05°50'53", a radius of 239.00 feet, a chord bearing and distance of South 77°23'30" East, 24.38 feet;

**THENCE** in a southeasterly direction, continuing across said 48.221-acre tract, with said curve to the right, an arc distance of 24.39 feet to a point at the beginning of a reverse curve to the left having a central angle of 07°57'09", a radius of 372.00 feet, a chord bearing and distance of South 78°26'39" East, 51.59 feet;

**THENCE** in a southeasterly direction, continuing across said 48.221-acre tract, with said curve to the left, an arc distance of 51.63 feet to a point for corner;

**THENCE** South 50°52'27" East, continuing across said 48.221-acre tract, passing at a distance of 200.20 feet a corner on the southerly line of said 48.221-acre tract, continuing along the southerly line of said 48.221-acre tract, a total distance of 412.61 feet to a point for corner;

**THENCE** in an easterly direction, continuing along the southerly lines of said 48.221-acre tract and the northerly lines of aforesaid 2.717-acre tract City of Frisco tract, the following:

South 68°25'19" East, a distance of 301.07 feet to a point for corner;

South 74°05'15" East, a distance of 326.07 feet to a point for corner;

North 79°41'55" East, a distance of 194.68 feet to a point for corner;

South 68°36'15" East, a distance of 319.49 feet to a point for corner;

North 89°35'28" East, a distance of 80.62 feet to a point for corner;

South 59°38'03" East, a distance of 453.11 feet to a point for corner;

South 83°56'33" East, a distance of 107.54 feet to a point for corner;



North 13°28'43" West, a distance of 243.00 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 33°59'55", a radius of 1160.00 feet, a chord bearing and distance of South 60°02'08" East, 678.27 feet;

**THENCE** in a southerly direction, departing the northerly line of said 2.717-acre tract, crossing said 2.717-acre tract and aforesaid 424.472-acre tract and aforesaid 44.973-acre Omni Stillwater Woods Golf Resort, LLC tract, the following:

in a southeasterly direction, with said curve to the left, an arc distance of 688.33 feet to a point for corner;

South 77°02'05" East, a distance of 656.56 feet to a point at the beginning of a tangent curve to the right having a central angle of 96°36'33", a radius of 1040.00 feet, a chord bearing and distance of South 28°43'49" East, 1553.12 feet;

in a southeasterly direction, with said curve to the right, an arc distance of 1753.59 feet to a point for corner;

South 19°34'28" West, a distance of 475.53 feet to a point for corner on the southerly line of said 44.973-acre tract;

**THENCE** North 89°55'05" West, along the southerly line of said 44.973-acre tract of land described as Tract 2, a distance of 426.73 feet to a point for corner;

**THENCE** in a westerly direction, continuing along the southerly line of said 44.973-acre tract of land described as Tract 2, the following:

North 54°30'54" West, a distance of 139.79 feet to a point for corner;

North 45°32'44" West, a distance of 248.13 feet to a point for corner;

South 80°51'29" West, a distance of 99.57 feet to a point for corner;

South 78°16'22" West, a distance of 166.91 feet to the southwest corner of said 44.973-acre tract of land described as Tract 2, same being the easterly southeast corner of aforesaid 424.472-acre City of Frisco tract;

**THENCE** in a westerly and northwesterly direction, along the southerly line of said 424.472-acre City of Frisco tract, the following:

South 80°03'04" West, a distance of 583.34 feet to a point for corner;

South 49°15'27" West, a distance of 421.84 feet to a point for corner;

South 46°37'38" West, a distance of 352.07 feet to a point for corner;

South 22°33'21" West, a distance of 200.65 feet to a point for corner;

South 48°03'39" West, a distance of 473.73 feet to a point for corner;

South 81°56'09" West, a distance of 150.33 feet to a point for corner;

North 89°10'14" West, a distance of 252.64 feet to a point for corner;

North 56°47'02" West, a distance of 212.13 feet to a point for corner;

North 11°07'06" West, a distance of 153.19 feet to a point for corner;

North 18°33'33" East, a distance of 421.88 feet to a point for corner;

North 26°12'44" East, a distance of 376.97 feet to a point for corner;

North 29°56'00" East, a distance of 673.75 feet to a point for corner;

North 34°02'30" East, a distance of 163.32 feet to a point for corner;

THENCE North 18°06'39" West, departing the southerly line of said 424.472-acre City of Frisco tract and crossing aforesaid 1,722.364-acre tract of land described as Tract 3 in a deed to FHQ Holdings, LP tract, a distance of 97.32 feet to a point for corner on the southerly line of said 424.472-acre City of Frisco tract;

**THENCE** in a westerly and southwesterly direction, along the southerly line of said 424.472-acre City of Frisco tract, the following:

North 66°10'08" West, a distance of 210.57 feet to a point for corner;

North 36°30'33" West, a distance of 159.88 feet to a point for corner;

North 52°01'26" West, a distance of 181.67 feet to a point for corner;

North 77°40'01" West, a distance of 171.20 feet to a point for corner;

South 81°53'14" West, a distance of 366.29 feet to a point for corner;

South 63°42'18" West, a distance of 702.70 feet to a point for corner;

South 75°33'22" West, a distance of 278.76 feet to a point for corner;

South 51°28'26" West, a distance of 709.70 feet to a point for corner;

South 71°50'41" West, a distance of 335.97 feet to a point for corner;

South 33°27'25" West, a distance of 487.53 feet to a point for corner;

South 24°54'29" West, a distance of 411.17 feet to a point for corner;

South 14°13'21" West, a distance of 207.82 feet to a point for corner;

South 54°08'40" West, a distance of 260.69 feet to a point for corner;

South 12°40'43" West, a distance of 281.40 feet to a point for corner;

South 53°47'04" East, a distance of 254.77 feet to a point for corner;

South 18°52'09" East, a distance of 685.19 feet to a point for corner;

South 07°40'16" East, a distance of 258.65 feet to a point for corner

**THENCE** South 71°26'15" West, departing the southerly line of said 424.472-acre tract, crossing said 424.472-acre tract, a distance of 404.49 feet to a point at the beginning of a tangent curve to the right having a central angle of 18°41'06", a radius of 1955.00 feet, a chord bearing and distance of South 80°46'48" West, 634.74 feet;

