

Panther Creek Estates
Panther Creek Ventures, LTD.
 Frisco, Texas

Landscape Master Plan - Order of Magnitude Cost Estimate - "PID Enhancement"

TBG Project # D02140

14-Aug-02

revised -

Landscape / Irrigation

Eldorado Parkway Frontage - 3200 L.F.

Landscape - Assume 1.5 times required trees and shrubs plus entries

Frontage Item	Quantity	Unit	Unit Cost	Cost	Remarks
Large Canopy Tree #1	25	ea	\$500.00	\$ 12,500.00	3" cal.
Large Canopy Tree #2	25	ea	\$400.00	\$ 10,000.00	3" cal.
Ornamental Tree #1	15	ea	\$250.00	\$ 3,750.00	sub for canopy trees @ 3 to 1 ratio
Shrub	800	ea	\$15.00	\$ 12,000.00	3 gal. - 2400 lf * 5' wide - 36" o.c.
Landscape Subtotal - Frontage				\$ 38,250.00	

Whitesboro Entry Item	Quantity	Unit	Unit Cost	Cost	Remarks
Large Canopy Tree	16	ea	\$650.00	\$ 10,400.00	4" cal. - parkway trees for 2 blocks; 8 per block.
Ornamental Tree	16	ea	\$250.00	\$ 4,000.00	8 median trees for 2 medians
Meadow Grasses	7300	sf	\$0.15	\$ 1,095.00	prairie grasses with perennial overseeding
Shrub	210	ea	\$15.00	\$ 3,150.00	750 sf assume 24" o.c. - .28 plants/sf
Landscape Subtotal - Whitesboro Entry				\$ 18,645.00	

Granbury Entry Item	Quantity	Unit	Unit Cost	Cost	Remarks
Large Canopy Tree	8	ea	\$650.00	\$ 5,200.00	4" cal. - parkway trees for 2 blocks; 8 per block
Ornamental Tree	24	ea	\$250.00	\$ 6,000.00	8 median trees for 2 medians
Meadow Grasses	7500	sf	\$0.15	\$ 1,125.00	prairie grasses with perennial overseeding
Shrub	462	ea	\$15.00	\$ 6,930.00	1650 sf assume 24" o.c. - .28 plants/sf
Landscape Subtotal - Granbury Entry				\$ 19,255.00	

Irrigation / Miscellaneous

Item	Quantity	Unit	Unit Cost	Cost	Remarks
Irrigation - lawn	14800	sf	\$0.75	\$ 11,100.00	automatic, remotely controlled system
Irrigation - shrubs	14400	sf	\$1.50	\$ 21,600.00	automatic, remotely controlled system
Bed Prep - Shrubs	12800	sf	\$0.90	\$ 11,520.00	assume 16 sf per shrub; bed prep and mulch
Steel Edging	5472	lf	\$1.75	\$ 9,576.00	assume 6 lf per shrub @ frontage, 1 lf per shrub at entries
Irrigation / Miscellaneous Subtotal				\$ 53,796.00	
Eldorado Parkway Frontage Subtotal				\$ 129,946.00	

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Hillcrest Road Frontage - 1780 L.F.

Landscape - Assume 1.5 times required trees and shrubs plus entries

Item	Quantity	Unit	Unit Cost	Cost	Remarks
Large Canopy Tree #1	10	ea	\$500.00	\$ 5,000.00	3' cal.
Large Canopy Tree #2	10	ea	\$400.00	\$ 4,000.00	3' cal.
Ornamental Tree #1	10	ea	\$250.00	\$ 2,500.00	sub for canopy trees @ 3 to 1 ratio
Shrub	445	ea	\$15.00	\$ 6,675.00	3 gal. 1335 lf * 5' wide - 36" o.c.
Landscape Subtotal				\$ 18,175.00	

Hillsboro Entry Item	Quantity	Unit	Unit Cost	Cost	Remarks
Large Canopy Tree - Orchard	20	ea	\$650.00	\$ 13,000.00	4' cal. Pecan
Large Canopy Tree - Informal	10	ea	\$650.00	\$ 6,500.00	5' cal. Cedar elm
Ornamental Tree	45	ea	\$250.00	\$ 11,250.00	65 gal. Vitex
Informal Tree Masses /w understory	32000	sf	\$1.50	\$ 48,000.00	
Meadow Grasses	90000	sf	\$0.15	\$ 13,500.00	prairie grasses with perennial overseeding
Shrub - Falls/ Wash	630	ea	\$12.00	\$ 7,560.00	3500 sf @ 30" o.c. - .18 plants/ sf
Landscape Subtotal - Hillsboro Entry				\$ 99,810.00	

North Entry Item	Quantity	Unit	Unit Cost	Cost	Remarks
Meadow Grasses	1000	sf	\$0.60	\$ 600.00	prairie grasses with perennial overseeding
Landscape Subtotal - North Entry				\$ 600.00	

Irrigation / Miscellaneous

Item	Quantity	Unit	Unit Cost	Cost	Remarks
Irrigation - lawn	1000	sf	\$0.75	\$ 750.00	automatic, remotely controlled system
Irrigation - shrubs	15425	sf	\$1.50	\$ 23,137.50	automatic, remotely controlled system
Bed Prep - Shrubs	7120	sf	\$0.90	\$ 6,408.00	assume 16 sf per shrub; bed prep and mulch
Steel Edging	4308	lf	\$1.75	\$ 7,539.00	assume 6 lf per shrub @ frontage, 1 lf per shrub at entries
Irrigation / Miscellaneous Subtotal				\$ 37,834.50	
Hillcrest Road Frontage Subtotal				\$ 156,419.50	

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Panther Creek Parkway Frontage - 1050 L.F.

Landscape - Assume 1.5 times required trees and shrubs plus entry

Item	Quantity	Unit	Unit Cost	Cost	Remarks
Large Canopy Tree #1	8	ea	\$500.00	\$ 4,000.00	3" cal.
Large Canopy Tree #2	8	ea	\$400.00	\$ 3,200.00	3" cal.
Ornamental Tree #1	4	ea	\$250.00	\$ 1,000.00	sub for canopy trees @ 3 to 1 ratio
Shrub	313	ea	\$15.00	\$ 4,687.50	3 gal. 940 lf * 5' wide @ 36" o.c.
Landscape Subtotal				\$ 12,887.50	

Entry Item	Quantity	Unit	Unit Cost	Cost	Remarks
Large Canopy Tree	8	ea	\$500.00	\$ 4,000.00	4" cal. - parkway trees for 2 blocks; 8 per block
Ornamental Tree	24	ea	\$250.00	\$ 6,000.00	8 median trees for 2 medians
Meadow Grasses	7500	ea	\$0.15	\$ 1,125.00	prairie grasses with perennial overseeding
Shrub	462	ea	\$15.00	\$ 6,930.00	1650 sf, assume 24" o.c. - .28 plants/sf
Landscape Subtotal - Entry				\$ 18,055.00	

Irrigation / Miscellaneous

Item	Quantity	Unit	Unit Cost	Cost	Remarks
Irrigation - lawn	7500	sf	\$0.75	\$ 5,625.00	automatic, remotely controlled system
Irrigation - shrubs	6350	sf	\$1.50	\$ 9,525.00	automatic, remotely controlled system
Bed Prep - Shrubs	5000	sf	\$0.90	\$ 4,500.00	assume 16 sf per shrub; bed prep and mulch
Steel Edging	2340	lf	\$1.75	\$ 4,095.00	assume 6 lf per shrub @ frontage, 1 lf per shrub at entries
Irrigation / Miscellaneous Subtotal				\$ 23,745.00	
Panther Creek Parkway Frontage Subtotal				\$ 54,687.50	

North/South Collector - 500 L.F.

