

SECOND AMENDEMENT TO OWNER REIMBURSEMENT AGREEMENT

THIS SECOND AMENDEMENT TO OWNER REIMBURSEMENT AGREEMENT (this "Second Amendment") is made, entered into and effective as of _____ day of _____, 2020, by and among CITY OF FORNEY (the "City"), TEXAS, REINVESTMENT ZONE NUMBER ONE, CITY OF FORNEY (the "Zone"), and MEADOW RIDGE FARM, LP, a Texas limited partnership, (the "Owner").

RECITALS

WHEREAS, the TIRZ, the City and the Owner have previously entered into that certain Owner Reimbursement Agreement, effective as of December 17, 2010 (the "Original Agreement"), as amended by that certain First Amendment to the Owner Reimbursement Agreement effective as September 3, 2019 (the "First Amendment and together with Original Agreement and this Second Amendment, the "Agreement"), with respect to the development within the boundaries of the TIRZ.

WHEREAS, due to certain changes in circumstances, the parties wish to amend the Agreement as described herein.

NOW, therefore, in consideration of the mutual promises and covenants herein contained and other good and valuable consideration, the City, the Zone and the Owner hereby amend the Original Agreement and First Amendment as hereafter set forth, to wit:

Section 1: Exhibit A to the Original Agreement and First Amendment is hereby deleted and replaced in its entirety with Exhibit A, attached hereto.

Section 2: Exhibit F, Projects and Estimated Costs, to the First Amendment is hereby deleted and replaced in its entirety with Exhibit F, attached hereto.

Section 3: Except otherwise specifically provided herein, the terms and provisions of the Original Agreement and First Amendment shall remain in effect.

[Execution Pages Follow]

IN WITNESS WHEREOF, the Parties hereto have caused this instrument to be duly executed.

**REINVESTMENT ZONE NUMBER ONE,
CITY OF FORNEY**

By: _____

Name: _____

Title: _____

IN WITNESS WHEREOF, the Parties hereto have caused this instrument to be duly executed.

CITY OF FORNEY, TEXAS

By: _____

Name: _____

Title: _____

IN WITNESS WHEREOF, the Parties hereto have caused this instrument to be duly executed.

MEADOW RIDGE FARM, LP, a Texas limited partnership

By: _____

Name: _____

Title: _____

EXHIBIT A
REINVESTMENT ZONE NUMBER ONE, CITY OF FORNEY
Legal Description

TRACT I:

BEING a tract of land situated in the Heirs of Samuel Smith Survey, Abstract No. 450, Kaufman County, Texas, and being all of a called 166.0-acre tract of land conveyed to Ruth Virginia Ferguson Drewery as evidenced in a Deed recorded in Volume 559 at Page 792 of the Deed Records of Kaufman County, Texas (D.R.K.C.T.), and being more particularly described by metes and bounds as follows (bearings based upon the Northwest line of a tract of land conveyed to S.H. Boren as evidenced in a Deed recorded in Volume 170 at Page 336 D.R.K.C.T., said bearing being North 45 degrees 30 minutes East);

BEGINNING at a railroad spike found for the occupied East corner of said 166.0-acre tract and the South corner of a called 62.5-acre tract of land conveyed to W.O. Reeder and wife, Evelyn Reeder as evidenced in a Deed recorded in Volume 326 at Page 544 D.R.K.C.T., same being in the "T" intersection of County Road No. 219 (no record found) with Reeder Lane (no record found);

THENCE South 45 degrees 24 minutes 20 seconds West, (called South 45 degrees West), along the Southeast line of said 166.0-acre tract and the approximate centerline of said county Road No. 219, a distance of 1269.60 feet (called 1280 feet) to a 5/8-inch iron rod found for the East corner of a called 77.304-acre tract of land conveyed to Glenn "Red" Whaley as evidenced in a Deed recorded in Volume 1437 at Page 123 D.R.K.C.T.;

THENCE North 44 degrees 12 minutes 22 seconds West (called North 45 degrees West), departing said County Road No. 219, along the occupied Southwesterly line of said 166.0-acre tract and along the Northeast line of said 77.304-acre tract and along the remains of a barbed wire fence, passing at a distance of 17.0 feet, a found 1/2-inch iron rod and continuing for a total distance of 2562.96 feet (called 2564 feet) to a 1-inch iron pipe found for the North corner of said 77.304-acre tract, same being an inner ell corner of said 166.0-acre tract;

THENCE South 45 degrees 53 minutes 05 seconds West (called South 45 degrees West), along the Northwest line of said 77.304-acre tract and the occupied Southwesterly line of said 166.0-acre tract and along the remains of a barbed wire fence, a distance of 1305.90 feet (called 1308 feet) to a 5/8-inch iron rod found for the West corner of 77.304-acre tract, same being a South corner of said 166.0-acre tract;

THENCE North 44 degrees 04 minutes 02 seconds West (called North 45 degrees West), along the Southwesterly line of said 166.0-acre tract, a distance of 1404.79 feet (called 1405.5 feet) to the South corner of a called 1.000-acre tract of land conveyed to IGC ACQ Company-Gas TEC, as evidenced in a Deed recorded in Volume 939 at Page 630 D.R.K.C.T., from said corner, a found 3/8-inch iron rod for the West corner of said 1.000-acre tract bears North 44 degrees 04 minutes 02 seconds West, 208.71 feet;

THENCE North 45 degrees 44 minutes 14 seconds East (called North 45 degrees 08 minutes 30 seconds East), along the Northwesterly line of said 166.0-acre tract and the Southeast line of said 1.000-acre tract, a distance of 208.71 feet (called 208 feet) to the East corner of said 1.000-acre tract;

THENCE North 44 degrees 07 minutes 37 seconds West (called North 45 degrees West), along the Northeast line of said 1.000-acre tract and the Northwesterly line of said 166.0-acre tract, a distance of 208.71 feet (called 208 feet) to the North corner of said 1.000-acre tract, same being the most Westerly, West corner of said 166.0-acre tract, said corner also being on the Southeast right-of-way line of F.M. Road

548 (no record found), from said corner, a found 3/8-inch iron rod for the West corner of said 1.000-acre tract, bears south 45 degrees 45 minutes 41 seconds West, 208.71 feet;

THENCE North 45 degrees 45 minutes 41 seconds East (called North 45 degrees 08 minutes 30 seconds East), along the occupied Northwest line of said 166.0-acre tract and the Southeast right-of-way line of said F.M. Road 548, a distance of 1964.30 feet (called 1962 feet) to the most Westerly North corner of said 166.0-acre tract, from said corner, a found 3/4-inch iron pipe bears North 16 degrees 05 minutes East, 3.5 feet;

THENCE south 43 degrees 56 minutes 31 seconds East (called South 45 degrees East), departing the Southeast line of said F.M. Road 548, a distance of 418.00 feet to a corner;

THENCE North 45 degrees 45 minutes 41 seconds East (called North 45 degrees 08 minutes 30 seconds East), passing at a distance of 398.00 feet, a found 1/2-inch iron rod and continuing for a total distance of 418.00 feet to the most Northerly, North corner of said 166.0-acre tract, said corner being in aforesaid Reeder Lane;

THENCE South 43 degrees 56 minutes 31 seconds East (called South 45 degrees East), along the occupied Northeast line of said 166.0-acre tract and generally along Reeder Lane, a distance of 3753.52 feet (called 3753 feet), to the POINT OF BEGINNING and containing 165.948 acres of land.