**THENCE** in a southwesterly direction, continuing across said 424.472-acre tract, with said curve to the right, an arc distance of 637.56 feet to a point for corner;

**THENCE** North 89°52'38" West, continuing across said 424.472-acre tract, passing the westerly line of said 424.472-acre City of Frisco tract and the easterly line of aforesaid 219.034-acre tract, continuing across said 219.034-acre tract, a distance of 1445.22 feet to a point at the beginning of a tangent curve to the right having a central angle of 32°14'43", a radius of 730.00 feet, a chord bearing and distance of North 73°45'17" West, 405.43 feet;

**THENCE** in a northwesterly direction, continuing across said 219.034-acre tract, with said curve to the right, an arc distance of 410.83 feet to a point for corner;

**THENCE** North 57°37'55" West, continuing across said 219.034-acre tract, a distance of 153.08 feet to a point at the beginning of a tangent curve to the left having a central angle of 13°41'51", a radius of 820.00 feet, a chord bearing and distance of North 64°28'51" West, 195.57 feet;

**THENCE** in a northwesterly direction, continuing across said 219.034-acre tract, with said curve to the left, an arc distance of 196.04 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 11°11'48", a radius of 820.00 feet, a chord bearing and distance of North 73°18'59" West, 159.99 feet;

**THENCE** in a northwesterly direction, continuing across said 219.034-acre tract, with said curve to the left, an arc distance of 160.24 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 08°26'03", a radius of 830.00 feet, a chord bearing and distance of North 86°39'13" West, 122.07 feet;

**THENCE** in a northwesterly direction, continuing across said 219.034-acre tract, with said curve to the left, an arc distance of 122.18 feet to a point for corner;

**THENCE** North 45°57'25" West, continuing across said 219.034-acre tract, a distance of 70.34 feet to a point for corner;

**THENCE** North 00°52'14" West, continuing across said 219.034-acre tract for part of the way, passing the southeast corner of a called 0.0978-acre tract of land described in a deed to the City of Frisco, Texas, recorded in Document No. 2015-34257, said Official Records, continuing along the easterly line of said 0.0978-acre tract, passing the northeast corner of said 0.0978-acre tract, continuing across aforesaid 424.472-acre City of Frisco tract, a total distance of 1311.57 feet to a point for corner on the southerly line of Teel Parkway, a variable width right of way, described in a deed to the City of Frisco, recorded in Document No. 2015-9130, said Official Records;

**THENCE** North 89°49'57" East, along the southerly right of way line of said Teel Parkway, a distance of 40.01 feet to the southeast corner of said Teel Parkway, and being at the beginning of a non-tangent curve to the right having a central angle of 06°15'27", a radius of 1300.00 feet, a chord bearing and distance of North 02°30'22" East, 141.91 feet;

**THENCE** in a northeasterly direction, along the easterly right of way line of said Teel Parkway, with said curve to the right, an arc distance of 141.98 feet to a point for corner;

**THENCE** North 05°38'05" East, continuing along the easterly right of way line of said Teel Parkway, a distance of 385.50 feet to a point at the beginning of a tangent curve to the left having a central angle of 04°47'28", a radius of 2076.00 feet, a chord bearing and distance of North 03°14'21" East, 173.55 feet;

**THENCE** in a northeasterly direction, continuing along the easterly right of way line of said Teel Parkway, with said curve to the left, an arc distance of 173.60 feet to a point for corner;

**THENCE** North 00°50'37" East, continuing along the easterly right of way line of said Teel Parkway, a distance of 602.15 feet to a point for corner on the southerly line Hollyhock 1A, an addition to the City of Frisco, according to the Final Plat, recorded in Document 2016-121, Plat Records, Denton County, Texas, same being on the northerly line of aforesaid 80.717-acre City of Frisco tract;

**THENCE** South 89°54'47" East, along the southerly line of said Hollyhock 1A for part of the way, passing the northwest corner of aforesaid 80.717-acre tract of land described as Tract 3 in a deed to City of Frisco, continuing along the common line of said Hollyhock 1A and said 80.717-acre tract of land described as Tract 3 in a deed to City of Frisco, a distance of 292.60 feet to a point for corner;

**THENCE** in an easterly direction, continuing along the common line of said Hollyhock 1A and said 80.717-acre tract of land described as Tract 3 in a deed to City of Frisco, the following:

North 84°24'22" East, a distance of 172.72 feet to a point for corner;

North 86°12'13" East, a distance of 242.07 feet to a point for corner;

South 59°56'05" East, a distance of 81.06 feet to a point for corner;

North 62°39'08" East, a distance of 41.53 feet to a point for corner;

North 85°27'57" East, a distance of 133.72 feet to a point for corner;

**THENCE** North 61°57'40" East, continuing along the common line of said Hollyhock 1A and said 80.717-acre tract of land described as Tract 3 in a deed to City of Frisco, passing the southeast corner of said Hollyhock 1A, continuing for a distance of 85.23 feet to a point for corner, same being on the southerly line of a called 307.985-acre tract of land described as Tract 1 in a deed to Nash Eland LLC, recorded in Document No. 2014-33175, said Official Records;

**THENCE** in a northeasterly direction, along the common line of said 80.717-acre tract of land described as Tract 3 in a deed to City of Frisco and the southerly line of a said 307.985-acre tract of land described as Tract 1 in a deed to Nash Eland LLC, the following:

North 41°23'33" East, a distance of 134.44 feet to a point for corner;

North 77°59'42" East, a distance of 94.92 feet to a point for corner;

North 03°29'36" East, a distance of 76.78 feet to a point for corner;

North 74°16'06" East, a distance of 110.93 feet to a point for corner;

North 79°25'24" East, a distance of 82.20 feet to a point for corner;

North 32°08'51" East, a distance of 187.44 feet to a point for corner;

North 20°50'29" West, a distance of 60.01 feet to a point for corner;

North 02°30'12" West, a distance of 307.01 feet to a point for corner on the southerly line of aforesaid 65.154-acre tract of land described in a deed to the Frisco Independent School District;

**THENCE** in a northeasterly direction, along the common line of said 80.717-acre tract of land described as Tract 3 in a deed to City of Frisco and the southerly line of said 65.154-acre tract of land described in a deed to the Frisco Independent School District, the following:

