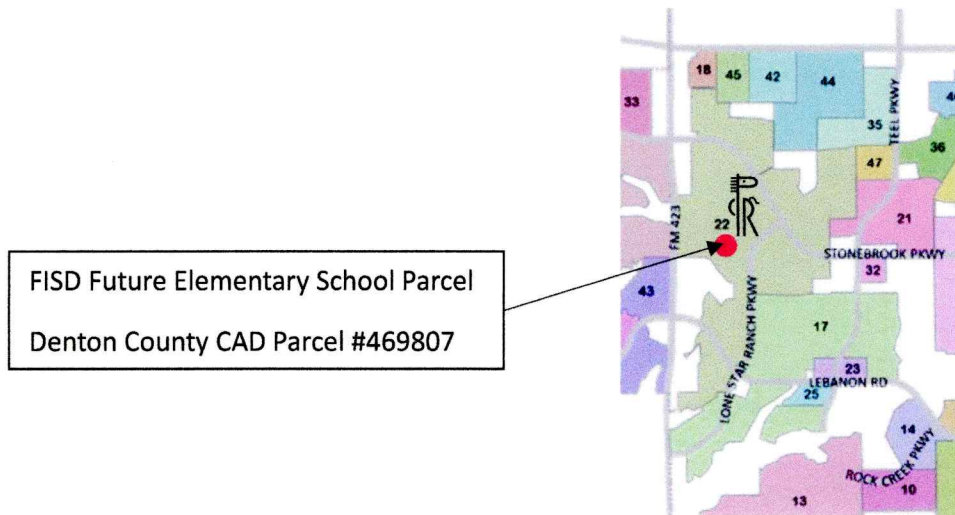




PHILLIPS CREEK RANCH COMMUNITY ASSOCIATION (HOA)
RESOLUTION NUMBER 2025-001
DATED FEBRUARY 10, 2025

Annexation of FISD Future Elementary School Parcel into the Association



WHEREAS, Phillips Creek Ranch (“PCR”) is a large, 957-acre, award-winning, master-planned community located on the renowned B.F. Phillips Ranch property in Frisco, containing 2131 single family residential homes; and

WHEREAS, the Phillips Creek Ranch Community Association (“Association”) is a community homeowners association (“HOA”) established to govern and manage the common interests, amenities, and property within the boundaries of the association; and

WHEREAS, the Frisco Independent School District (“FISD”) owns an 11.782 acre parcel of property (Denton County CAD Parcel # 469807) bounded by the Phillips Creek Ranch streets of Cedar Ranch Road, Pitchfork Ranch Drive, Jennala Drive, Stardrift Drive and the City of Frisco Park District’s Wrangler’s Ranch Park which is completely integral and inside of the Phillips Creek Ranch development boundaries (the “Parcel”); and

WHEREAS, the Phillips Creek Ranch developer, Republic Property Group (“RPG”), and multiple PCR home builders promoted home sales within Phillips Creek Ranch based on the future construction of an elementary school on the Parcel; and

WHEREAS, FISD may determine that the Parcel is no longer required for an elementary school based on demographic projections and may explore a sale of the Parcel; and

WHEREAS, the annexation of the Parcel will enhance the value and marketability of the property by affording access to the vast amenities, events, and programs of the Association; and


WHEREAS, the Association Board of Directors believes that the annexation of the Parcel into the boundaries of the association would be in the best interest of the community, ensuring the continued maintenance of property values, the integrity of the association's planning, and the shared amenities for all members of the Association; and

WHEREAS, the Association Board of Directors seeks to take action to formally express its support for the annexation of the Property into the Association's boundaries, subject to the necessary legal processes and agreements with FISD and any other involved parties.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Phillips Creek Ranch Community Association Board of Directors formally supports the annexation of the FISD Parcel into the Phillips Creek Ranch Community Association and encourages the appropriate legal and administrative steps to proceed with the annexation process, including coordination with FISD, local governing bodies, and other relevant stakeholders.
2. The Association Board of Directors shall take all necessary actions, including communication with the School District, local authorities, and any other stakeholders, to facilitate the annexation process, subject to legal advice, contractual agreements, and any necessary voting or approval processes required by the Association's governing documents or local laws
3. The Association's Board of Directors authorizes Jeff Nordquist, Phillips Creek Ranch Community Association Board President to represent the Association in discussions, negotiations, and all relevant proceedings related to the annexation of the Parcel into the Association.

**APPROVED BY THE PHILLIPS CREEK RANCH COMMUNITY ASSOCIATION BOARD OF DIRECTORS
THIS 10TH DAY OF FEBRUARY IN THE YEAR 2025.**



Jeff Nordquist, Board President
Phillips Creek Ranch Community Association



Billy Childress, Board Secretary
Phillips Creek Ranch Community Association

cc: Frisco Independent School District (FISD) Board Members
Frisco Independent School District (FISD) Superintendent