TRACT 2:

BEING a tract of land situated in the Heirs of Samuel Smith Survey, Abstract No. 450, Kaufman County, Texas, and being all of a called 77.304-acre tract of land conveyed to Glenn "Red" Whaley as evidenced in a Deed recorded in Volume 1437 at Page 123 of the Deed Records of Kaufman County, Texas (D.R.K.C.T.), and being more particularly described by metes and bounds as follows (bearings based upon the Northwest line of a tract of land conveyed to S.H. Boren as evidenced in a Deed recorded in Volume 170 at Page 336 D.R.K.C.T., said bearing being North 45 degrees 30 minutes East);

BEGINNING at a 5/8-inch iron rod found for the occupied East corner of said 77.304-acre tract and the occupied East corner of a called 166.0-acre tract of land conveyed to Ruth Virginia Ferguson Drewery as evidenced in a Deed recorded in Volume 559 at Page 792 D.R.K.C.T., same being in County Road No. 219 (no record found);

THENCE South 45 degrees 31 minutes 55 seconds West, (called South 44 degrees 40 minutes 22 seconds West), along the Southeast line of said 77.304-acre tract and the approximate centerline of said County Road No. 219, a distance of 1315.25 feet to the south corner of a said 77.304-acre tract, from said corner a found 1/2-inch iron rod bears North 21 degrees 04 minutes West, 18.5 feet;

THENCE North 44 degrees 11 minutes 12 seconds West (called North 45 degrees 02 minutes 21 seconds West), departing said county Road No. 219; along the occupied Southwesterly line of said 77.304-acre tract, a distance of 488.06 feet (called 488.15 feet) to a 5/8-inch iron pipe found for a corner of said 77.304-acre tract;

THENCE North 43 degrees 57 minutes 13 seconds West (called North 44 degrees 47 minutes 11 seconds West), continuing along the occupied Southwesterly line of said 77.304-acre tract, a distance of 2083.01 feet (called 2083.26 feet) to a found 5/8-inch iron rod found for the West corner of said 77.304-acre tract, same being the occupied South corner of said 166.0-acre tract;

THENCE North 45 degrees 53 minutes 05 seconds East (called North 45 degrees 00 minutes 19 seconds East), along the Northwest line of said 77.304-acre tract, the Southwesterly line of said 166.0-acre tract and generally along the remains of a barbed wire fence, a distance of 1305.90 feet (called 1306.04 feet) to a 1-inch iron pipe found for the North corner of said 77.304-acre tract;

THENCE South 44 degrees 12 minutes 22 seconds East (called South 45 degrees 02 minutes 21 seconds East), along the Northeast line of said 77.304-acre tract, the Southwesterly line of said 166.0-acre tract and generally along the remains of a barbed wire fence, passing a distance of 2546 feet, a found 1/2-inch iron rod, continuing for a total distance of 2562.96 feet (called 2563.76 feet) to the POINT OP BEGINNING and containing 77.279 acres of land.

TRACT 3:

BEING a tract of land situated in the Samuel Smith, Heirs Survey, Abstract No. 450, Kaufman County, Texas, and being all of a tract (I) as described in deed from Mrs. Nonie B. Mahoney, and Joseph P. Mahoney to S.H. Boren filed November 8, 1919, recorded in Volume 170, Page 336, Deed Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for corner, said iron rod being at the intersection of the Northeast line of County Road No. 217, and the Southeast line of Reeder Road;

THENCE North 48 degrees 00 minutes 00 seconds East, along the Southeast line of said Reeder Road a distance of 700.00 feet to a 5/8 inch iron rod set for corner;

THENCE North 45 degrees 30 minutes 00 seconds East, continuing along the Southeast line of said Reeder Road a distance of 3862.00 feet to a 5/8 inch iron rod set for corner, said iron rod being the most Westerly corner of a tract of land described in deed to Albite of Texas, Inc. recorded in Volume 1310, Page 0439 of said Deed Records;

THENCE South 45 degrees 00 minutes 00 seconds East, departing said Reeder Road, and along a Southeasterly line of said Albite tract and along or near a fence a distance of 5902.68 feet to a 1 inch iron pipe found for corner, said iron pipe being a Southeasterly corner of said Albite tract, and the most Westerly corner of a tract of land described in deed to Lemman Development, Ltd. recorded in Volume 1323, page 0281 of said Deed Records;

THENCE North 45 degrees 16 minutes 03 seconds East, along said Lemman tract and along or near a fence a distance 1442.08 feet to a square iron found for corner, said square iron being in the Southwest line of the J. Heath Survey, Abstract No. 227, of Kaufman County, Texas;

THENCE South 44 degrees 43 minutes 45 seconds East, along a Southwesterly line of said Lemman tract and along the Southwest line of said J. Heath survey a distance of 1738.64 feet to a 5/8 inch iron rod set for corner, said iron rod being a Southwesterly corner of said Lemman tract, and also being in the Northerly right-of-way line of U.S. Highway 80 (300 foot ROW);

THENCE North 87 degrees 59 minutes 53 seconds West, departing said Lemman tract and Southwest line of said J. Heath Survey, and along the Northerly right-of-way line of said U.S. Highway 80, a distance of 8798.50 feet to an iron rod set for corner, said iron rod also being in the Northeasterly line of aforementioned County Road No. 217, from which a 1/2 inch iron rod bears North 09 degrees 20 minutes 57 seconds East a distance of 2.30 feet;

THENCE North 44 degrees 45 minutes 00 seconds West, departing said Northerly right-of-way line of U.S. Highway 80, and along the Northeasterly line of aforementioned County Road No. 217 a distance of 1283.37 feet to the Point of Beginning and containing 18,221,720 square feet or 418.3131 acres of land.