South 54°38'37" East, a distance of 89.42 feet to a point for corner;



South 08°12'50" East, a distance of 105.06 feet to a point for corner;

South 71°50'24" East, a distance of 142.77 feet to a point for corner;

South 60°51'47" East, a distance of 74.52 feet to a point for corner;

North 36°46'12" East, a distance of 128.19 feet to a point for corner;

North 51°04'55" East, a distance of 87.18 feet to a point for corner;

North 24°34'42" East, a distance of 114.58 feet to a point for corner;

North 01°19'59" East, a distance of 37.04 feet to a point for corner;

North 67°52'17" East, a distance of 80.02 feet to a point for corner;

South 34°47'27" East, a distance of 91.09 feet to a point for corner;

North 70°17'45" East, a distance of 114.67 feet to the northeast corner of said 80.717-acre tract of land described as Tract 3 in a deed to City of Frisco and the southwest corner of said 65.154-acre tract of land described in a deed to the Frisco Independent School District, same being on the westerly line of aforesaid 424.472-acre City of Frisco tract;

**THENCE** North 00°19'11" West, along the easterly line of said 65.154-acre tract and the westerly line of said 424.472-acre tract, a distance of 1349.71 feet to the **POINT OF BEGINNING** and containing 586.45 acres of land, more or less.

**EXHIBIT "E-1"**  
**DESCRIPTION OF REVERSION PARCEL IN CITY EXCHANGE PARCELS**

**BEING** a tract of land situated in the Carter Jackson Survey, Abstract No. 665, City of Frisco, Denton County, Texas and being a portion of a called 424.472-acre tract of land described in a deed to the City of Frisco, Texas, recorded in Instrument No. 2018-147107, Official Records, Denton County, Texas, and being a portion of a called 48.221-acre tract of land described as Tract 3 in a Special Warranty Deed to Omni Stillwater Woods Golf Resort, LLC, recorded in Instrument No. 2018-146951, said Official Records, and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8-inch iron rod with plastic cap stamped "KHA" found on the easterly line of said 424.472-acre tract, same being on the westerly line of said Tract 3, same being the westernmost southwest corner of a called 9.460-acre tract of land described in a Warranty Deed to the City of Frisco, Texas, for Rockhill Parkway (120-foot right-of-way) recorded in Instrument No. 2019-95995, said Official Records;

**THENCE** South 89°28'42" West, departing the easterly line of said 424.472-acre tract and the westerly line of said Tract 3 and crossing said 424.472-acre tract, a distance of 13.92 feet to the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE** South 0°06'45" East, continuing across said 424.472-acre tract, a distance of 77.63 feet to a point at the beginning of a tangent curve to the left having a central angle of 89°53'15", a radius of 57.00 feet, a chord bearing and distance of South 45°03'23" East, 80.53 feet;

**THENCE** in a southeasterly direction, continuing across said 424.472-acre tract and crossing said Tract 3 and with said curve to the left, an arc distance of 89.42 feet to a point for the end of said curve to the left;

**THENCE** continuing across said Tract 3 the following courses and distances:

South 90°00'00" East, a distance of 9.64 feet to a point for corner;

South 0°19'11" East, a distance of 35.61 feet to a point at the beginning of a tangent curve to the left having a central angle of 35°23'16", a radius of 33.00 feet, a chord bearing and distance of South 18°00'48" East, 20.06 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 20.38 feet to a point at the beginning of a reverse curve to the right having a central angle of 18°58'24", a radius of 824.41 feet, a chord bearing and distance of South 26°13'14" East, 271.76 feet;

In a southeasterly direction, and crossing said 424.472-acre tract and with said curve to the right, an arc distance of 273.00 feet to a point for the end of said curve to the right;

**THENCE** continuing across said 424.472-acre tract the following courses and distances:

South 86°54'50" East, a distance of 150.14 feet to a point for corner;

South 11°14'55" East, a distance of 152.13 feet to a point for corner;

South 78°35'23" West, a distance of 264.89 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 37°01'12", a radius of 709.98 feet, a chord bearing and distance of North 20°44'37" West, 450.79 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 458.73 feet to a point for the end of said curve to the left;

North 50°04'16" West, a distance of 180.90 feet to a point for corner;

North 0°31'18" West, a distance of 103.33 feet to a point for corner;

North 89°28'42" East, a distance of 186.13 feet to the **POINT OF BEGINNING** and containing 2.637 acres (114,882 sq. ft.) of land, more or less.

**EXHIBIT "F"**  
**AMENDED TRACT DESCRIPTION FOR TIRZ #1**

**BEING** a tract of land situated in the Flavius J. Hawkins Survey, Abstract No. 582, Carter Jackson Survey, Abstract No. 665, John T. Landrum Survey, Abstract No. 764, William E. Bates Survey, Abstract No. 90, William P. Bates Survey, Abstract No. 73, Memphis, El Paso and Pacific Railroad Company Survey, Abstract No. 941, Collin County School Land Survey, Abstract No. 147, John R. Hague Survey, Abstract No. 406 & 1714, H.G. Hawkins Survey, Abstract No. 589, and the Reuben H. Bates Survey, Abstract No. 68, City of Frisco, Collin and Denton County, Texas being a portion of a called 424.472-acre tract of land, described in deed to the City of Frisco, Texas, recorded in Document No. 2018-147107, Official Records, Denton County, Texas, all of a called 4.997-acre tract of land, described in deed to Frisco Community Development Corp., recorded in Document No. 2009-124609, said Official Records, all of a called 5.007-acre tract of land, described as Tract 1 in deed to Frisco Community Development Corp., recorded in Document No. 2007-76207, said Official Records, a portion of a called 219.034-acre tract of land, described in deed to the City of Frisco, Texas, recorded in Volume 4205, Page 111, Deed Records, Denton County, Texas, and all of a called 2.717-acre tract of land described in a deed to the City of Frisco, Texas, recorded in Document No. 2018-145534, said Official Records, a portion of a called 44.973-acre tract of land described as Tract 2, and all of a called 80.717-acre tract of land described as Tract 3 in a deed to City of Frisco, recorded in Document No. 2019-1408, said Official Records, a portion of a called 44.973-acre tract of land described as Tract 2 in a deed to Omni Stillwater Woods Golf Resort, LLC, recorded in Document No. 2018-144654, said Official Records, a portion of a called 48.221-acre tract of land described as Tract 3 in a deed to Omni Stillwater Woods Golf Course, LLC, recorded in Document no. 2018-146951, said Official Records, all of a called 0.0978-acre tract of land described in a deed to the City of Frisco, Texas, recorded in Document No. 2015-34257, said Official Records, and a portion of a called 1,722.364-acre tract of land described as Tract 3 in a deed to FHQ Holdings, LP, recorded in Document No. 2018-93106, said Official Records, and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8-inch iron rod with a plastic cap, stamped "KHA" found on the westerly line of a called 8.227-acre tract of land described as Tract 2 in a deed to Omni Stillwater Woods Golf Course, LLC, recorded in said Document no. 2018-146951, said Official Records, same being the northeast corner of a called 65.154-acre tract of land described in a deed to the Frisco Independent School District, recorded in Document No. 2017-153543, said Official Records and the southeast corner of a called 22.196-acre tract of land described in a deed to the Frisco Independent School District, recorded in Document No. 2015-32622, said Official Records;