Landscape - Assume double required trees and shrubs

Item	Quantity	Unit	Unit Cost	Cost	Remarks
Large Canopy Tree #1	4	ea	\$500.00	\$ 2,000.00	3" cal.
Large Canopy Tree #2	4	ea	\$400.00	\$ 1,600.00	3" cal.
Shrub	125	ea	\$15.00	\$ 1,875.00	3 gal. 375 lf *5' wide - 36" o.c.
Landscape Subtotal				\$ 5,475.00	

Irrigation / Miscellaneous

Item	Quantity	Unit	Unit Cost	Cost	Remarks
Irrigation - shrubs	1875	sf	\$1.50	\$ 2,812.50	automatic, remotely controlled system
Bed Prep - Shrubs	2000	sf	\$0.90	\$ 1,800.00	assume 16 sf per shrub; bed prep and mulch
Steel Edging	750	lf	\$1.75	\$ 1,312.50	assume 6 lf per shrub
Irrigation / Miscellaneous Subtotal				\$ 5,925.00	
North / South Collector Frontage Subtotal				\$ 11,400.00	

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Eldorado Parkway / Preston Road Monumentation

Landscape

Item	Quantity	Unit	Unit Cost	Cost	Remarks
Shrub	230	ea	\$12.00	\$ 2,760.00	Assume 200 sf @12' o.c. - 1.15 plants /sf
Landscape Subtotal - Eldorado/Preston				\$ 2,760.00	
Landscape Subtotal				\$ 2,760.00	

Irrigation / Miscellaneous

Item	Quantity	Unit	Unit Cost	Cost	Remarks
Irrigation - shrubs	200	sf	\$1.50	\$ 300.00	automatic, remotely controlled system
Bed Prep - Shrubs	3680	sf	\$0.90	\$ 3,312.00	assume 16 sf per shrub; bed prep and mulch
Tap and meter	1	ls	\$8,000.00	\$ 8,000.00	assume 1" tap, meter, boring, easements, etc.
Steel Edging	230	lf	\$1.75	\$ 402.50	assume 1 lf per shrub
Irrigation / Miscellaneous Subtotal				\$ 12,014.50	
Eldorado / Preston Monumentation Subtotal				\$ 14,774.50	

Tertiary Monumentation

Landscape

Item	Quantity	Unit	Unit Cost	Cost	Remarks
Eldorado - West Terminus	1	ls	\$3,000.00	\$ 3,000.00	shrubs
Hillcrest - South Terminus	1	ls	\$3,000.00	\$ 3,000.00	shrubs
Panther Creek - West Corner	1	ls	\$3,000.00	\$ 3,000.00	shrubs
Panther Creek - East Corner	1	ls	\$3,000.00	\$ 3,000.00	shrubs, trees
Landscape Subtotal - Tertiary Features				\$ 12,000.00	

Irrigation / Miscellaneous

Item	Quantity	Unit	Unit Cost	Cost	Remarks
Irrigation	1	ls	\$6,000.00	\$ 6,000.00	assume 50% of total landscape cost
Bed Prep - Shrubs	2000	sf	\$0.90	\$ 1,800.00	assume 16 sf per 125 shrubs w/ mulch
Steel Edging	1250	lf	\$1.75	\$ 2,187.50	assume 1 lf per shrub
Irrigation / Miscellaneous Subtotal				\$ 9,987.50	
Tertiary Monumentation Subtotal				\$ 24,747.50	

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Gas Easement - 1100 L.F. - 50' wide

Landscape - 50' wide landscape area

Item	Quantity	Unit	Unit Cost	Cost	Remarks
Lawn	55000	sf	\$0.10	\$ 5,500.00	bermuda hydroseed
Landscape Subtotal				\$ 5,500.00	

Irrigation / Miscellaneous

Item	Quantity	Unit	Unit Cost	Cost	Remarks
Irrigation - Shrub, Lawn, Trees	55000	sf	\$0.50	\$ 27,500.00	automatic, remotely controlled system
Irrigation Sleeving	1	ls	\$1,000.00	\$ 1,000.00	
Topsoil	340	cy	\$1.50	\$ 509.26	2" cover over all frontage area
Water Meter and Tap	1	ea	\$2,000.00	\$ 2,000.00	
Irrigation / Miscellaneous Subtotal				\$ 31,009.26	
Gas Easement Subtotal				\$ 36,509.26	

PID enhancement Landscape/Irrigation Cost Total \$ 428,484.26

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Monuments / Walls / Fences

Main Entry Feature (Eldorado Parkway)

Hardscape Features

Item	Quantity	Unit	Unit Cost	Cost	Remarks
Shed Roof Structure	2	ea	\$25,000.00	\$ 50,000.00	
2'-6" Hl. Fieldstone Column base	4	ea	\$400.00	\$ 1,600.00	flag veneer
2'-6" Hl. Fieldstone Wall	70	lf	\$70.00	\$ 4,900.00	flag veneer
6'-0" Stone Wall at rear lots	300	lf	\$90.00	\$ 27,000.00	splitface base with flag veneer
Sign Element integral to wall	2	ea	\$2,000.00	\$ 4,000.00	powder coated steel, pin mounted on plate
Decomposed Granite	900	sf	\$6.50	\$ 5,850.00	4" depth
Lighting	1	ls	\$10,000.00	\$ 10,000.00	allowance
Hardscape Subtotal - Eldorado Main Entry				\$ 103,350.00	

Secondary Entry Feature (Eldorado Parkway)

Hardscape Features

Item	Quantity	Unit	Unit Cost	Cost	Remarks
2'-6" Hl. Fieldstone Wall	70	lf	\$70.00	\$ 4,900.00	flag veneer
6'-0" Stone Wall at rear lots	300	lf	\$90.00	\$ 27,000.00	splitface base with flag veneer
Sign Element integral to wall	2	ea	\$2,000.00	\$ 4,000.00	powder coated steel, pin mounted on plate
Lighting	1	ls	\$5,000.00	\$ 5,000.00	allowance
Hardscape Subtotal - Eldorado Secondary Feature				\$ 40,900.00	

Terminus (Eldorado Parkway)

Hardscape Features

Item	Quantity	Unit	Unit Cost	Cost	Remarks
2'-6" Hl. Fieldstone Wall	70	lf	\$70.00	\$ 4,900.00	
Sign / Logo Element integral to wall	1	ea	\$500.00	\$ 500.00	
Hardscape Subtotal - Eldorado Terminus				\$ 5,400.00	

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Main Entry Feature (Hillcrest)