TRACT 4:

Being all of that certain lot, tract or parcel of land located in the SAM SMITH SURVEY, ABSTRACT NO. 450, Kaufman County, Texas and being part of a called 532.038 acre tract of land, said parcel described in Deed from Southwest Land Management Company, Trustee to Kaufman Highway 80-316, Joint Venture recorded in Volume 1003, Page 966 of the Real Property Records of Kaufman County, Texas, said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a "X" found in concrete at the western most corner of the said 532.038 acre tract and being S 46 degreed 05 minutes 27 seconds E, 125.24 feet from the intersection of the south line of the Missouri Pacific Railroad and the northeast line of the Same Smith Survey;

THENCE S 89 degrees 14 minutes 16 seconds E, 89.53 feet to a 5/8 inch iron rod set an ell corner of this tract;

THENCE N 05 degrees 59 minutes 43 seconds E, 85.97 feet to a 5/8 inch iron rod set in the south line of the Missouri Pacific Railroad 100 foot right of way line;

THENCE S 89 degrees 13 minutes 39 seconds E, 5369.24 feet along the south line of the Missouri Pacific Railroad to a 5/8 inch iron rod set at the northern most northeast corner of the said 532.038 acre tract and the northwest corner of the BDG Holdings, Ltd. 178.83 acre tract of land described in Deed recorded in Volume 2382, Page 601 of the Official Public Records of Kaufman County, Texas;

THENCE, along the common line of the 532.038 acre tract and the BDG Holdings, Ltd. tract as follows: S 00 degrees 45 minutes 48 seconds W, 99.85 feet to a 5/8 inch iron rod set; S 25 degrees 20 minutes 58 seconds W, 1615.00 feet to a 5/8 inch iron rod set; S 64 degrees 39 minutes 03 seconds E, 2122.78 feet to a 5/8 inch iron rod set and S 45 degrees 46 minutes 18 seconds E, along the said common line passing a 3/8 inch iron rod found at a fence corner post at 723.38 feet, said point being the southern most corner of the BDG Holdings, Ltd. tract and the western most corner of the Countryside HP land 156.95 acre tract recorded in Volume 1848, Page 93 of the Official Public Records of Kaufman County, Texas and continuing with the common line of the 532.038 acre tract and the Countryside tract a total distance of 1637.04 feet to a 5/8 inch iron rod found in the northwest line of Highland Prairie III;

THENCE, through the said 532.038 acre tract with the northwest line of Highland Prairie III as follows: S 56 degrees 19 minutes 53 seconds W, 178.90 feet to a 5/8 inch iron rod found; S 83 degrees 50 minutes 00 seconds W, 235.42 feet to a 5/8 inch iron rod found; S 89 degrees 27 minutes 31 seconds W, 1782.90 feet to a 5/8 inch iron rod found; S 44 degrees 32 minutes 47 seconds W, 536.06 feet to a 5/8 inch iron rod found; S 45 degrees 27 minutes 14 E, 310.00 feet to a 5/8 inch iron rod found; S 44 degrees 32 minutes 47 seconds W, 519.53 feet to a 5/8 inch iron rod found;

THENCE, along the west line of this tract and a tract of land of unknown ownership as follows: N 45 degrees 53 minutes 37 seconds W, 1817.18 feet to a 3/8 inch iron rod at a fence corner and S 44 degrees 32 minutes 12 seconds W, 206.40 feet to a 3/8 inch iron rod found in the center of County Road 212 and being in the southwest line of the Sam Smith Survey and the northeast line of the A. Hyer Survey, Abstract No. 203;

THENCE N 46 degrees 05 minutes 27 seconds W, 5178.80 feet along the center of County Road 212, with the common line of said surveys to the point of beginning and containing 372.29 acres of land more or less, of which 1.07 acres lie within County Roads leaving a net of 371.22 acres, more or less.

TRACT 5:

BEING all that certain lot, tract or parcel of land located in the SAM SMITH SURVEY, ABSTRACT NO. 450, Kaufman County, Texas, and being all of a 178.83 acre tract of land described in Deed to BDG Holdings, Ltd., recorded in Volume 2382, Page 601 of the Official Public Records of Kaufman County, Texas, said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set at the northwest corner of this tract, the northeast corner of the Kaufman Highway 80-316 Joint Venture 372.29 acre tract of land described in Deed recorded in Volume 1003, Page 966 of the Deed Records of Kaufman County, Texas and being in the south line of the Missouri Pacific Railroad;

THENCE S 89 degrees 14 minutes 43 seconds E (REFERENCE BEARING), 3306.98 feet along the south line of the Missouri Pacific Railroad and the north line of this tract to a 5/8 inch iron rod set at the northeast corner of this tract, the west corner of the Olen T. Davis and Associates, Inc. 111.71 acre tract of land described in Deed recorded in Volume 1068, Page 469 of the Deed Records of Kaufman County, Texas and being in the northeast line of the Sam Smith Survey and in the southwest line of the J. Heath Survey, Abstract No. 227, Kaufman County, Texas;

THENCE S 46 degrees 00 minutes 26 seconds E, 700.63 feet along the common line of this tract and the Davis tract to a 5/8-inch iron rod set at the east corner of this tract, the north corner of the Countryside HP Land 156.95 acre tract of land described in Deed recorded in Volume 1848, Page 93 of the Real Property Records of Kaufman County, Texas;

THENCE along the common line of this tract and the Countryside HP Land tract as follows: S 44 degrees 11 minutes 49 seconds W, 2913.14 feet to a 5/8-inch iron rod set; S 02 degrees 23 minutes 23 seconds E, 326.18 feet to a 5/8-inch iron rod found; S 59 degrees 45 minutes 04 seconds W, 57.81 feet to a 5/8-inch iron rod found at the southern most corner of this tract, the western most corner of the Countryside HP Land tract and being in the northeast line of the Kaufman Highway 80-316 Joint Venture tract;

THENCE along the common line of this tract and the Kaufman Highway 80-316 Joint Venture tract as follows: N 45 degrees 46 minutes 18 seconds W, 723.82 feet to a 5/8-inch iron rod; N 64 degrees 39 minutes 02 seconds W, 2122.78 feet to a 5/8-inch iron rod found; N 25 degrees 20 minutes 58 seconds E, 1615.00 feet to a 5/8-inch iron rod set and N 00 degrees 45 minutes 44 seconds E, 99.85 feet to the point of beginning and containing 178.83 acres of land, more or less, of which 5.1 acres lie within the 100 year flood plain, leaving a net of 172.73 acres, more or less.