**THENCE** South 00°19'11" East, along the westerly line of said 8.227-acre tract and the easterly line of said 65.154-acre tract, a distance of 664.02 feet to the southwest corner of said 8.227-acre tract, and being the **POINT OF BEGINNING** of the herein described tract;

**THENCE** North 77°50'10" East, departing the easterly line of said 65.154-acre tract and along the southerly line of said 8.227-acre tract, a distance of 322.66 feet to the southeasterly corner of said 8.227-acre tract;

**THENCE** North 32°24'02" East, along the southeasterly line of said 8.227-acre tract, a distance of 642.00 feet to a point for corner;

**THENCE** North 89°28'42" East, departing the easterly line of said 8.227-acre tract and crossing aforesaid 424.472-acre City of Frisco tract, a distance of 551.38 feet to a point for corner



**THENCE** South 00°00'00" East, continuing across said 424.472-acre tract, a distance of 134.78 feet to a point for corner;

**THENCE** South 50°18'58" East, continuing across said 424.472-acre tract, a distance of 43.90 feet to a point at the beginning of a tangent curve to the right having a central angle of 10°01'08", a radius of 600.00 feet, a chord bearing and distance of South 45°18'24" East, 104.78 feet;

**THENCE** in a southeasterly direction, continuing across said 424.472-acre tract, with said curve to the right, an arc distance of 104.92 feet to a point for corner;

**THENCE** North 47°47'33" East, continuing across said 424.472-acre tract and crossing aforesaid 48.221-acre tract, a distance of 112.90 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 23°27'18", a radius of 812.41 feet, a chord bearing and distance of South 27°00'14" East, 330.26 feet;

**THENCE** in a southeasterly direction, continuing across said 48.221-acre tract and crossing said 424.472-acre tract, with said curve to the right, an arc distance of 332.57 feet to a point for corner;

**THENCE** South 83°36'00" West, continuing across said 424.472-acre tract, a distance of 121.00 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 11°52'59", a radius of 693.11 feet, a chord bearing and distance of South 10°52'43" East, 143.49 feet;

**THENCE** in a southeasterly direction, continuing across said 424.472-acre tract, with said curve to the right, an arc distance of 143.75 feet to a point for corner;

**THENCE** North 82°54'13" East, continuing across said 424.472-acre tract, a distance of 237.06 feet to a point for corner;

**THENCE** North 09°12'19" West, continuing across said 424.472-acre tract, a distance of 36.13 feet to a point for corner;

**THENCE** North 10°06'25" West, continuing across said 424.472-acre tract, a distance of 89.25 feet to a point for corner;

**THENCE** North 64°22'51" East, continuing across said 424.472-acre tract, a distance of 157.59 feet to a point for corner;

**THENCE** South 81°08'46" East, continuing across said 424.472-acre tract and crossing aforesaid 48.221-acre tract, a distance of 417.59 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 06°13'11", a radius of 271.41 feet, a chord bearing and distance of South 40°18'11" East, 29.45 feet;

**THENCE** in a southeasterly direction, continuing across said 48.221-acre tract, with said curve to the right, an arc distance of 29.46 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 02°59'09", a radius of 967.36 feet, a chord bearing and distance of South 36°39'11" East, 50.40 feet;

**THENCE** in a southeasterly direction, continuing across said 48.221-acre tract, with said curve to the right, an arc distance of 50.41 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 02°28'53", a radius of 935.96 feet, a chord bearing and distance of South 38°18'06" East, 40.53 feet;

**THENCE** in a southeasterly direction, continuing across said 48.221-acre tract and crossing aforesaid 424.472-acre tract with said curve to the left, an arc distance of 40.53 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 04°06'00", a radius of 194.26 feet, a chord bearing and distance of South 40°38'46" East, 13.90 feet;

**THENCE** in a southeasterly direction, continuing across said 424.472-acre tract, with said curve to the left, an arc distance of 13.90 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 01°09'35", a radius of 765.02 feet, a chord bearing and distance of South 43°12'05" East, 15.48 feet;

**THENCE** in a southeasterly direction, continuing across said 424.472-acre tract, with said curve to the right, an arc distance of 15.48 feet to a point for corner;

**THENCE** North 55°14'44" East, continuing across said 424.472-acre tract and crossing aforesaid 48.221-acre tract, a distance of 86.05 feet to a point for corner;

**THENCE** North 05°29'00" East, continuing across said 48.221-acre tract, a distance of 119.76 feet to a point for corner;

**THENCE** North 12°52'50" West, continuing across said 48.221-acre tract, a distance of 119.03 feet to a point for corner;

**THENCE** North 08°55'09" East, continuing across said 48.221-acre tract, a distance of 170.65 feet to a point for corner;

**THENCE** South 81°04'51" East, continuing across said 48.221-acre tract, a distance of 499.06 feet to a point for corner;

**THENCE** South 08°55'09" West, continuing across said 48.221-acre tract, a distance of 166.50 feet to a point for corner;

**THENCE** North 81°04'51" West, continuing across said 48.221-acre tract, a distance of 244.21 feet to a point for corner;

**THENCE** South 08°55'09" West, continuing across said 48.221-acre tract, a distance of 153.44 feet to a point for corner;

