

EXHIBIT B-1-2
PROPERTY DESCRIPTION
367.9546 ACRE TRACT

BEING all of that certain called 31.769 acre tract of land conveyed to Honey Creek Ranch Corporation by deed recorded in Volume 4929, Page 3986 of the Deed Records of Collin County, Texas, all of that certain called 16.70 acre tract of land conveyed to Glidewell T. Fletcher by deed recorded in Volume 3985, Page 616, all of that certain called 16.70 acre tract of land conveyed to Bobby J. Bradley by deed recorded in County Clerk File No. 95-0008551, a part of that certain called 92.816 acre tract of land conveyed to Raymond E. Marshall by deed recorded in Volume 4539, Page 956, a part of that certain called 823.48 acre tract of land conveyed to Honey Creek Ranch Corporation by deed recorded in Volume 4768, Page 3562 and a portion of F.M. Road No. 543, in the A.J. Culwell Survey, Abstract No. 209 and Grizzell Kennedy Survey, Abstract No. 498, situated in Collin County, Texas, and being more particularly described as follows:

BEGINNING at a Southeast corner of said 823.48 acre tract and the Northeast corner of that certain called 133 acre tract of land conveyed to L.M. King by deed recorded in Volume 1011, Page 643, and being on the West line of that certain called 135.2 acre tract of land conveyed to Bob B. Caveness by deed recorded in Volume 2964, Page 67;

THENCE along the North line of said 133 acre tract and the approximate centerline of County Road No. 170 as follows:

North 87°29'30" West, 1185.40 feet;

North 86°50'48" West, 518.95 feet;

North 87°01'16" West, 60.92 feet;

THENCE North 0°53' East, 4701.64 feet to a point on the Westerly line of said 92.816 acre tract and being on the approximate centerline of a creek;

THENCE along said Westerly line of said 92.816 acre tract and said centerline of said creek as follows:

North 60°37'03" East, 27.43 feet;

North 18°59'30" East, 40.62 feet;

North 37°19'53" West, 87.83 feet;

North 71°41'47" East, 58.42 feet;

South 48°51'50" East, 47.15 feet;

South 85°52'54" East, 62.77 feet;

North 29°19'57" East, 64.88 feet;

North 7°33'36" East, 57.41 feet;
North 21°44'18" West, 37.48 feet;
North 61°42'22" West, 44.09 feet;
North 44°18'13" West, 44.44 feet;
North 26°56'05" East, 39.93 feet;
South 61°43'02" East, 39.43 feet;
North 49°20'44" East, 74.01 feet;
North 17°35'10" East, 121.90 feet;
North 71°33'06" East, 126.55 feet;
North 29°34'08" East, 87.48 feet;
North 62°59'50" West, 57.28 feet;
North 26°28'24" West, 62.99 feet;
North 76°07'32" East, 34.82 feet;
North 56°13'06" East, 64.02 feet;
North 27°53'19" East, 38.28 feet;
North 43°17'28" East, 38.05 feet;
North 38°00'38" East, 37.56 feet;
North 45°16'00" East, 34.73 feet;
North 10°24'56" West, 54.97 feet;
North 25°31'31" West, 54.27 feet;
North 62°21'26" West, 37.05 feet;
North 86°44'53" West, 53.33 feet;
North 8°59'37" West, 51.27 feet;
North 32°14'59" East, 55.27 feet;
North 66°28'37" East, 43.00 feet;

North 62°02'32" East, 59.07 feet;

South 74°28'08" East, 36.48 feet;

North 82°47'05" East, 62.10 feet;

South 81°56'13" East, 40.41 feet;

North 70°42'36" East, 27.74 feet;

North 26°23'44" East, 102.60 feet;

North 7°54'16" East, 48.05 feet;

North 58°52'31" East, 46.08 feet;

North 9°28'47" East, 24.35 feet;

North 55°45'42" East, 69.59 feet;

North 87°31'43" East, 63.69 feet;

North 19°02'56" East, 19.08 feet to an iron pipe found at the Northwest corner of said 92.816 acre tract;

THENCE South 89°39'43" East along the North line of said 92.816 acre tract and the South line of that called 19.687 acre tract conveyed to Blake Bickham by deed recorded in Volume 4407, Page 2062, passing an iron rod found at its southeast corner at 1030 feet, more or less, and continuing along said North line of said 92.816 acre tract and along the South lines of that called 14.44 acre tract conveyed to Anthony M. Del Plato by deed recorded in Volume 4327, Page 2520 and that called 3.0114 acre tract conveyed to Milton D. White by deed recorded in Volume 4476, Page 2323, a total distance of 1739.32 feet to a point on the existing boundary limit of the Town of Weston;

THENCE along the existing boundary limit of the Town of Weston as follows:

South 1°01'19" West, 448.91 feet;

South 0°51'29" West, 1063.70 feet to a point on the South line of said 92.816 acre tract;

South 88°59'20" East along said South line of said 92.816 acre tract, 500.0 feet to the centerline of F.M. Road No. 543;

THENCE along said centerline of F.M. Road No. 543 as follows:

South 0°53' West, 1144.92 feet;

South 1°00'24" West, 570.30 feet;

South 0°40'27" West, 227.04 feet;

South 0°52'21" West, 431.38 feet;

South 0°56'45" West, 787.49 feet;

South 1°08'17" West, 217.79 feet;

THENCE North 87°52'41" West, at 40.01 feet passing an iron rod found at the Southeast corner of said 31.769 acre tract and the Northeast corner of said 135.2 acre tract, and continuing along the North line of said 135.2 acre tract and South line of said 31.769 acre tract, a total distance of 539.21 feet;

THENCE North 88°29'46" West, continuing along said line, 799.03 feet to an iron rod found at the Southwest corner of said 31.769 acre tract and the Northwest corner of said 135.2 acre tract;

THENCE South 0°38'03" West along the West line of said 135.2 acre tract, 1274.89 feet to the PLACE OF BEGINNING, and containing 367.9546 acres of land, more or less.

BEARING BASIS: Bearings of record called out in deed of 823.48 acre tract conveyed to Honey Creek Ranch Corporation recorded in Volume 4768, Page 3562 of the Deed Records of Collin County, Texas.