TRACT 6:

Being all of that certain lot, tract or parcel of land located in the A. Hyer Survey, Abstract No. 203, and the S. Smith Survey, Abstract No. 450, Kaufman County, Texas and being all of a 190.75 acre tract of land as described in Deed to Carolyn Senter Armstrong recorded in Volume 617, Page 334, of the DRKCT, and being all of a 0.359 acre tract of land as described in Deed to Carol C. Senter recorded in Volume 526, Page 525 of the DRKCT, and being all of a 0.051 acre tract of land as described in Deed to Carol C. Senter recorded in Volume 526, Page 523 of DRKCT, and being all of a called 14.75 acre tract of land as described

in a Deed to Carl C. Senter recorded in Volume 509, Page 157 of the DRKCT and in Correction Deed to Carl C. Senter recorded in Volume 516, Page 541, DRKCT. Said lot, tract or parcel of land being more particularly described as follows:

Beginning at a 60d nail set in at the intersection of Helms Trail also known as County Road 211, and County Road 212 at the east corner of the 190.75 acre tract and this tract;

Thence South 43 degrees 21 minutes 42 seconds West, 1841.14 feet along the called centerline of Helms Trail being the southeast line of this tract to a 60d nail set at the east corner of Grandview Estates, Phase I, according to the Plat thereof recorded in Cabinet 2, Envelope 384, PRKCT, being the south corner of the 190.75 acres tract and this tract;

Thence North 45 degrees 36 minutes 17 seconds West (Reference Bearing), along the common line of Grandview Estates, Phase I, and this tract passing a 1/2 inch iron rod found at 36.55 feet and passing the east corner of Grandview Estates, Phase II, according to the Plat thereof recorded Cabinet 2, Envelope 473, PRKCT, and passing the east corner of the Joe and Karen McSpadden 93.948 acre tract as described in Deed recorded in Volume 1308, Page 171 of the OPRKCT, and containing a total distance of 3152.88 feet to a 1/2 inch iron rod found at the north corner of the McSpadden tract being the east corner of the E. Taylor Armstrong 100.00 acre tract as described in Deed recorded in Volume 531, Page 578 of the DRKCT;

Thence North 44 degrees 45 minutes 15 seconds West, 1436.93 feet along the common line of the Armstrong 100.00 acre tract and this tract to a 5/8 inch iron rod set at the north corner of the Armstrong 100.00 acre tract, the east corner of the Mrs. Hal M. Berg 98.00 acre tract as described in Deed recorded in Volume 283, Page 422 of the DRKCT, being the west corner of the 190.75, and being the south corner of the Carl C. Senter 0.359 acre tract as described in Deed recorded in Volume 526, Page 525 of the DRKCT;

Thence North 46 degrees 04 minutes 43 seconds West, 10.00 feet along the common line of the Berg tract and this tract to a 5/8 inch iron rod set at the south corner of the SPG Interest, Inc. 13.00 acre tract as described in Deed recorded in Volume 2922, Page 31 of the OPRKCT, being the west corner of the 0.359 acre tract and this tract;

Thence South 46 degrees 00 minutes 36 seconds East, 8.76 feet along the called centerline of county Road 212 to a 60d nail set at the most western south corner of the Kaufman Hwy. 890-136 Joint Venture 532.038 acre tract as described in Deed recorded in Volume 1003, Page 986 and being the west corner of the called 14.75 acre tract;

Thence along the common line of the Kaufman Hwy. 80-136 Joint Venture 532.038 acre tract and this tract as follows:

North 44 degrees 29 minutes 50 seconds East, 211.95 feet to a 3/8 inch iron rod found;

South 45 degrees 43 minutes 08 seconds East, 1817.29 feet to a 5/8 inch iron rod found at the west corner of Highland Prairie, Phase III according to the Plat thereof recorded in Cabinet 2, Envelope 467 of the PRKCT;

Thence along the common line of Highland Prairie, Phase III and this tract passing the west corner of Highland Prairie according to the Plat thereof recorded in Cabinet 2, Envelope 171 of the PRKCT as follows;

South 45 degrees 48 minutes 54 seconds East, 1032.53 feet to a 5/8 inch iron rod found;

South 43 degrees 31 minutes 33 seconds West, 199.22 feet to a 60d nail set in the called centerline of County Road 212;

Thence South 46 degrees 00 minutes 36 seconds East, 1711.82 feet along the called centerline of County Road 212 being the northeast line of this tract to the Point of Beginning and Containing 204.43 acre of land more or less of which 2.36 acres lies within the County Roads leaving 202.07 acres net;

SAVE & EXCEPT TRACT 8 below.

TRACT 7:

All that certain tract or parcel of land situated in Kaufman County, Texas, part of the Absolom Hyer Survey, Abstract No. 203 and described as follows, to-wit:

Beginning 1684 vrs, South 45° W and 4079 vrs. S 45° E from the North corner of the said A. Hyer Survey, said point being the West corner of that certain 200 acre tract described in Deed from John A. Ocheltree to John F. Yates, dated February 22, 1875, and recorded in Vol. S, Page 453, Deed Records of Kaufman County, Texas;

Thence North 45° E with the N.E. line of the said J.F. Yates 200 acre, 1107 vrs to the North corner thereof;

Thence S 45° E with the N.E. line of said J.F. Yates 200 acre tract, 510 vrs to corner;

Thence S 45° W 1107 vrs to corner on the S.W. line of said J.F. Yates 200 acre tract;

Thence N 45° W with the S.W. line of said J.R. Yates 200 acre tract, 510 vrs to the Place of Beginning containing 100 acres of land, more or less.

TRACT 8:

All that certain tract or parcel of land situated in Kaufman County, Texas, part of the Sam Smith Survey, Abstract No. 450, and being more particularly described as follows:

Beginning at an iron stake being N 44° 45' W, 2203 feet from the South corner of a tract of 693.896 acres conveyed by that certain deed from S.H. Boren to Nonnie B. Mahoney, dated October 18, 1919, and recorded in Volume 171, Page 164 of the Deed Records of Kaufman County, Texas;

Thence N 45° E, 225 feet to an iron stake for a corner;

Thence N 44° 45' W, 22345 feet to an iron stake for a corner;

Thence S 45° W, 225 feet to an iron stake for a corner;

Thence S 44° 45' E, 2345 feet to the Place of Beginning, containing approximately 14 3/4 acres of land being the same land conveyed by that certain deed from B.N. Boren and Sue Boren to John McGraw dated June 2, 1880, recorded in Book Y at Page 276 of the Deed Records of Kaufman County, Texas.