Hardscape Features

Item	Quantity	Unit	Unit Cost	Cost	Remarks
Pole Barn	1	ea	\$35,000.00	\$ 35,000.00	
2'-6" Hl. Fieldstone Column base	4	ea	\$300.00	\$ 1,200.00	stone veneer
2'-6" Hl. Fieldstone Wall	160	lf	\$85.00	\$ 13,600.00	stone rubble fill wall
7' Hl. Stone Columns	3	ea	\$1,000.00	\$ 3,000.00	stone rubble fill column
Pedestrian headwall	270	lf	\$20.00	\$ 5,400.00	stone gravity wall - avg. 6' ht x 45 lf
Bridge Headwall	110	lf	\$35.00	\$ 3,850.00	stone veneer only
Bridge Railing	110	lf	\$57.00	\$ 6,270.00	City of Frisco standard or approved variation
Waterfall / Boulders	100	ton	\$280.00	\$ 28,000.00	on site boulders
Waterfall / pumping equipment	1	ls	\$35,000.00	\$ 35,000.00	
Pond Aeration	1	ls	\$10,000.00	\$ 10,000.00	
Pond/ Creek Excavation	1	ls	\$70,000.00	\$ 70,000.00	
Creek river rock / basket boulders	80	ton	\$325.00	\$ 26,000.00	
Wood split rail fence	800	lf	\$40.00	\$ 32,000.00	
Stand pipes and connection to storm	500	lf	\$100.00	\$ 50,000.00	18" RCP and tap into back of curb inlets
Hardscape Subtotal - Hillcrest Main Entry				\$ 319,320.00	

Secondary Feature (Hillcrest)

Hardscape Features

Item	Quantity	Unit	Unit Cost	Cost	Remarks
Monument / Column	1	ea	\$8,000.00	\$ 8,000.00	
Hardscape Subtotal - Hillcrest Secondary Feature				\$ 8,000.00	

Terminus (Hillcrest)

Hardscape Features

Item	Quantity	Unit	Unit Cost	Cost	Remarks
Monument / Column	1	ea	\$8,000.00	\$ 8,000.00	
Hardscape Subtotal - Hillcrest Terminus				\$ 8,000.00	



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Panther Creek Parkway Secondary Feature

Hardscape Features

Item	Quantity	Unit	Unit Cost	Cost	Remarks
2'-6" Ht. Fieldstone Wall	40	lf	\$70.00	\$ 2,800.00	
6'-0" Stone Wall at rear lots	220	lf	\$90.00	\$ 19,800.00	splitface base with flag veneer
Sign / Logo Element integral to wall	2	ea	\$500.00	\$ 1,000.00	powder coated steel, pin mounted on plate
Hardscape Subtotal - Panther Creek Secondary Feature				\$ 23,600.00	

Eldorado Parkway / Preston Road Monumentation

Hardscape Features

Item	Quantity	Unit	Unit Cost	Cost	Remarks
Signwall Element	1	ea	\$25,000.00	\$ 25,000.00	
Hardscape Subtotal - Eldorado/Preston				\$ 25,000.00	

PID enhancement Monuments / Walls/ Fences Cost Total \$ 533,570.00

Recreational Amenities

Item	Quantity	Unit	Unit Cost	Cost	Remarks
Pool Complex	1	ls	\$350,000.00	\$ 350,000.00	per Intermandeco Estimate dated 4/22/02
Shade Structure - South	1	ls	\$35,000.00	\$ 35,000.00	per Intermandeco Estimate dated 4/22/02
Shade Structure - North	1	ls	\$35,000.00	\$ 35,000.00	per Intermandeco Estimate dated 4/22/02
Play Equipment - North	1	ls	\$40,000.00	\$ 40,000.00	
Play Equipment - South	1	ls	\$40,000.00	\$ 40,000.00	
Game Court	1	ls	\$60,000.00	\$ 60,000.00	Approx 60'x100'
Recreation Facilities Subtotal -				\$ 560,000.00	
PID enhancement Recreational Amenities Cost Total				\$ 560,000.00	

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Open Space -per "Hillcrest Park Screening Estimates," obtained from Intermandeco dated 3/4/02)

Item	Quantity	Unit	Unit Cost	Cost	Remarks
1.85 Acres S of Hillsboro	80673	sf	\$0.00	\$ -	included in entry numbers
3.04 Acres E of Hillsboro park	132466	sf	\$0.60	\$ 79,479.58	
1.54 Acres E continuation of linear o.s.	66908	sf	\$0.75	\$ 50,181.12	
0.22 Acres Extreme E end of linear o.s.	9583	sf	\$2.00	\$ 19,166.40	
2.29 Acres Singular linear o.s.	99927	sf	\$0.50	\$ 49,963.32	
10.89 Acres N of Hillsboro to park/school	474325	sf	\$0.40	\$ 189,729.94	
2.30 Acres N of Hillsboro - ENTRY	100188	sf	\$0.00	\$ -	included in entry numbers
0.38 Acres W of gas easement	16727	sf	\$1.20	\$ 20,072.45	
Open Space Subtotal				\$ 408,592.80	
PID enhancement Open Space Cost Total				\$ 408,592.80	

Walks/ Trails

East/West Connection from City Park - 1100 L.F. @ 3.04 acre open space

Item	Quantity	Unit	Unit Cost	Cost	Remarks
Sidewalk	5500	sf	\$2.50	\$ 13,750.00	5' wide, 1100 lf
Connection Subtotal				\$ 13,750.00	

East/West Linear Open Space Continuation from City Park - 1100 L.F. @ 1.54 acre open space

Item	Quantity	Unit	Unit Cost	Cost	Remarks
Sidewalk	5500	sf	\$2.50	\$ 13,750.00	5' wide, 1100 lf
Continuation Subtotal				\$ 13,750.00	

East/West Linear Open Space Termination - 400 L.F. @ 0.22 acre open space

Item	Quantity	Unit	Unit Cost	Cost	Remarks
Sidewalk	2000	sf	\$2.50	\$ 5,000.00	5' wide, 400 lf
Termination Subtotal				\$ 5,000.00	

East/West Linear Open Space - North Section - 1000 L.F. @ 2.29 acre open space

Item	Quantity	Unit	Unit Cost	Cost	Remarks
Sidewalk	5000	sf	\$2.50	\$ 12,500.00	5' wide, 1000 lf
E/W Linear Subtotal				\$ 12,500.00	

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Multiple N/S Connections to H/B Trail - 1000 L.F.

Item	Quantity	Unit	Unit Cost	Cost	Remarks
Sidewalk	5000	sf	\$2.50	\$ 12,500.00	5' wide, 1000 lf
Connections Subtotal				\$ 12,500.00	
Walk / Trails Subtotal				\$ 57,500.00	
PID enhancement Walk / Trails Subtotal				\$ 57,500.00	
Totals					
PID enhancement Landscape/Irrigation Cost Total				\$ 428,484.26	
PID enhancement Monuments / Walls/ Fences Cost Total				\$ 533,570.00	
PID enhancement Recreational Amenities Cost Total				\$ 560,000.00	
PID enhancement Open Space Cost Total				\$ 408,592.80	
PID enhancement Walk / Trails Subtotal				\$ 57,500.00	
Grand Total				\$ 1,988,147.06	

Assuming Other PID Expenses as per Intermandeco
 "Panther Creek Estates PID Screening Estimate and Allocation"
 rec'd by TBG Partners on 04/22/02:

PID Improvement Expenses:

Open Space Purchase	\$ 332,450.00
Landscape Architecture	\$ 265,000.00
Construction Management	\$ 164,000.00
Surveying and Engineering	\$ 30,000.00
One Year Maintenance Contract	\$ 125,000.00
One Year Management Contract	\$ 25,000.00
City of Frisco Administration	\$ 31,000.00
Utilities (elec., water, sewer)	\$ 139,500.00

Total PID Funds **\$ 3,100,097.06**

**PANTHER CREEK ESTATES
Public Improvements District**

DEFINITIONS AND DESCRIPTION

PID FUNDS:

LANDSCAPE/IRRIGATION:

First Phase:

Eldorado Parkway: Stated estimated costs represent the installation of additional Landscape and Irrigation, over and above stated City requirements, to enhance the screening and landscape buffer along the estimated 3,200 l.f. of Eldorado Parkway frontage.

