

EXHIBIT B-1-4
PROPERTY DESCRIPTION
253.3879 ACRE TRACT

BEING 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 of the Deed Records of Collin County, Texas, in the Hezekiah Culwell Survey, Abstract No. 185 and the Grizzell Kennedy Survey, Abstract No. 498, situated in Collin County, Texas, and being more particularly described as follows:

COMMENCING at the most Southerly Southeast corner of said 823.48 acre tract and the Southwest corner of that certain called 133 acre tract conveyed to L.M. King by deed recorded in Volume 1011, Page 643 of the Deed Records of Collin County, Texas, and being on the approximate centerline of County Road No. 170;

THENCE North 87°19'44" West along a South line of said 823.48 acre tract and said centerline of County Road No. 170, 763.97 feet to the PLACE OF BEGINNING of this description;

THENCE North 87°19'44" West along said South line of said 823.48 acre tract and said centerline of County Road No. 170, 1176.14 feet to an iron rod set at the Southeast corner of that called 0.14 acre tract conveyed to Collin County for County Road No. 170 right-of-way by deed recorded in Volume 2914, Page 952;

THENCE North 2°36'22" East along the East line of said 0.14 acre tract, 37.50 feet to an iron rod set at its Northeast corner;

THENCE North 87°23'38" West along the North line of said 0.14 acre tract, 184.14 feet to the approximate centerline of Honey Creek;

THENCE along the centerline of Honey Creek as follows:

North 05°47'18 West, 90.00 feet;

North 57°37'50" West, 168.66 feet;

North 66°08'56" West, 87.33 feet;

North 58°55'50" West, 69.21 feet;

North 36°21'21" West, 68.95 feet;

North 27°51'03" West, 60.76 feet;

North 18°05'40" West, 164.83 feet;

North 48°24'03" West, 124.16 feet;

North 78°48'06" West, 60.76 feet;
South 57°31'03" West, 57.89 feet;
South 19°21'13" West, 148.88 feet;
South 35°07'31" West, 39.06 feet;
South 81°12'06" West, 57.89 feet;
North 58°14'38" West, 96.36 feet;
North 45°04'13" West, 101.04 feet;
North 29°22'52" West, 81.53 feet;
North 09°25'01" West, 71.35 feet;
North 13°49'54" East, 77.17 feet;
North 21°03'30" East, 58.99 feet;
North 44°00'16" East, 63.51 feet;
North 49°22'49" East, 53.74 feet;
North 43°51'46" East, 105.85 feet;
North 32°22'22" East, 63.29 feet;
North 03°42'28" East, 61.45 feet;
North 13°27' 06" West, 97.21 feet;
North 00°30'26" West, 104.33 feet;
North 10°11'14" West, 337.00 feet;
North 68°19'38" West, 58.19 feet;
South 85°01'30" West, 192.63 feet;
North 77°31'17" West, 151.16 feet;
North 50°41'49" West, 43.93 feet;
North 27°44'08" West, 72.08 feet;

North 00°13'37" West, 64.94 feet;
North 18°34'37" East, 76.80 feet;
North 33°40'28" East, 102.21 feet;
North 45°48'36" East, 117.47 feet;
North 39°22'50" East, 157.22 feet;
North 38°17'31" East, 55.74 feet;
North 40°50'48" East, 101.72 feet;
North 46°33'39" East, 118.18 feet;
North 21°48'07" East, 50.30 feet;
North 10°24'19" East, 61.92 feet;
North 16°09'43" East, 90.42 feet;
North 02°29'50" West, 210.22 feet;
North 08°26'35" West, 68.43 feet;
North 16°07'10" West, 114.00 feet;
North 15°47'49" East, 195.00 feet;
North 28°43'19" East, 162.34 feet;
North 10°22'38" West, 67.12 feet;
North 05°32'52" East, 109.43 feet;
North 07°49'15" West, 94.87 feet;
North 39°48'10" East, 62.68 feet;
North 58°44'04" East, 139.52 feet;
North 78°52'42" East, 179.29 feet;
North 55°29'27" East, 58.65 feet;
North 43°14'46" East, 138.43 feet;

North 28°02'40" East, 90.98 feet;

North 10°17'28" East, 84.30 feet;

North 14°24'26" West, 149.56 feet to the Southwest corner of that called 11 acre tract conveyed to Gerald Scarborough by deed recorded in Volume 1288, Page 393;

THENCE along the South line of said 11 acre tract as follows:

South 89°43'08" East, 198.48 feet to a 60d nail found;

South 88°13'09" East, 170.48 feet to a 60d nail found;

South 89°25'09" East, 381.42 feet to an iron rod found;

South 89°23'05" East, 182.51 feet to an iron rod set at the Southwest corner of Lot 1, Block A of Scarborough Faire, an addition to Collin County, Texas as recorded in Cabinet F, Page 765 of the Plat Records of Collin County, Texas;

THENCE South 88°33'29" East along the South line of said Lot 1, 203.94 feet to an iron rod found at its Southeast corner;

THENCE along the East line of said Lot 1 as follows:

North 1°51'38" East, 212.10 feet to an iron rod found;

North 1°01'47" East, 167.46 feet to an iron rod found at the Northeast corner of said Lot 1 and the Southeast corner of that called 17.73 acre tract conveyed to Malcolm Lillard by deed recorded in Volume 1272, Page 336;

THENCE along the East line of said 17.73 acre tract as follows:

North 1°23'12" East, 276.63 feet to an iron rod found;

North 1°09'38" East, 692.75 feet to an iron rod found at the Northeast corner of said 17.73 acre tract;

THENCE North 88°31'45" West along the North line of said 17.73 acre tract, 765.81 feet to an iron rod found at its Northwest corner and the Southeast corner of that called 11.8109 acre tract conveyed to Allison V. Roberts and Michael D. Twaddell by deed recorded in Volume 4271, Page 1599;

THENCE North 1°33'45" East, 1412.62 feet to an iron rod found at the Northeast corner of said 11.8109 acre tract, said point being on the South line of that called 132.349 acre tract described in Volume 5001, Page 2172, and being on the approximate centerline of County Road No. 171;

THENCE North $89^{\circ}51'53''$ East along said South line of said 132.349 acre tract, the North line of said 823.48 acre tract and the centerline of County Road No. 171, 592.12 feet to an iron rod found at the Southwest corner of that certain 2.327 acre tract remaining from a called 69 acre "Tract Three" in deed to Anita Gross Taylor recorded in Volume 616, Page 599 of the Deed Records of Collin County, Texas;

THENCE South $89^{\circ}07'02''$ East, continuing along said centerline of County Road No. 171, passing an iron rod found at the Southeast corner of said 2.327 acre tract, and continuing along said centerline a total distance of 615.91 feet;

THENCE South $0^{\circ}53'$ West, 6986.14 feet to the PLACE OF BEGINNING, and containing 253.3879 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.