TRACT 9:

PART of the A. Hyer Survey, Abstract No. 203, situated in Kaufman County, Texas, being a portion of a tract of land described in the deed to MSJK Residential, LLC, recorded in Volume 4211, Page 188 of the Deed Records of Kaufman County, Texas (D.R.K.C.T.), and all of the tract of land described in the deed to MSJK Residential, LLC, recorded in Volume 4456, Page 347, (D.R.K.C.T.), and being more particularly described as follows:

BEGINNING at a 1-inch iron pipe found for the west corner of a tract of land described by deed to Charles L. and Jacqueline N. Richards recorded in Volume 578, Page 275 (D.R.K.C.T.); said point also being an ell corner of said MSJK Residential tract;

THENCE South 46 degrees 06 minutes 24 seconds East, along the common line of said Richards tract and said MSJK Residential tract, generally along a barbed wire fence, passing at a distance of 1080.06 feet a ½ inch iron rod with cap stamped “R.P.L.S. 5034” found for line, and continuing along said common line, a total distance of 1152.48 feet to a 5/8 inch iron rod with cap stamped “R.P.L.S. 5430” found for the west corner of a 0.520 acre Land Swap between Talty WSC and Said MSJK Residential, recorded in Volume 4456, Page 347, (D.R.K.C.T.), said point also being an ell corner of said described tract;

THENCE North 44 degrees 30 minutes 56 seconds East, along the northwest line of said 0.520 acre land swap, a distance of 226.73 feet to a railroad spike found in the center of County Road 212;

THENCE South 46 degrees 06 minutes 24 seconds East, along the centerline of said County Road, and the northeast line of said 0.520 acre land swap, a distance of 100.00 feet to a railroad spike found for corner;

THENCE South 44 degrees 30 minutes 56 seconds West, passing the south corner of said 0.520 acre land swap at a distance of 226.73 feet, same point being the north corner of a 0.650 acre Land Swap between Talty WSC and Said MSJK Residential, recorded in Volume 4475, Page 428, (D.R.K.C. T.), and continuing for a total distance of 376.53 feet to a 5/8 inch iron rod with cap stamped “R.P.L.S. 5430” found for the west corner of said 0.650 acre land swap exhibit, and an inner ell corner of said described tract;

THENCE South 46 degrees 06 minutes 24 seconds East, along the southwest line of said 0.650 acre land swap, a distance of 189.02 feet to a 5/8 inch iron rod with cap stamped “R.P.L.S. 5430” found for corner on the southeast line of said MSJK Residential tract and on the northwest line of a tract of land to Armstrong Family Trust, recorded in Volume 4457, Page 371 (D.R.K.C.T.), said point being approximately 10 feet north west of an established northeasterly/southwesterly running barbed wire fence;

THENCE South 44 degrees 30 minutes 56 seconds West, along the common line of said MSJK Residential tract and said Armstrong Family Trust tract, a distance of 1415.99 feet to a 1 inch iron pipe found in an established northwesterly/southeasterly running barbed wire fence, approximately 10 feet northwest of said established northeasterly/southwesterly running barbed wire fence, for the south corner of said MSJK Residential tract, and the west corner of said Armstrong Family Trust tract, said point also lying on the northeast line of a tract of land to Nelwyn Berg Grappi & Linda Berg Venner, in the estate of Charles V. Berg, recorded in Will No. 05P-146, (D.R.K.C.T.);

THENCE North 46 degrees 19 minute 21 seconds West, along the common line of said Grappi/Venner tract and said MSJK Residential tract, generally along a barbed wire fence, a distance of 1403.06 feet to a 1 inch iron pipe found for the north corner of said Grappi/Venner tract, said point also lying on the southeast line of a tract of land described by deed to Water of Life Evangelical Lutheran Church of Forney Texas, recorded in Volume 3659, Page 60, (D.R.K.C.T.);

THENCE North 43 degrees 09 minutes 26 seconds East, along the common line of said Water of Life tract and said MSJK Residential tract, a distance of 7.10 feet to a 3/4 inch iron rod found at the base of a wood fence post for the east corner of said Water of Life tract, from which a 1/2 inch iron pipe found bears North 44 degrees 28 minutes 08 seconds East, 1.26 feet, also from which a 3/8 inch iron rod found for the west corner of said MSJK Residential tract and the south corner of a tract of land to Herbert Creamer Jr., recorded in Volume 757, Page 150, (D.R.K.C.T.) bears North 44 degrees 41 minutes 56 seconds west, 360.43 feet;

THENCE North 43 degrees 06 minutes 39 second East, through the interior of said MSJK Residential tract, a distance of 1564.02 feet to the PLACE OF BEGINNING and containing 2,224,963 square feet or 51.078 acres of land, of which 0.06 acres lies within County Road 212.

TRACT 10:

PART of the A. Hyer Survey, Abstract No. 203, situated in Kaufman County, Texas, being a portion of two tracts of land described in the deed to Joe E. McSpadden and Karen R. McSpadden recorded in Volume 1170, Page 367, and Volume 1308, Page 171 of the Real Property Records of Kaufman County, Texas (R.P.R.K.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set on the northeast right-of-way line of F.M. 1641, (a called 90 feet wide right-of-way), said point also the southwest corner of Grandview Estates Phase II, an addition to Kaufman County, recorded in Cabinet 2, Page 473, of the Plat Records of Kaufman County, Texas;

THENCE North 44 degrees 58 minutes 01 second West, along the northeast line of said F.M. 1641, and the southwest line of said McSpadden tract recorded in Volume 1170, Page 367, a distance of 808.40 feet to a 1/2 inch iron rod found for the west corner of same, also for the south corner of said McSpadden tract recorded in Volume 1308, Page 171;

THENCE North 45 degrees 00 minute 29 seconds West, continuing along the northeast line of said F.M. 1641, and the southwest line of said McSpadden tract, a distance of 491.81 feet to a 1/2 inch iron rod found for corner at an angle point in same;

THENCE North 44 degrees 30 minutes 41 seconds West, continuing along the northeast line of said F.M. 1641, and the southwest line of said McSpadden tract, a distance of 924.58 feet to a 1/2 inch iron rod found for the west corner of said McSpadden tract, and for the south corner of a tract of land to Armstrong Family Trust, recorded in Volume 2229, Page 105, of the Deed Records of Kaufman County, Texas;

THENCE North 44 degrees 39 minutes 25 seconds East, along the common line of said McSpadden tract and said Armstrong tract, a distance of 3033.55 feet to a 1/2 inch iron rod found for the north corner of said McSpadden tract, and an inner ell corner of said Armstrong tract;

THENCE South 45 degrees 03 minutes 05 seconds East, continuing along the common line of said McSpadden tract and said Armstrong tract, a distance of 1481.37 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for north corner of Lot 82 of said Grandview Estates Phase II Addition;

THENCE along the northwesterly line of said Grandview Estates Addition Phase II, the following courses and distances:

South 44 degrees 15 minutes 35 seconds West, a distance of 360.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

North 45 degrees 05 minutes 20 seconds West, a distance of 140.00 feet to a 1/2 inch iron rod with cap stamped "PRECISE SURVEYING" found for corner;

South 44 degrees 15 minutes 35 seconds West, a distance of 1704.86 feet to a 3/8 inch iron rod found for corner;

THENCE South 03 degrees 11 minutes 30 seconds West, a distance of 1312.35 feet to the PLACE OF BEGINNING and containing 4,580,792 square feet or 105.160 acres of land.