Hillcrest Road: Stated estimated costs represent the installation of additional Landscape and Irrigation, over and above stated City requirements, to enhance the screening and landscape buffer along the estimated 1,050 l.f. of Hillcrest Road frontage.

Final Phase:

Hillcrest Road: Stated estimated costs represent the installation of additional Landscape and Irrigation, over and above stated City requirements, to enhance the screening and landscape buffer along the estimated 900 l.f. of Hillcrest Road frontage.

Panther Creek Pkwy: Stated estimated costs represent the installation of additional Landscape and Irrigation, over and above stated City requirements, to enhance the screening and landscape buffer along the estimated 1,150 l.f. of Panther Creek Parkway frontage.

N/S Collector: Stated estimated costs represent the installation of additional Landscape and Irrigation, over and above stated City requirements, to enhance the screening and landscape buffer along the estimated 450 l.f. of the North/South Collector.

Gas Easement: Stated estimated costs represent the installation of additional Vegetation and Irrigation, over and above stated City requirements, to enhance the 50' wide gas easement along it's estimated 1,000 l.f. as it passes through the northern sector of the community.

MONUMENTS/WALLS/FENCES:

First Phase:

Main Entry Feature
(Eldorado Pkwy):

Stated estimated costs represent those costs to enhance the entry at Whitesboro with distinctive lighting and/or monument signage with respect to the Main Entry Feature on Eldorado Parkway.

Secondary Entry Feature
(Eldorado Pkwy):

Stated estimated costs represent those costs to enhance the entry at Granbury with distinctive lighting and/or monument signage with respect to the Secondary Entry Feature on Eldorado Parkway.

Terminus
(Eldorado Pkwy):

Stated estimated costs represent those costs to enhance the transition of residential to retail uses with distinctive lighting and/or monument signage with respect to the Terminus on Eldorado Parkway.

Main Entry Feature
(Hillcrest Road):

Stated estimated costs represent those costs to enhance the entry at Hillsboro with a distinctive lighting and/or monument signage, as well as a water feature, with respect to the Main Entry Feature on Hillcrest Road.

Terminus
(Hillcrest Road):

Stated estimated costs represent those costs to enhance the transition of residential to retail uses with distinctive lighting and/or monument signage with respect to the Terminus on Hillcrest Road.

Eldorado Pkwy/
Preston Monument:

Stated estimated costs represent those costs to enhance the median at Preston Road to add distinctive lighting and/or monument signage with respect to the Monument at Eldorado Parkway/Preston Road.

Final Phase:

Secondary Entry Feature
(Hillcrest Road):

Stated estimated costs represent those costs to enhance distinctive lighting and/or monument signage with respect to the Secondary Feature on Hillcrest Road.

Secondary Entry Feature

(Panther Creek Pkwy): Stated estimated costs represent those costs to enhance distinctive lighting and/or monument signage with respect to the Secondary Feature at the intersection of Panther Creek Parkway and the N/S collector.

RECREATIONAL AMENITIES:

First Phase:

- Pool Complex:** Stated estimated costs represent those costs to provide a swimming complex for the community.
- Shade Structures:** Stated estimated costs represent those costs to provide two separated shade structures in designated open spaces.
- Playground Equipment:** Stated estimated costs represent those costs to provide two separated Playground Equipment areas in designated open spaces.
- Game Court:** Stated estimated costs represent those costs to provide a roughly 60' x 100' Game Court with lighting in a designated open space.

OPEN SPACE TREATMENTS:

First Phase:

- 1.852 Acres:** Stated estimated costs represent those costs to improve this open space with some limited landscape and irrigation and/or capture the natural surroundings by taking measures to preserve it as a natural meadow. All work will be over and above City requirements with respect to Open Space Treatments on the 1.852 acres (80,673 s.f.) open space.
- 3.041 Acres:** Stated estimated costs represent those costs to improve this open space with some limited landscape and irrigation and/or capture the natural surroundings by taking measures to preserve it as a natural meadow. All work will be over and above City requirements with respect to Open Space Treatments on the 3.041 acres (132,466 s.f.) open space.
- 1.536 Acres:** Stated estimated costs represent those costs to improve this open space with some limited landscape and irrigation and/or capture the natural surroundings by taking measures to preserve it as a natural meadow. All work will be over and above City requirements with respect to Open Space Treatments on the 1.536 acres (66,908 s.f.) open space.

0.220 Acres: Stated estimated costs represent those costs to improve this open space with some limited landscape and irrigation and/or capture the natural surroundings by taking measures to preserve it as a natural meadow. All work will be over and above City requirements with respect to Open Space Treatments on the 0.220 acres (9,583 s.f.) open space.

13.189 Acres: Stated estimated costs represent those costs to improve this open space with some limited landscape and irrigation and/or capture the natural surroundings by taking measures to preserve it as a natural meadow. All work will be over and above City requirements with respect to Open Space Treatments on the 13.189 acres (574,513 s.f.) open space. This work may also include walking paths, pedestrian bridges or other improvements to maximize the space's use for the community.

Final Phase:

2.294 Acres: Stated estimated costs represent those costs to improve this open space with some limited landscape and irrigation and/or capture the natural surroundings by taking measures to preserve it as a natural meadow. All work will be over and above City requirements with respect to Open Space Treatments on the 2.294 acres (99,927 s.f.) open space.

0.384 Acres: Stated estimated costs represent those costs to improve this open space with some limited landscape and irrigation and/or capture the natural surroundings by taking measures to preserve it as a natural meadow. All work will be over and above City requirements with respect to Open Space Treatments on the 0.384 acres (16,727 s.f.) open space.

PID IMPROVEMENTS EXPENSES:

Open Space Purchase: Stated estimated costs represent those costs expended for the PID to purchase 6.649 acre of available open space from the developer as provided for in the Development Agreement.

Both Phases:

Landscape Architecture

(Incl. Structural): Stated estimated costs represent those costs expended to provide additional planning and Landscape Architecture covering PID improvements, including design, construction documents and structural requirements.

Construction Management:

Stated estimated costs represent those costs expended to administer the planning and construction and oversight of all PID improvements.

Surveying &
Engineering:

Stated estimated costs represent those costs expended to provide Civil Surveying & Engineering related to PID improvements.

Annual PID Expenses:

One Year Maint.

Contract: Stated estimated costs represent those costs to provide a one-year Maintenance Contract covering all PID improvements.

One Year Mgmt..