**THENCE** South 39°59'27" East, continuing across said 48.221-acre tract, a distance of 189.69 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 28°28'31", a radius of 95.50 feet, a chord bearing and distance of North 46°39'42" East, 46.98 feet;

**THENCE** in a northeasterly direction, continuing across said 48.221-acre tract, with said curve to the right, an arc distance of 47.46 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 40°26'34", a radius of 230.43 feet, a chord bearing and distance of North 80°47'28" East, 159.29 feet;

**THENCE** in a northeasterly direction, continuing across said 48.221-acre tract, with said curve to the right, an arc distance of 162.65 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 05°50'53", a radius of 239.00 feet, a chord bearing and distance of South 77°23'30" East, 24.38 feet;

**THENCE** in a southeasterly direction, continuing across said 48.221-acre tract, with said curve to the right, an arc distance of 24.39 feet to a point at the beginning of a reverse curve to the left having a central angle of 07°57'09", a radius of 372.00 feet, a chord bearing and distance of South 78°26'39" East, 51.59 feet;

**THENCE** in a southeasterly direction, continuing across said 48.221-acre tract, with said curve to the left, an arc distance of 51.63 feet to a point for corner;

**THENCE** South 50°52'27" East, continuing across said 48.221-acre tract, passing at a distance of 200.20 feet a corner on the southerly line of said 48.221-acre tract, continuing along the southerly line of said 48.221-acre tract, a total distance of 412.61 feet to a point for corner;

**THENCE** in an easterly direction, continuing along the southerly lines of said 48.221-acre tract and the northerly lines of aforesaid 2.717-acre tract City of Frisco tract, the following:

South 68°25'19" East, a distance of 301.07 feet to a point for corner;

South 74°05'15" East, a distance of 326.07 feet to a point for corner;

North 79°41'55" East, a distance of 194.68 feet to a point for corner;

South 68°36'15" East, a distance of 319.49 feet to a point for corner;

North 89°35'28" East, a distance of 80.62 feet to a point for corner;

South 59°38'03" East, a distance of 453.11 feet to a point for corner;

South 83°56'33" East, a distance of 107.54 feet to a point for corner;

North 13°28'43" West, a distance of 243.00 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 33°59'55", a radius of 1160.00 feet, a chord bearing and distance of South 60°02'08" East, 678.27 feet;

**THENCE** in a southerly direction, departing the northerly line of said 2.717-acre tract, crossing said 2.717-acre tract and aforesaid 424.472-acre tract and aforesaid 44.973-acre Omni Stillwater Woods Golf Resort, LLC tract, the following:

in a southeasterly direction, with said curve to the left, an arc distance of 688.33 feet to a point for corner;

South 77°02'05" East, a distance of 656.56 feet to a point at the beginning of a tangent curve to the right having a central angle of 96°36'33", a radius of 1040.00 feet, a chord bearing and distance of South 28°43'49" East, 1553.12 feet;

in a southeasterly direction, with said curve to the right, an arc distance of 1753.59 feet to a point for corner;

South 19°34'28" West, a distance of 475.53 feet to a point for corner on the southerly line of said 44.973-acre tract;

**THENCE** North 89°55'05" West, along the southerly line of said 44.973-acre tract of land described as Tract 2, a distance of 426.73 feet to a point for corner;

**THENCE** in a westerly direction, continuing along the southerly line of said 44.973-acre tract of land described as Tract 2, the following:

North 54°30'54" West, a distance of 139.79 feet to a point for corner;

North 45°32'44" West, a distance of 248.13 feet to a point for corner;

South 80°51'29" West, a distance of 99.57 feet to a point for corner;

South 78°16'22" West, a distance of 166.91 feet to the southwest corner of said 44.973-acre tract of land described as Tract 2, same being the easterly southeast corner of aforesaid 424.472-acre City of Frisco tract;

**THENCE** in a westerly and northwesterly direction, along the southerly line of said 424.472-acre City of Frisco tract, the following:

South 80°03'04" West, a distance of 583.34 feet to a point for corner;

South 49°15'27" West, a distance of 421.84 feet to a point for corner;

South 46°37'38" West, a distance of 352.07 feet to a point for corner;

South 22°33'21" West, a distance of 200.65 feet to a point for corner;

South 48°03'39" West, a distance of 473.73 feet to a point for corner;

South 81°56'09" West, a distance of 150.33 feet to a point for corner;

North 89°10'14" West, a distance of 252.64 feet to a point for corner;

North 56°47'02" West, a distance of 212.13 feet to a point for corner;

North 11°07'06" West, a distance of 153.19 feet to a point for corner;

North 18°33'33" East, a distance of 421.88 feet to a point for corner;

North 26°12'44" East, a distance of 376.97 feet to a point for corner;

North 29°56'00" East, a distance of 673.75 feet to a point for corner;

North 34°02'30" East, a distance of 163.32 feet to a point for corner;

**THENCE** North 18°06'39" West, departing the southerly line of said 424.472-acre City of Frisco tract and crossing aforesaid 1,722.364-acre tract of land described as Tract 3 in a deed to FHQ Holdings, LP tract, a distance of 97.32 feet to a point for corner on the southerly line of said 424.472-acre City of Frisco tract;



**THENCE** in a westerly and southwesterly direction, along the southerly line of said 424.472-acre City of Frisco tract, the following:

North 66°10'08" West, a distance of 210.57 feet to a point for corner;  
North 36°30'33" West, a distance of 159.88 feet to a point for corner;  
North 52°01'26" West, a distance of 181.67 feet to a point for corner;  
North 77°40'01" West, a distance of 171.20 feet to a point for corner;  
South 81°53'14" West, a distance of 366.29 feet to a point for corner;  
South 63°42'18" West, a distance of 702.70 feet to a point for corner;  
South 75°33'22" West, a distance of 278.76 feet to a point for corner;  
South 51°28'26" West, a distance of 709.70 feet to a point for corner;  
South 71°50'41" West, a distance of 335.97 feet to a point for corner;  
South 33°27'25" West, a distance of 487.53 feet to a point for corner;  
South 24°54'29" West, a distance of 411.17 feet to a point for corner;  
South 14°13'21" West, a distance of 207.82 feet to a point for corner;  
South 54°08'40" West, a distance of 260.69 feet to a point for corner;  
South 12°40'43" West, a distance of 281.40 feet to a point for corner;  
South 53°47'04" East, a distance of 254.77 feet to a point for corner;  
South 18°52'09" East, a distance of 685.19 feet to a point for corner;  
South 07°40'16" East, a distance of 258.65 feet to a point for corner