TRACT 11:

Part of the A. Hyer Survey, Abstract No. 203, situated in Kaufman County, Texas, being all of a called 98 acre tract of land to Mrs. Hal M. Berg recorded in Volume 283, Page 422 of the Deed Records of Kaufman County, Texas, also being the same tract of land described in the deed to Nelwyn Berg Grappi & Linda Berg Venner, in the estate of Charles V. Berg, recorded in Will No. 05P-146, Deed Records of Kaufman County, Texas (D.R.K.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found on the northeasterly right-of-way line of F.M. 1641 (a called 90 feet wide right-of-way), said point being the west corner of said 98 acre tract, and the south corner of a tract of land described by deed to Water of Life Evangelical Lutheran Church of Forney, Texas, recorded in Volume 3659, Page 60, (D.R.K.C.T.);

THENCE North 44 degrees 30 minutes 39 seconds East, along the common line of said 98 acre tract, and said Water of Life tract, a distance of 3019.07 feet to a 1 inch iron pipe found for the north corner of said 98 acre tract, and for the most southerly west corner of a tract of land to MSJK Residential, LLC, recorded in Volume 4211, Page 188, (D.R.K.C.T.);

THENCE South 46 degrees 19 minutes 21 seconds East, along the common line of said 98 acre tract and said MSJK Residential tract, generally along a barbed wire fence, passing a 1 inch iron pipe found for the south corner of said MSJK Residential tract, and the west corner of a tract of land to Armstrong Family Trust, recorded in Volume 4457, Page 371, (D.R.K.C.T.), at a distance of 1403.06 feet, and continuing for a total distance of 1413.01 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the east corner of said 98 acre tract, said point also being the west corner of a tract of land to Armstrong Family Trust, recorded in Volume 4457, Page 362, (D.R.K.C.T.);

THENCE South 44 degrees 25 minutes 39 seconds West, along the common line of said 98 acre tract, and said Armstrong Family Trust, a distance of 2696.28 feet to a 3/8 inch iron rod found for the east corner of a tract of land to Robert Venner & Wife Linda Venner, recorded in Volume 1109, Page 140 (D.R.K.C.T.);

THENCE North 45 degrees 15 minutes 02 seconds West, along the common line of said 98 acre tract and said Robert Venner tract, a distance of 239.75 feet to a 3/8 inch iron rod found for the north corner of said Robert Venner tract;

THENCE South 44 degrees 34 minutes 24 seconds West, continuing along said common line, a distance of 349.54 feet to a 3/8 inch iron rod found on the aforementioned northeasterly right-of-way line of F.M. 1641 and for the west corner of said Robert Venner tract, from which a 3/4 inch iron pipe found near the base of a disturbed concrete highway monument for the south corner of said Robert Venner tract, bears South 45 degrees 11 minutes 08 seconds East, 240.29 feet, said point also being the west corner of the aforementioned Armstrong Family Trust, recorded in Volume 4457, Page 362, (D.R.K.C.T.);

THENCE North 45 degrees 03 minutes 05 seconds West, along said right-of-way, passing a concrete highway monument at 659.48 feet, and continuing for a total distance of 704.63 feet to a 1 inch iron rod found for an angle point in same;

THENCE North 45 degrees 30 minutes 38 seconds West, continuing along said right-of-way, a distance of 472.04 feet to the PLACE OF BEGINNING and containing 4,205,921 square feet or 96.554 acres of land.

EXCLUDING TRACT 12

TRACT 12:

Being all that parcel of land located in the City of Forney, Kaufman County, Texas, being a part of the Absalom Hyer Survey, Abstract No. 203, being a part of that called 96.554 acre tract of land described in deed to South Forney, LLC, recorded in Volume 4550, Page 270, Deed Records Kaufman County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found at the west corner of said 96.554 acre tract of land, said point being in the southeast line of that called 16.824 acre tract of land described in deed to Water of Life Evangelical Lutheran Church of Forney Texas recorded in Volume 3659, Page 60, Deed Records Kaufman County, Texas, said point being in the northeast right-of-way line of F.M. 1641 (a 90 foot right-of-way);

THENCE North 44 degrees 29 minutes 48 seconds East, 370.00 feet along the northwest line of said 96.554 acre tract of land and along the southeast line of said 16.824 acre tract of land to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 45 degrees 31 minutes 45 seconds East, 300.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 11 degrees 24 minutes 09 seconds East, 457.46 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 44 degrees 55 minutes 46 seconds West, 115.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set in the southwest line of said 96.554 acre tract of land and being in the northeasterly line of F.M. 1641;

THENCE along the southwest line of said 96.554 acre tract of land and along the northeast right-of-way line of F.M. 1641 as follows:

North 45 degrees 04 minutes 13 seconds West, 205.20 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 45 degrees 31 minutes 45 seconds West, 472.74 feet to the POINT OF BEGINNING and containing 202,667 square feet or 4.653 acres of land.