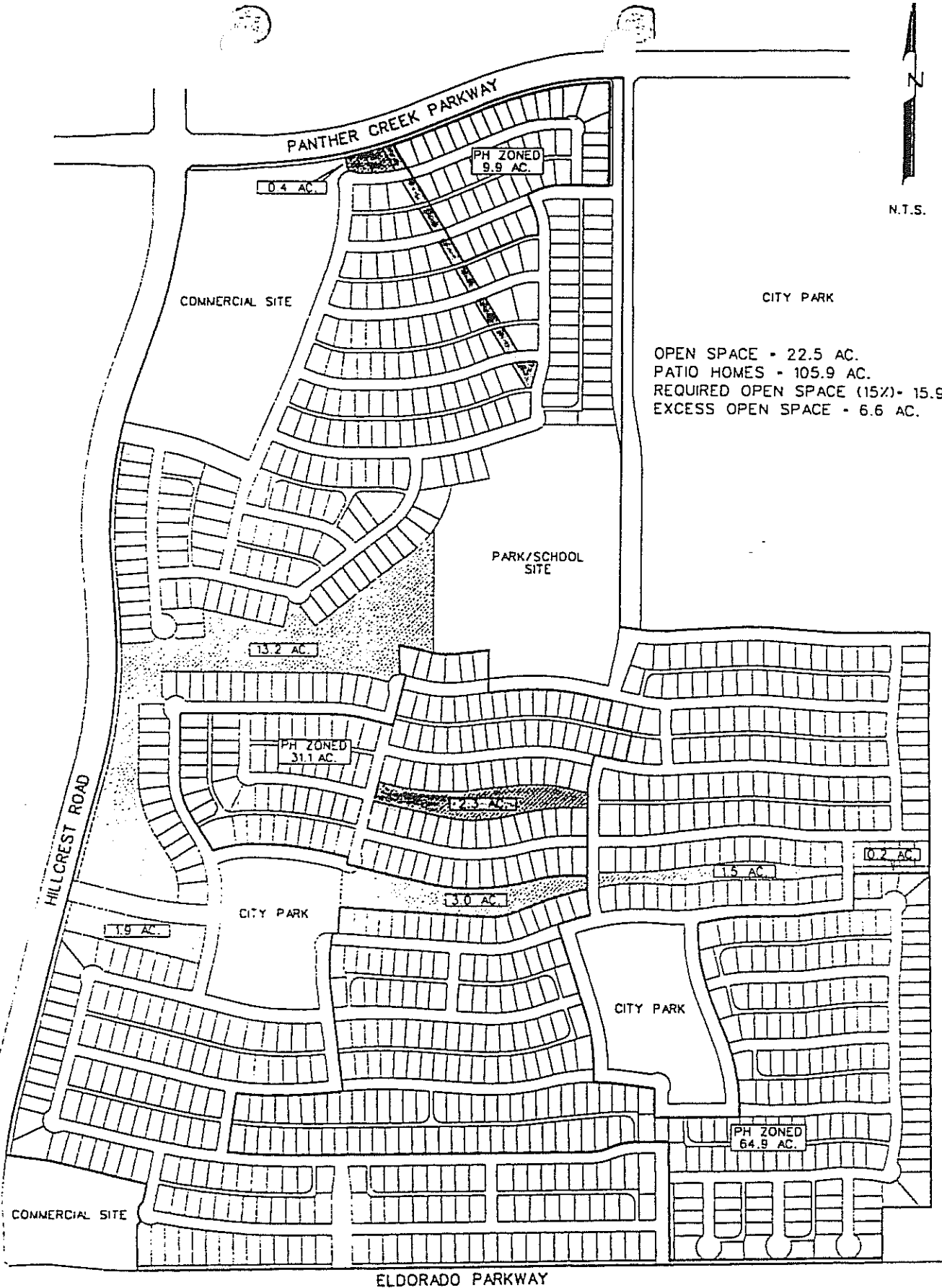
Contract: Stated estimated costs represent those costs to provide a one-year Management Contract covering all PID improvements.

City of Frisco

Administration: Stated estimated costs represent those costs incurred by the City of Frisco to administer the creation of the Public Improvement District (PID).

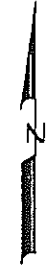
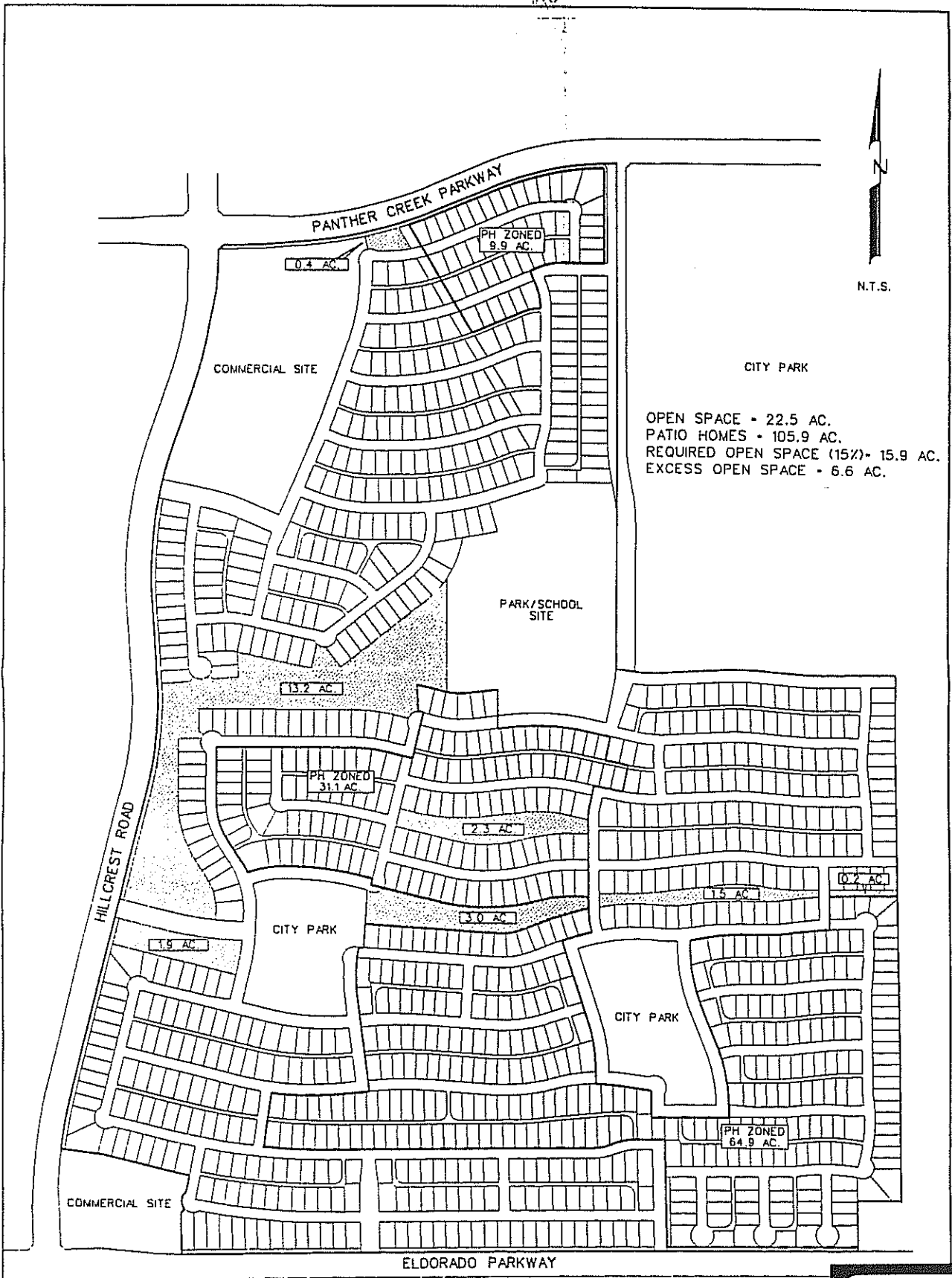
Utilities (Elec,

Water & Sewer): Stated estimated costs represent those costs to incurred by the PID for Utilities services covering electricity, telephone, water & sewer as related to PID improvements.



