

**EXHIBIT B-1-3**  
**PROPERTY DESCRIPTION**  
**329.1668 ACRE TRACT**

BEING 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, and 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, in the Hezekiah Culwell Survey, Abstract No. 185, 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:

COMMENCING 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 to the PLACE OF BEGINNING of this description;

THENCE, continuing along said centerline of County Road No. 170 as follows:

North 87°01'16" West along the North line of said 133 acre tract, 1440.07 feet;

North 86°55'02" West along said North line of said 133 acre tract, 385.39 feet to its Northwest corner;

South 2°44'24" West, 1610.72 feet to the Southwest corner of said 133 acre tract, said point being on the North line of that certain called 25.64 acre tract conveyed to John Kendall Dowell by deed recorded in County Clerk File No. 94-0028473 of the Deed Records of Collin County, Texas;

North 87°19'44" West, 763.97 feet;

THENCE North 0°53' East, 6986.14 feet to a point on the North line of said 823.48 acre tract and the South line of that certain called 132.349 acre tract conveyed to Honey Creek Ranch Corporation by deed recorded in Volume 5001, Page 2172 of the Deed Records of Collin County, Texas, and being on the approximate centerline of County Road No. 171;

THENCE South 89°07'02" East along said North line of said 823.48 acre tract, the centerline of County Road No. 171 and the South line of said 132.349 acre tract, 432.51 feet to an iron rod found at the Southeast corner of said 132.349 acre tract;

THENCE South 88°53'33" East, continuing along the North line of said 823.48 acre tract and said centerline of County Road No. 171, 925.11 feet to an iron rod found on the West line of that certain called 37.15 acre tract conveyed to Peter K. Knudsen by deed recorded in Volume 2605, Page 224 of the Deed Records of Collin County, Texas;

THENCE along the West and South line of said 37.15 acre tract as follows:

South 7°39'20" West, 924.35 feet to an iron rod found;

South 87°51'59" East, 301.88 feet to an iron rod found;

South 84°51'36" East, 229.52 feet to an iron rod found;

South 86°20'05" East, 640.82 feet to the Southeast corner of said 37.15 acre tract and being on the approximate centerline of a creek;

THENCE along the East line of said 37.15 acre tract and said centerline of said creek as follows:

North 10°28'54" East, 43.70 feet;

North 13°41'14" West, 48.22 feet to the Southwest corner of said 92.816 acre tract;

THENCE along the Westerly line of said 92.816 acre tract, the East line of said 37.15 acre tract and said centerline of said creek as follows:

North 4°30'18" East, 70.91 feet;

North 72°19'41" East, 34.34 feet;

South 35°04'35" East, 74.58 feet;

North 81°57'18" East, 52.96 feet;

North 43°49'57" East, 111.10 feet;

North 60°37'03" East, 19.25 feet;

THENCE South 0°53' West, 4701.64 feet to the PLACE OF BEGINNING, and containing 329.1668 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.