TRACT 13:

BEING all that parcel of land located in Kaufman County, Texas, being a part of the Absalom Hyer Survey, Abstract Number 203, being a part of that called 16.824 acre tract of land described in deed to the Water of Life Evangelical Lutheran Church of Forney Texas recorded in Volume 3659, Page 60, Deed Records Kaufman County, Texas, and being further described as follows:

COMMENCING at a one-half inch iron rod with yellow cap stamped "JBI" found in the southeast line of said 16.824 acre tract of land, said point being the west corner of that called 96.554 acre tract of land described in deed to South Forney, LLC recorded in Volume 4550, Page 270, Deed Records Kaufman County, Texas and being in the northeast right-of-way line of F.M. 1641 (a 90 foot right-of-way);

THENCE North 44 degrees 29 minutes 48 seconds East, 625.54 feet along the southeast line of said 16.824 acre tract of land and along the northwest line of said 96.554 acre tract of land to a one-half inch iron rod with yellow cap stamped "JBI" set for the POINT OF BEGINNING of this parcel of land;

THENCE North 09 degrees 28 minutes 28 seconds West, 170.01 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 45 degrees 30 minutes 12 seconds West, 100.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set in the northwest line of said 16.824 acre tract of land and said point being in the southeast line of that called 25.358 acre tract of land described in deed to Robert and Kathryn J Herold recorded in Volume 4911, Page 540, Deed Records Kaufman County, Texas;

THENCE North 44 degrees 28 minutes 45 seconds East, 2,303.47 feet to a one and one-half inch iron pipe found at the north corner of said 16.824 acre tract of land and said point being at the east corner of said 25.358 acre tract of land;

THENCE South 44 degrees 40 minutes 17 seconds East, 237.89 feet to a three-quarter inch iron rod found at the east corner of said 16.824 acre tract of land and said point being in the northwest line of that called 51.078 acre tract of land described in deed to South Forney, LLC recorded in Volume 4549, Page 445, Deed Records Kaufman County, Texas;

THENCE South 41 degrees 54 minutes 37 seconds West, 7.02 feet along the southeast line of said 16.824 acre tract of land to a one inch iron pipe found at the west corner of said 51.078 acre tract of land and said point being the north corner of said 96.554 acre tract of land;

THENCE South 44 degrees 29 minutes 48 seconds West, 2,393.00 feet along the southeast line of said 16.824 acre tract of land and along the northwest line of said 96.554 acre tract of land to the POINT OF BEGINNING and containing 554,311 square feet or 12.725 acres of land.

**2020 ANNEXATION OF +/- 242 ACRES
REINVESTMENT ZONE NUMBER ONE, CITY OF FORNEY
Legal Description**

TRACT 1:

BEING 130.48 acres of land situated in the Hrs. Of Samuel Smith Survey, Abstract 450, Kaufman County, Texas and being all of that certain 130.48 acre tract as conveyed to Countryside CR211, LP in Volume 2785, Page 139 of the Deed Records of Kaufman County, Texas, said 130.48 acres of land to be more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron pipe found for the Southeast corner of the above referenced Countryside tract in the Southwest corner of a called 123.853 acre tract as recorded in Volume 2908, Page 335 of said deed records and being in County Road 211 (Helms Trail);

THENCE South 44 degrees 08 minutes 09 seconds West, a distance of 2,128.67 feet with the Southeast boundary line of said Countryside tract and along County Road 211 (Helms Trail) to a point for the Southeast corner of Highland Prairie Phase III as recorded in Cabinet 2, Page 467 of the Plat Records of said County;

THENCE North 45 degrees 49 minutes 33 seconds West, with the Southwest boundary line of said Countryside tract in the Northeast boundary line of said Highland Prairie, Phase III at a distance of 10.02 feet pass a 5/8 inch iron rod in the North margin of County Road 211 (Helms Trail) and at 1,575.02 pass a 5/8 inch iron rod for the Northeast corner of said Phase III in the Southeast corner of Highland Prairie Phase IV as recorded in Cabinet 2, Page 719 of said plat records and continuing a total distance of 2,673.70 feet to 1/2-inch iron rod set for the Northeast corner of said Phase IV in the Northwest corner of said Countryside tract said corner being in the Southeast boundary line of the BDG Holdings tract as recorded in Volume 2382, Page 601 of said deed records;

THENCE North 44 degrees 20 minutes 57 seconds East, a distance of 2,129.07 feet with the Northwest boundary line of said Countryside tract and the Southeast boundary line of said BDG Holdings tract to a 5/8 inch iron rod found for the Northeast corner of said Countryside tract in the Southeast corner of said BDG Holdings tract and being in the Southwest boundary line of the above mentioned 123.853 acre tract;

THENCE South 45 degrees 49 minutes 03 seconds East, a distance of 2,665.78 feet with the Northeast boundary line of said Countryside tract and the Southwest boundary line and said 123.853 acre tract to the place of beginning and containing 5,683,515 square feet or 130.48 acres of land.

TRACT 2:

BEING 108.624 acres of land situated in the Lewis Pearce Survey, Abstract 373, Kaufman County, Texas and being all of that certain called 108.73 acre tract as conveyed to Countryside CR211, LP in Volume 2785, Page 139 of the Deed Records of Kaufman County, Texas, said 108.624 acres of land to be more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the West corner of the above reference 108.73 acre tract and the North corner of a called 10.00 acre tract as recorded in Volume 2925, Page 128 of said deed records and being in County Road 211 (Helms Trail);

THENCE North 44 degrees 20 minutes 21 seconds East, with the Northwest boundary line of said 108.73 acre tract and with County Road 211 (Helms Trail), a distance of 2,742.61 feet to a 1/2-inch iron rod with cap stamped "Griffith 4846" set for the North corner of said 108.73 acre tract and a west corner of the called 18.426 acre tract as recorded in Volume 3024, Page 582 of said deed records;

THENCE South 45 degrees 42 minutes 02 seconds East, with a Northeast boundary line of said 108.73 acre tract and a Southwest boundary line of said 18.426 acre tract, a distance of 1,133.63 feet to a 1/2-inch iron rod with a cap stamped "Griffith 4846" set for corner;

THENCE South 44 degrees 10 minutes 13 seconds West, with a Southeast boundary line of said 108.73 acre tract and a Northwest boundary line of said 18.426 acre tract, a distance of 741.98 feet to a 1/2-inch iron rod with a cap stamped "Griffith 4846" set for corner;

THENCE South 45 degrees 42 minutes 02 seconds East, with a Northeast boundary line of said 108.73 acre tract and a Southwest boundary line of said 18.426 acre tract, a distance of 794.64 feet to a ½-inch iron rod with cap stamped “Griffith 4846” set for East corner of said 108.73 acre tract in south corner of said 18.426 acre tract, said corner being in a northwest line of called 1,038.779 acre tract as recorded in Volume 2908, Page 247 of said deed records;

THENCE South 44 degrees 03 minutes 00 seconds West, with the common boundary line of said 108.73 acre tract and said 1,038.779 acre tract, a distance of 2,018.66 feet to a 5/8 inch iron rod found for this South corner of said 108.73 acre tract in the east corner of said 10 acre tract;

THENCE North 45 degrees 10 minutes 08 seconds West, with the common boundary line of said 108.73 acre tract and said 10.00 acre tract, a distance of 1,940.71 feet to the place of beginning and containing 4,731,644 square feet or 108.624 acres of land.