PID Improvements Phasing Plan

First Phase - YELLOW .. Final Phase - GREEN



N.T.S.

EXHIBIT "D"

EXHIBIT A

BEING A TRACT OF LAND SITUATED IN THE M.E.P. & P.P.R. CO. SURVEY, ABSTRACT NO. 645 AND THE P.W. HOBBS SURVEY, ABSTRACT NO. 407, IN THE CITY OF FRISCO, COLLIN COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO TIGER LILY PROPERTIES ASSOCIATES, L.P., RECORDED IN COUNTY CLERKS FILE NO. 98-0056947, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.). SAID 305.832 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET IN THE SOUTH LINE OF SAID TIGER LILY TRACT, BEING THE COMMON NORTH LINE OF THAT 13.934 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF FRISCO, RECORDED IN VOLUME 4768, PAGE 3524 D.R.C.C.T., BEING S 89°12'21" W, A DISTANCE OF 209.42 FEET FROM A POINT AT THE SOUTHEAST CORNER OF SAID TIGER LILY PROPERTIES TRACT, BEING THE COMMON NORTHEAST CORNER OF SAID 13.934 ACRE CITY OF FRISCO TRACT;

THENCE ALONG THE SOUTH LINE OF SAID TIGER LILY TRACT, BEING THE COMMON NORTH LINE OF SAID 13.934 ACRE CITY OF FRISCO TRACT THE FOLLOWING COURSES AND DISTANCES:

S 89°12'21" W, A DISTANCE OF 3190.55 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1940.00 FEET, A DELTA ANGLE OF 05°57'29", A LONG CHORD THAT BEARS N 87°48'54" W A DISTANCE OF 201.65 FEET, AN ARC DISTANCE OF 201.74 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2060.00 FEET, A DELTA ANGLE OF 01°01'56", A LONG CHORD THAT BEARS N 85°21'08" W A DISTANCE OF 37.11 FEET, AN ARC DISTANCE OF 37.11 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 84°07'30" W, A DISTANCE OF 150.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET IN THE NORTH RIGHT-OF-WAY LINE OF ELDORADO PARKWAY, RECORDED IN CABINET N, PAGE 353-354 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS (P.R.C.C.T.);

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2070.00, A DELTA ANGLE OF 04°58'16", A LONG CORD THAT BEARS S 87°29'33" W A DISTANCE OF 179.54 FEET, AN ARC DISTANCE OF 179.60 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET AT THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF SAID ELDORADO PARKWAY WITH THE EAST RIGHT-OF-WAY LINE OF HILLCREST ROAD, RECORDED IN CABINET N, PAGE 353-354 P.R.C.C.T.;

THENCE N 50°42'56" W, ALONG SAID CORNER CLIP, A DISTANCE OF 35.58 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET AT THE NORTH END OF SAID CORNER CLIP;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HILLCREST ROAD THE FOLLOWING COURSES AND DISTANCES:

N 00°47'39" W, A DISTANCE OF 124.92 FEET OT A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR A CORNER;

EXHIBIT "E"

N 03°03'22" W, A DISTANCE OF 150.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2380.00 FEET, A DELTA ANGLE OF 11°24'49", A LONG CHORD THAT BEARS N 08°16'04" E A DISTANCE OF 473.32 FEET, AN ARC DISTANCE OF 474.11 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 13°58'29" E, A DISTANCE OF 1426.22 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2060.00 FEET, A DELTA ANGLE OF 18°03'56", A LONG CHORD THAT BEARS N 04°56'31" E A DISTANCE OF 646.84 FEET, AN ARC DISTANCE OF 649.53 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 04°05'28" W, A DISTANCE OF 299.47 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1940.00 FEET, A DELTA ANGLE OF 22°56'01", A LONG CHORD THAT BEARS N 07°22'33" E A DISTANCE OF 771.34 FEET, AN ARC DISTANCE OF 776.52 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 18°50'33" E, A DISTANCE OF 268.95 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2060.00 FEET, A DELTA ANGLE OF 09°24'11", A LONG CHORD THAT BEARS N 14°08'28" E A DISTANCE OF 337.70 FEET, AN ARC DISTANCE OF 338.08 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 10°48'11" E, A DISTANCE OF 160.03 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2070.00 FEET, A DELTA ANGLE OF 05°00'21", A LONG CHORD THAT BEARS N 02°30'14" E A DISTANCE OF 180.80 FEET, AN ARC DISTANCE OF 180.85 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 00°00'03" E, A DISTANCE OF 7.61 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET AT THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID HILLCREST ROAD WITH THE SOUTH RIGHT-OF-WAY LINE OF PANTHER CREEK PARKWAY, RECORDED IN CABINET N, PAGE 353-354 P.R.C.C.T.;

THENCE N 44°45'58" E, ALONG SAID CORNER CLIP, A DISTANCE OF 35.50 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET AT THE NORTH END OF SAID CORNER CLIP;

THENCE N 89°31'53" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID PANTHER CREEK PARKWAY, A DISTANCE OF 175.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET IN THE SOUTH LINE OF THAT 9.391 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF FRISCO, RECORDED IN VOLUME 4768, PAGE 3524 D.R.C.C.T.;

THENCE ALONG THE SOUTH LINE OF SAID 9.391 ACRE CITY OF FRISCO TRACT THE FOLLOWING COURSES AND DISTANCES:

N 85°07'39" E, A DISTANCE OF 153.52 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2060.00 FEET, A DELTA ANGLE OF 20°13'51", A LONG CHORD THAT BEARS N 77°01'44" E A DISTANCE OF 723.60 FEET, AN ARC DISTANCE OF 727.38 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 66°54'48" E, A DISTANCE OF 271.09 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1440.00 FEET, A DELTA ANGLE OF 22°43'56", A LONG CHORD THAT BEARS N 78°16'46" E A DISTANCE OF 567.58 FEET, AN ARC DISTANCE OF 571.32 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 89°38'44" E, A DISTANCE OF 33.30 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET AT THE SOUTHEAST CORNER OF SAID 9.391 ACRE CITY OF FRISCO TRACT, IN THE EAST LINE OF SAID TIGER LILY PROPERTIES TRACT, BEING IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF FRISCO, RECORDED IN COUNTY CLERKS FILE NO. 98-0145750 D.R.C.C.T. AS DEFINED IN A BOUNDARY LINE AGREEMENT RECORDED IN COUNTY CLERKS FILE NO. 98-0139128 D.R.C.C.T.;

THENCE S 00°03'51" E, ALONG THE EAST LINE OF SAID TIGER LILY PROPERTIES TRACT AND SAID WEST LINE, A DISTANCE OF 3516.46 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR THE SOUTHWEST CORNER OF SAID CITY OF FRISCO TRACT;

THENCE N 89°15'09" E, ALONG THE SOUTH LINE OF SAID CITY OF FRISCO TRACT, BEING THE COMMON NORTH LINE OF SAID TIGER LILY PROPERTIES TRACT, A DISTANCE OF 1331.61 FEET TO A 5/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CITY OF FRISCO TRACT, BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID TIGER LILY PROPERTIES TRACT;