**THENCE** South 71°26'15" West, departing the southerly line of said 424.472-acre tract, crossing said 424.472-acre tract, a distance of 404.49 feet to a point at the beginning of a tangent curve to the right having a central angle of 18°41'06", a radius of 1955.00 feet, a chord bearing and distance of South 80°46'48" West, 634.74 feet;

**THENCE** in a southwesterly direction, continuing across said 424.472-acre tract, with said curve to the right, an arc distance of 637.56 feet to a point for corner;

**THENCE** North 89°52'38" West, continuing across said 424.472-acre tract, passing the westerly line of said 424.472-acre City of Frisco tract and the easterly line of aforesaid 219.034-acre tract, continuing across said 219.034-acre tract, a distance of 1445.22 feet to a point at the beginning of a tangent curve to the right having a central angle of 32°14'43", a radius of 730.00 feet, a chord bearing and distance of North 73°45'17" West, 405.43 feet;

**THENCE** in a northwesterly direction, continuing across said 219.034-acre tract, with said curve to the right, an arc distance of 410.83 feet to a point for corner;

**THENCE** North 57°37'55" West, continuing across said 219.034-acre tract, a distance of 153.08 feet to a point at the beginning of a tangent curve to the left having a central angle of 13°41'51", a radius of 820.00 feet, a chord bearing and distance of North 64°28'51" West, 195.57 feet;

**THENCE** in a northwesterly direction, continuing across said 219.034-acre tract, with said curve to the left, an arc distance of 196.04 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 11°11'48", a radius of 820.00 feet, a chord bearing and distance of North 73°18'59" West, 159.99 feet;

**THENCE** in a northwesterly direction, continuing across said 219.034-acre tract, with said curve to the left, an arc distance of 160.24 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 08°26'03", a radius of 830.00 feet, a chord bearing and distance of North 86°39'13" West, 122.07 feet;

**THENCE** in a northwesterly direction, continuing across said 219.034-acre tract, with said curve to the left, an arc distance of 122.18 feet to a point for corner;

**THENCE** North 45°57'25" West, continuing across said 219.034-acre tract, a distance of 70.34 feet to a point for corner;

**THENCE** North 00°52'14" West, continuing across said 219.034-acre tract for part of the way, passing the southeast corner of a called 0.0978-acre tract of land described in a deed to the City of Frisco, Texas, recorded in Document No. 2015-34257, said Official Records, continuing along the easterly line of said 0.0978-acre tract, passing the northeast corner of said 0.0978-acre tract, continuing across aforesaid 424.472-acre City of Frisco tract, a total distance of 1311.57 feet to a point for corner on the southerly line of Teel Parkway, a variable width right of way, described in a deed to the City of Frisco, recorded in Document No. 2015-9130, said Official Records;

**THENCE** North 89°49'57" East, along the southerly right of way line of said Teel Parkway, a distance of 40.01 feet to the southeast corner of said Teel Parkway, and being at the beginning of a non-tangent curve to the right having a central angle of 06°15'27", a radius of 1300.00 feet, a chord bearing and distance of North 02°30'22" East, 141.91 feet;

**THENCE** in a northeasterly direction, along the easterly right of way line of said Teel Parkway, with said curve to the right, an arc distance of 141.98 feet to a point for corner;

**THENCE** North 05°38'05" East, continuing along the easterly right of way line of said Teel Parkway, a distance of 385.50 feet to a point at the beginning of a tangent curve to the left having a central angle of 04°47'28", a radius of 2076.00 feet, a chord bearing and distance of North 03°14'21" East, 173.55 feet;

**THENCE** in a northeasterly direction, continuing along the easterly right of way line of said Teel Parkway, with said curve to the left, an arc distance of 173.60 feet to a point for corner;

**THENCE** North 00°50'37" East, continuing along the easterly right of way line of said Teel Parkway, a distance of 602.15 feet to a point for corner on the southerly line Hollyhock1A, an addition to the City of Frisco, according to the Final Plat, recorded in Document 2016-121, Plat Records, Denton County, Texas, same being on the northerly line of aforesaid 80.717-acre City of Frisco tract;

**THENCE** South 89°54'47" East, along the southerly line of said Hollyhock 1A for part of the way, passing the northwest corner of aforesaid 80.717-acre tract of land described as Tract 3 in a deed to City of Frisco, continuing along the common line of said Hollyhock 1A and said 80.717-acre tract of land described as Tract 3 in a deed to City of Frisco, a distance of 292.60 feet to a point for corner;

**THENCE** in an easterly direction, continuing along the common line of said Hollyhock 1A and said 80.717-acre tract of land described as Tract 3 in a deed to City of Frisco, the following:

North 84°24'22" East, a distance of 172.72 feet to a point for corner;

North 86°12'13" East, a distance of 242.07 feet to a point for corner;

South 59°56'05" East, a distance of 81.06 feet to a point for corner;

North 62°39'08" East, a distance of 41.53 feet to a point for corner;

North 85°27'57" East, a distance of 133.72 feet to a point for corner;

**THENCE** North 61°57'40" East, continuing along the common line of said Hollyhock 1A and said 80.717-acre tract of land described as Tract 3 in a deed to City of Frisco, passing the southeast corner of said Hollyhock 1A, continuing for a distance of 85.23 feet to a point for corner, same being on the southerly line of a called 307.985-acre tract of land described as Tract 1 in a deed to Nash Eland LLC, recorded in Document No. 2014-33175, said Official Records;

**THENCE** in a northeasterly direction, along the common line of said 80.717-acre tract of land described as Tract 3 in a deed to City of Frisco and the southerly line of a said 307.985-acre tract of land described as Tract 1 in a deed to Nash Eland LLC, the following:

North 41°23'33" East, a distance of 134.44 feet to a point for corner;

North 77°59'42" East, a distance of 94.92 feet to a point for corner;

North 03°29'36" East, a distance of 76.78 feet to a point for corner;