TRACT 3:

BEING +/- 2.91 acres of right-of-way situated along County Road 211 (Helms Trail) north of Plantation Ridge in the Hrs. Of Samuel Smith Survey, Abstract 450, Kaufman County, Texas with said +/- 2.91 acres to be more particularly described by metes and bounds as follows:

BEGINNING at east corner of 93.14 acre tract (S SMITH) conveyed to Royse World Land LP, same being south corner of 103.503 acre tract (JNO HEATH, TRACT 25.00; 103.503 ACRES);

THENCE southwest approx. 2,145 feet along boundary line of said 93.14 acre tract to south corner of said tract, same being east corner of 1.08 acre lot (HIGHLAND PRAIRIE 3, LOT 33; & HOUSE);

THENCE southeast approx. 48 feet across right-of-way of County Road 211 (Helms Trail) to boundary line of 108.73 acre tract (L PEARCE) conveyed to Royse World Land LP;

THENCE northeast approx. 2,145 feet along boundary line of said 108.73 acre tract to a point southeast of east corner of said 93.14 acre tract;

THENCE northwest approx. 70 feet across right-of-way of County Road 211 (Helms Trail) to east corner of said 93.14 acre tract to the place of beginning and containing +/- 126,971 square feet or +/- 2.91 acres of land.

**END OF LEGAL DESCRIPTION FOR
2020 ANNEXATION OF +/- 242 ACRES
REINVESTMENT ZONE NUMBER ONE, CITY OF FORNEY**

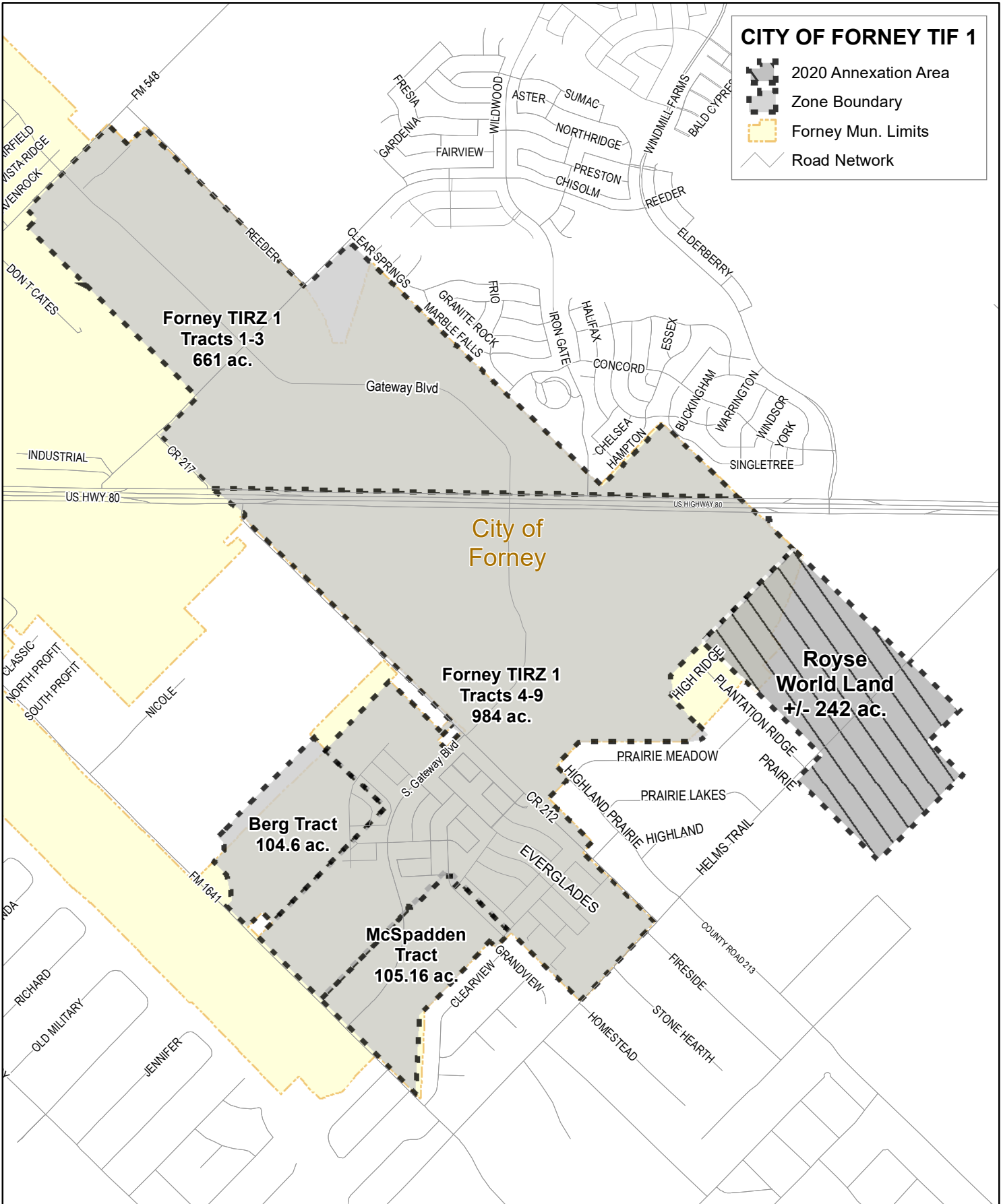


EXHIBIT F – PROJECT COSTS

Project	Final Project Plan Costs	Costs to date	Remaining Costs	City	Total Costs	Non - Project Costs
Gateway Bridge	\$18,000,000	\$12,272,881		\$1,024,246 ¹	\$13,297,128	\$9,000,000
North Spine Bridge	\$7,000,000	\$6,731,357			\$6,731,357	
South Spine Road	\$7,000,000	\$6,808,777			\$6,808,777	
Engineering and Design for Bridge	\$4,000,000			\$3,000,000	\$3,000,000	
Water and Sewer Infrastructure	\$14,000,000	\$2,404,140			\$2,404,140	
Lighting, hardscape, and other infrastructure costs	\$4,000,000	\$1,579,263			\$1,579,263	
Reeder Road			\$3,078,964		\$3,078,964	
Developer Interest (August 2019)		\$10,413,428			\$10,413,428	
*Akron Road			\$5,000,000		\$5,000,000	
Total	\$54,000,000	\$40,209,846	\$8,078,964	\$4,024,246	\$52,313,056	\$9,000,000

¹ A balance of \$1,386,838 is owed to TxDOT for construction of the Gateway Bridge. The City has \$362,591 remaining in escrow that will be applied to payment of this balance. The remaining balance of approximately \$1 million will be funded by the TIRZ.

*Added as part of the Second Amended Project Plan and Finance Plan