THENCE S 00°38'39" E, ALONG THE EAST LINE OF SAID TIGER LILY PROPERTIES TRACT, A DISTANCE OF 1441.45 FEET;

THENCE DEPARTING SAID EAST LINE, OVER AND ACROSS SAID TIGER LILY TRACT THE FOLLOWING COURSES AND DISTANCES:

S 89°21'50" W, A DISTANCE OF 209.39 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 00°38'10" E, A DISTANCE OF 240.28 FEET TO THE POINT OF BEGINNING, AND CONTAINING 310.225 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH THAT TRACT OF REAL PROPERTY DESCRIBED AS FOLLOWS:

BEING, a tract of land situated in the P.W. Hobbs Survey, Abstract No. 407, in the City of Frisco, Collin County, Texas, being part of a 108.659 acre tract, as described in Clerks File No.98-0145750, in the Deed Records of Collin County, Texas, being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found at the southeast corner of the 108.659 acre tract, being the most easterly northeast corner of a tract of land described in a Deed to Tiger Lily Properties Associates, L.P., as recorded in Clerks File No.98-0056947, in said Deed Records;

THENCE, South 89°15'09" West, with the south line of the 108.659 acre tract for a distance of 1331.61 feet to a 5/8 inch iron rod found at the southwest corner of the 108.659 acre tract, same being an interior ell corner in the east line of said Tiger Lily Tract;

THENCE, North 00°03'51" West, with the west line of the 108.659 acre tract and the east line of said Tiger Lily Tract for a distance of 1077.22 feet to a inch iron rod set;

THENCE, South 83°00'40" East, departing said west and east line for a distance of 100.40 feet to a inch iron rod set at the point of curvature of a curve to the left, having a radius of 600.00 feet, a central angle of 10°28'36", and a tangent of 55.01 feet;

THENCE, along said curve to the left for an arc distance of 109.71 feet (Chord Bearing South 88°14'58" East 109.56 feet), to a inch iron rod set at the point of tangency;

THENCE, North 86°30'44" East, for a distance of 262.97 feet to a inch iron rod set at the point of curvature of a curve to the right, having a radius of 1581.00 feet, a central angle of 08°01'16", and a tangent of 110.85 feet;

THENCE, along said curve to the right for an arc distance of 221.33 feet (Chord Bearing South 89°28'39" East 221.15 feet), to a inch iron rod set at the point of tangency;

THENCE, South 85°28'01" East, for a distance of 182.68 feet to a inch iron rod set at the point of curvature of a curve to the left, having a radius of 944.00 feet, a central angle of 05°29'58", and a tangent of 45.34 feet;

THENCE, along said curve to the left for an arc distance of 90.61 feet (Chord Bearing South 88°13'00" East 90.57 feet), to a inch iron rod set at the point of tangency;

THENCE, North 89°02'01" East, for a distance of 360.86 feet to a inch iron rod set in the east line of said 108.659 acre tract;

THENCE, South 00°21'26" East, with the east line of the 108.659 acre tract for a distance of 1047.08 feet to the POINT OF BEGINNING and containing 32.304 acres of land.

NOTWITHSTANDING THE FOREGOING DESCRIPTION, THE "PROPERTY" TO BE CONVEYED HEREUNDER IS EXCLUSIVE OF AND LESS, SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEING, a tract of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract No. 645 in the City of Frisco, Collin County, Texas, being part of tract of land described in a Deed to Tiger Lily Properties Associates, L.P., as recorded in Clerks File No. 98-0056947, in the Deed Records of Collin County, Texas, being more particularly described as follows:

COMMENCING, at the southwest corner of a 108.659 acre tract, as described in Clerks File No. 98-0145750, in said Deed Records, also being an interior ell corner in the east line of said Tiger Lily Properties Tract;

THENCE, North 00°03'51" West, with the west line of the 108.659 acre tract and an east line of said Tiger Lily Properties Tract, for a distance of 838.00 feet to a ½ inch iron rod set at the POINT OF BEGINNING;

THENCE, North 78°03'33" West, departing said west and east line for a distance of 138.81 feet to a ½ inch iron rod set at the point of curvature of a curve to the left, having a radius of 1135.00 feet, a central angle of 18°39'18", and a tangent of 186.42 feet;

THENCE, along said curve to the left for an arc distance of 369.55 feet (Chord Bearing North 87°23'13" West – 367.92 feet), to a ½ inch iron rod set at the point of tangency;

THENCE, South 83°17'08" West, for a distance of 61.94 feet to a ½ inch iron rod set;

THENCE, North 00°03'51" West, for a distance of 125.85 feet to a ½ inch iron rod set;

THENCE, South 83°17'08" West, for a distance of 138.62 feet to a ½ inch iron rod set at the point of curvature of a curve to the right, having a radius of 340.00 feet, a central angle of 17°08'48", and a tangent of 51.26 feet;

THENCE, along said curve to the right for an arc distance of 101.75 feet (Chord Bearing North 88°08'28" West – 101.37 feet), to a ½ inch iron rod set;

THENCE, North 00°03'51" West, for a distance of 540.73 feet to a ½ inch iron rod set on a non-tangent curve to the left, having a radius of 455.00 feet, a central angle of 25°44'34", and a tangent of 103.97 feet;

THENCE, along said curve to the left for an arc distance of 204.43 feet (Chord Bearing North 20°49'14" East – 202.71 feet), to a ½ inch iron rod set;

THENCE, North 79°49'14" East, for a distance of 169.37 feet to a ½ inch iron rod set;

THENCE, North 00°03'51" West, for a distance of 147.34 feet to a ½ inch iron rod set on a curve to the left, having a radius of 1435.00 feet, a central angle of 00°14'15", and a tangent of 2.97 feet;

THENCE, along said curve to the left for an arc distance of 5.95 feet (Chord Bearing North 71°40'20" East – 5.95 feet), to a ½ inch iron rod set at the point of tangency;

THENCE, North 71°33'12" East, for a distance of 202.96 feet to a ½ inch iron rod set at the point of curvature of a curve to the left, having a radius of 55.00 feet, a central angle of 39°48'15", and a tangent of 19.91 feet;

THENCE, along said curve to the left for an arc distance of 38.21 feet (Chord Bearing North 51°39'05" East – 37.45 feet), to a ½ inch iron rod set;

THENCE, North 89°56'09" East, for a distance of 314.22 feet to a ½ inch iron rod set;

THENCE, South 10°00'07" East, for a distance of 67.31 feet to a ½ inch iron rod set at the point of curvature of a curve to the right, having a radius of 755.00 feet, a central angle of 09°56'16", and a tangent of 65.64 feet;

THENCE, along said curve to the right for an arc distance of 130.95 feet (Chord Bearing South 05°01'59" East – 130.79 feet), to a ½ inch iron rod set in the east line of said Tiger Lily Tract, same being the west line of said 108.659 acre tract;

THENCE, South 00°03'51" East, with said east and west line for a distance of 951.76 feet to the POINT OF BEGINNING and containing 17.947 acres of land.