North 74°16'06" East, a distance of 110.93 feet to a point for corner;

North 79°25'24" East, a distance of 82.20 feet to a point for corner;

North 32°08'51" East, a distance of 187.44 feet to a point for corner;

North 20°50'29" West, a distance of 60.01 feet to a point for corner;

North 02°30'12" West, a distance of 307.01 feet to a point for corner on the southerly line of aforesaid 65.154-acre tract of land described in a deed to the Frisco Independent School District;

**THENCE** in a northeasterly direction, along the common line of said 80.717-acre tract of land described as Tract 3 in a deed to City of Frisco and the southerly line of said 65.154-acre tract of land described in a deed to the Frisco Independent School District, the following:

South 54°38'37" East, a distance of 89.42 feet to a point for corner;

South 08°12'50" East, a distance of 105.06 feet to a point for corner;

South 71°50'24" East, a distance of 142.77 feet to a point for corner;

South 60°51'47" East, a distance of 74.52 feet to a point for corner;

North 36°46'12" East, a distance of 128.19 feet to a point for corner;

North 51°04'55" East, a distance of 87.18 feet to a point for corner;

North 24°34'42" East, a distance of 114.58 feet to a point for corner;

North 01°19'59" East, a distance of 37.04 feet to a point for corner;

North 67°52'17" East, a distance of 80.02 feet to a point for corner;

South 34°47'27" East, a distance of 91.09 feet to a point for corner;

North 70°17'45" East, a distance of 114.67 feet to the northeast corner of said 80.717-acre tract of land described as Tract 3 in a deed to City of Frisco and the southwest corner of said 65.154-acre tract of land described in a deed to the Frisco Independent School District, same being on the westerly line of aforesaid 424.472-acre City of Frisco tract;

**THENCE** North 00°19'11" West, along the easterly line of said 65.154-acre tract of land described in a deed to the Frisco Independent School District and the westerly line of said 424.472-acre City of Frisco tract, a distance of 593.02 feet to a point for corner;

**THENCE** North 89°40'49" East, departing the easterly line of said 65.154-acre tract, the westerly line of said 424.472-acre tract, and crossing said 424.472-acre tract, a distance of 168.19 feet to a point for corner;

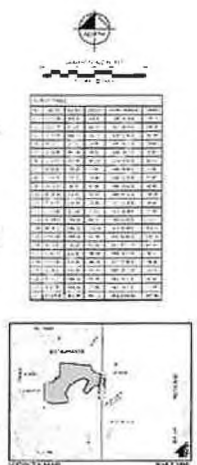
**THENCE** North 33°43'12" East, continuing said 424.472-acre tract, a distance of 250.68 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 17°41'14", a radius of 862.38 feet, a chord bearing and distance of North 39°49'35" West, 265.16 feet;

**THENCE** in a northwesterly direction, continuing said 424.472-acre tract, with said curve to the right, an arc distance of 266.22 feet to a point for corner;

**THENCE** North 89°59'39" West, continuing said 424.472-acre tract, a distance of 139.83 feet to a point for corner on the easterly line of said 65.154-acre tract and the westerly line of said 424.472-acre tract;

**THENCE** North 00°19'11" West, along the easterly line of said 65.154-acre tract and the westerly line of said 424.472-acre tract, a distance of 343.58 feet to the **POINT OF BEGINNING** and containing 585.28 acres of land, more or less.





**SCHEDULE “1”**  
**PREVAILING WAGE SCHEDULE**

[See attached]

"General Decision Number: TX20190243 02/08/2019

Superseded General Decision Number: TX20180293

State: Texas

Construction Type: Building

County: Denton County in Texas.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Note: Under Executive Order (EO) 13658, an hourly minimum wage of \$10.60 for calendar year 2019 applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2015. If this contract is covered by the EO, the contractor must pay all workers in any classification listed on this wage determination at least \$10.60 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in calendar year 2019. If this contract is covered by the EO and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must pay workers in that classification at least the wage rate determined through the conformance process set forth in 29 CFR 5.5(a)(1)(ii) (or the EO minimum wage rate, if it is higher than the conformed wage rate). The EO minimum wage rate will be adjusted annually. Please note that this EO applies to the above-mentioned types of contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but it does not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(2)-(60). Additional information on contractor requirements and worker protections under the EO is available at [www.dol.gov/whd/govcontracts](http://www.dol.gov/whd/govcontracts).

Modification Number      Publication Date

0	01/04/2019
1	02/08/2019

ASBE0021-011 06/01/2016

	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR (Duct, Pipe and Mechanical System Insulation)....	\$ 24.32	7.52

BOIL0074-003 01/01/2017

	Rates	Fringes
BOILERMAKER.....	\$ 28.00	22.35

CARP1421-002 04/01/2016

	Rates	Fringes
MILLWRIGHT.....	\$ 26.60	8.65

\* ELEV0021-006 01/01/2019

	Rates	Fringes
ELEVATOR MECHANIC.....	\$ 41.24	33.705

FOOTNOTES:

A. 6% under 5 years based on regular hourly rate for all hours worked. 8% over 5 years based on regular hourly rate for all hours worked.

B. New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, the Friday after Thanksgiving Day, Christmas Day, and Veterans Day.

ENGI0178-005 06/01/2014

	Rates	Fringes
POWER EQUIPMENT OPERATOR (1) Tower Crane.....	\$ 29.00	10.60



(2) Cranes with Pile Driving or Caisson Attachment and Hydraulic Crane 60 tons and above.....\$ 28.75	10.60
(3) Hydraulic cranes 59 Tons and under.....\$ 27.50	10.60

IRON0263-005 06/01/2017

	Rates	Fringes
IRONWORKER (ORNAMENTAL AND STRUCTURAL).....\$ 23.25		7.32

PLUM0100-008 11/01/2017

	Rates	Fringes
HVAC MECHANIC (HVAC Unit Installation Only).....\$ 30.84		11.51

SUTX2014-019 07/21/2014

	Rates	Fringes
BRICKLAYER.....\$ 19.89		0.00
CARPENTER, Excludes Drywall Hanging, Form Work, and Metal Stud Installation.....\$ 19.25		0.00
CAULKER.....\$ 16.63		0.00
CEMENT MASON/CONCRETE FINISHER...\$ 12.93		0.00
DRYWALL HANGER AND METAL STUD INSTALLER.....\$ 15.42		0.00
ELECTRICIAN (Alarm Installation Only).....\$ 18.83		3.32
ELECTRICIAN (Communication Technician Only).....\$ 19.98		3.64
ELECTRICIAN (Low Voltage		