AND LESS, SAVE, AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEING, a tract of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract No. 645 in the City of Frisco, Collin County, Texas, being part of tract of land described in a Deed to Tiger Lily Properties Associates, L.P., as recorded in Clerks File No. 98-0056947, in the Deed Records of Collin County, Texas, being more particularly described as follows:

COMMENCING, at a 5/8 inch iron rod found at the southwest corner of Lot 1, Block A, of AT&T Addition, an addition to the City of Frisco, as described in Cabinet K, Page 641, in the Plat Records of Collin County, Texas, also being the northeast corner of a 13.934 acre tract, as described in Volume 4768, Page 3524, in said Deed Records;

THENCE, South 89°12'21" West, with the north line of the 13.934 acre tract for a distance of 2621.49 feet;

THENCE, North 00°47'39" West, departing said north line for a distance of 1129.01 feet to a ½ inch iron rod set at the POINT OF BEGINNING being on a curve to the right, having a radius of 1170.00 feet, a central angle of 18°45'49", and a tangent of 193.31 feet;

THENCE, along said curve to the right for an arc distance of 383.16 feet (Chord Bearing North 85°24'26" West – 381.45 feet), to a ½ inch iron rod set at the point of tangency;

THENCE, North 76°01'31" West, for a distance of 122.11 feet, to a ½ inch iron rod set;

THENCE, North 13°58'29" East, for a distance of 161.41 feet, to a ½ inch iron rod set at the point of curvature of a curve to the left, having a radius of 830.00 feet, a central angle of 10°49'55", and a tangent of 78.69 feet;

THENCE, along said curve to the left for an arc distance of 156.91 feet (Chord Bearing North 08°33'32" East – 156.68 feet), to a ½ inch iron rod set at the point of tangency;

THENCE, North 03°08'34" East, for a distance of 121.79 feet, to a ½ inch iron rod set at the point of curvature of a curve to the left, having a radius of 375.00, a central angle of 20°29'53", and a tangent of 67.80 feet;

THENCE, along said curve to the left for an arc distance of 134.16 feet (Chord Bearing North 07°06'22" West – 133.44 feet), to a ½ inch iron rod set;

THENCE, North 70°36'11" East, for a distance of 3.39 feet, to a ½ inch iron rod set at the point of curvature of a curve to the right, having a radius of 470.00 feet, a central angle of 19°41'24", and a tangent of 81.56 feet;

THENCE, along said curve to the right for an arc distance of 161.52 feet (Chord Bearing North 80°26'53" East – 160.72 feet), to a ½ inch iron rod set at the point of a compound curve to the right, having a radius of 1470.00 feet, a central angle of 14°56'44", and a tangent of 192.82 feet;

THENCE, along said curve to the right for an arc distance of 383.45 feet (Chord Bearing South 82°14'03" East – 382.36 feet), to a ½ inch iron rod set on a non-tangent curve to the left, having a radius of 55.00 feet, a central angle of 04°14'44", and a tangent of 2.04 feet;

THENCE, along said curve to the left for an arc distance of 4.08 feet (Chord Bearing South 51°49'17" East – 4.07 feet), to a ½ inch iron rod set;

THENCE, South 03°41'38" West, for a distance of 275.72 feet, to a ½ inch iron rod set;

THENCE, North 86°18'22" West, for a distance of 42.96 feet, to a ½ inch iron rod set at the point of curvature of a curve to the left, having a radius of 55.00 feet, a central angle of 123°29'23", and a tangent of 102.34 feet;

THENCE, along said curve to the left for an arc distance of 118.54 feet (Chord Bearing South 31°56'57" West – 96.89 feet), to a ½ inch iron rod set on a non-tangent curve to the left, having a radius of 830.00 feet, a central angle of 11°23'39", and a tangent of 82.80 feet;

THENCE, along said curve to the left for an arc distance of 165.06 feet (Chord Bearing South 01°30'09" East – 164.78 feet), to a ½ inch iron rod set at the point of tangency;

THENCE, South 07°11'59" East, for a distance of 80.56 feet, to the POINT OF BEGINNING and containing 7.041 acres of land.

AND FINALLY LESS, SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEING, a tract of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract No. 645 and the P.W. Hobbs Survey, Abstract No. 407, in the City of Frisco, Collin County, Texas, being part of tract of land described in a Deed to Tiger Lily Properties Associates, L.P., as recorded in Clerks File No. 98-0056947, in the Deed Records of Collin County, Texas, being more particularly described as follows:

COMMENCING, at a 5/8 inch iron rod found at the southwest corner of Lot 1, Block A, of AT&T Addition, an addition to the City of Frisco, as described in Cabinet K, Page 641, in the Plat Records of Collin County, Texas, also being the northeast corner of a 13.934 acre tract, as described in Volume 4768, Page 3524, in said Deed Records;

THENCE, South 89°12'21" West, with the north line of the 13.934 acre tract for a distance of 875.47 feet;

THENCE, North 00°47'39" West, departing said north line for a distance of 702.69 feet to a ½ inch iron rod set at the POINT OF BEGINNING;

THENCE, South 89°12'21" West, for a distance of 245.64 feet, to a ½ inch iron rod set;

THENCE, North 00°47'39" West, for a distance of 49.81 feet, to a ½ inch iron rod set on a non-tangent curve to the left, having a radius of 55.00 feet, a central angle of 159°34'17";

THENCE, along said curve to the left for an arc distance of 146.46 feet (Chord Bearing North 41°58'59" West – 106.86 feet), to a ½ inch iron rod set;

THENCE, North 83°10'19" West, for a distance of 122.96 feet, to a ½ inch iron rod set at the point of curvature a curve to the left, having a radius of 830.00 feet, a central angle of 04°44'47", and a tangent of 34.40 feet;

THENCE, along said curve to the left for an arc distance of 68.76 feet (Chord Bearing North 85°32'43" West – 68.74 feet), to a ½ inch iron rod set on a non-tangent curve to the left, having a radius of 830.00 feet, a central angle of 17°47'00", and a tangent of 257.61 feet;

THENCE, along said curve to the left for an arc distance of 257.61 feet (Chord Bearing North 08°40'29" West – 256.58 feet), to a ½ inch iron rod set at the point of tangency;

THENCE, North 17°34'00" West, for a distance of 345.40 feet, to a ½ inch iron rod set;

THENCE, North 72°26'00" East, for a distance of 22.53 feet, to a ½ inch iron rod set at the point of curvature of a curve to the right, having a radius of 900.00 feet, a central angle of 22°47'39", and a tangent of 181.42 feet;

THENCE, along said curve to the right for an arc distance of 358.05 feet (Chord Bearing North 83°49'50" East – 355.69 feet), to a ½ inch iron rod set at the point of a reverse curve to the left, having a radius of 700.00 feet, a central angle of 07°50'06", and a tangent of 47.94 feet;

THENCE, along said curve to the left for an arc distance of 95.72 feet (Chord Bearing South 88°41'23" East – 95.65 feet), to a ½ inch iron rod set;

THENCE, South 00°08'53" East, for a distance of 32.77 feet, to a ½ inch iron rod set at the point of curvature of a curve to the left, having a radius of 830.00 feet, a central angle of 21°29'25", and a tangent of 157.51 feet;

THENCE, along said curve to the left for an arc distance of 311.31 feet (Chord Bearing South 10°53'35" East – 309.49 feet), to a ½ inch iron rod set at the point of tangency;

THENCE, South 21°38'18" East, for a distance of 184.58 feet, to a ½ inch iron rod set at the point of curvature of a curve to the right, having a radius of 770.00 feet, a central angle of 20°06'13", and a tangent of 136.49 feet;

THENCE, along said curve to the right for an arc distance of 270.17 feet (Chord Bearing South 11°35'12" East – 268.79 feet), to the POINT OF BEGINNING and containing 7.317 acres of land.