Wiring Only).....\$ 15.80	2.18
ELECTRICIAN, Excludes Low Voltage Wiring and Installation of Alarms/Sound and Communication Systems.....\$ 18.82	0.83
FORM WORKER.....\$ 12.13	0.00
GLAZIER.....\$ 16.55	3.13
HIGHWAY/PARKING LOT STRIPING: Operator (Striping Machine).....\$ 10.04	2.31
INSTALLER - SIDING (METAL/ALUMINUM/VINYL).....\$ 14.74	0.00
INSTALLER - SIGN.....\$ 15.61	0.00
INSULATOR - BATT.....\$ 13.00	0.00
IRONWORKER, REINFORCING.....\$ 14.02	0.00
LABORER: Common or General.....\$ 11.76	0.00
LABORER: Mason Tender - Brick...\$ 10.54	0.00
LABORER: Mason Tender - Cement/Concrete.....\$ 10.75	0.00
LABORER: Pipelayer.....\$ 13.00	0.35
LABORER: Plaster Tender.....\$ 12.22	0.00
LABORER: Roof Tearoff.....\$ 11.28	0.00
LABORER: Landscape and Irrigation.....\$ 12.50	0.48
LATHER.....\$ 16.00	0.00
OPERATOR: Backhoe/Excavator/Trackhoe.....\$ 12.83	0.00
OPERATOR: Bobcat/Skid	

Steer/Skid Loader.....	\$ 13.93	0.00
OPERATOR: Bulldozer.....	\$ 18.29	1.31
OPERATOR: Drill.....	\$ 15.69	0.50
OPERATOR: Forklift.....	\$ 13.21	0.81
OPERATOR: Grader/Blade.....	\$ 12.48	0.00
OPERATOR: Loader.....	\$ 13.46	0.85
OPERATOR: Mechanic.....	\$ 17.52	3.33
OPERATOR: Paver (Asphalt, Aggregate, and Concrete).....	\$ 18.44	0.00
OPERATOR: Roller.....	\$ 15.04	0.00
PAINTER (Brush, Roller and Spray), Excludes Drywall Finishing/Taping.....	\$ 13.21	2.33
PAINTER: Drywall Finishing/Taping Only.....	\$ 13.76	2.84
PIPEFITTER, Excludes HVAC Pipe Installation.....	\$ 22.98	6.35
PLASTERER.....	\$ 15.75	0.00
PLUMBER (HVAC Pipe Installation Only).....	\$ 22.16	5.46
PLUMBER, Excludes HVAC Pipe Installation.....	\$ 20.84	4.74
ROOFER.....	\$ 17.19	0.00
SHEET METAL WORKER (HVAC Duct Installation Only).....	\$ 20.88	5.19
SHEET METAL WORKER, Excludes HVAC Duct Installation.....	\$ 24.88	5.97

SPRINKLER FITTER (Fire Sprinklers).....	\$ 22.94	0.00
TILE FINISHER.....	\$ 11.22	0.00
TILE SETTER.....	\$ 14.25	0.00
TRUCK DRIVER: 1/Single Axle Truck.....	\$ 16.40	0.81
TRUCK DRIVER: Dump Truck.....	\$ 12.39	1.18
TRUCK DRIVER: Flatbed Truck.....	\$ 19.65	8.57
TRUCK DRIVER: Semi-Trailer Truck.....	\$ 12.50	0.00
TRUCK DRIVER: Water Truck.....	\$ 12.00	4.11

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WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at [www.dol.gov/whd/govcontracts](http://www.dol.gov/whd/govcontracts).

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after



award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

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The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of ""identifiers"" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

#### Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than ""SU"" or ""UAVG"" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

#### Survey Rate Identifiers

Classifications listed under the ""SU"" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates

the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

#### Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

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#### WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- \* an existing published wage determination
- \* a survey underlying a wage determination
- \* a Wage and Hour Division letter setting forth a position on a wage determination matter
- \* a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour

Regional Office for the area in which the survey was conducted because those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISION"

"General Decision Number: TX20190018 01/04/2019

Superseded General Decision Number: TX20180028

State: Texas

Construction Type: Heavy

Counties: Collin, Dallas, Denton, Ellis, Kaufman and Rockwall  
Counties in Texas.

Water and Sewer Lines/Utilities (Including Related Tunneling  
Where the Tunnel is 48" or Less in Diameter)

Note: Under Executive Order (EO) 13658, an hourly minimum wage of \$10.60 for calendar year 2019 applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2015. If this contract is covered by the EO, the contractor must pay all workers in any classification listed on this wage determination at least \$10.60 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in calendar year 2019. If this contract is covered by the EO and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must pay workers in that classification at least the wage rate determined through the conformance process set forth in 29 CFR 5.5(a)(1)(ii) (or the EO minimum wage rate, if it is higher than the conformed wage rate). The EO minimum wage rate will be adjusted annually. Please note that this EO applies to the above-mentioned types of contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but it does not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(2)-(60). Additional information on contractor requirements and worker protections under the EO is available at [www.dol.gov/whd/govcontracts](http://www.dol.gov/whd/govcontracts).



\* PLUM0100-002 11/01/2017

SUTX1991-004 09/23/1991

Laborers:

Pipelayer.....	\$ 7.828
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Power equipment operators:

TRUCK DRIVER.....	\$ 8.528
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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year.

Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at [www.dol.gov/whd/govcontracts](http://www.dol.gov/whd/govcontracts).

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

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The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of ""identifiers"" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

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A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than ""SU"" or ""UAVG"" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

#### Survey Rate Identifiers

Classifications listed under the "SU" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

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A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

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## WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- \* an existing published wage determination
- \* a survey underlying a wage determination
- \* a Wage and Hour Division letter setting forth a position on a wage determination matter
- \* a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour Regional Office for the area in which the survey was conducted because those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

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U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

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Administrative Review Board  
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200 Constitution Avenue, N.W.  
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISION

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