

EXHIBIT B-1-1
PROPERTY DESCRIPTION
165.2153 ACRE TRACT

BEING a part of that certain called 206.91 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 William Culwell Survey, Abstract No. 184, situated in Collin County, Texas and being more particularly described as follows:

COMMENCING at an iron rod found at the Southeast corner of said 206.91 acre tract and the Northeast corner of that called 3.0 acre tract conveyed to Daniel A. Chamberlain by deed recorded in Document No. 96-0098028, and being the intersection of the West right-of-way line of F.M. Road No. 543 with the centerline of County Road No. 208;

THENCE North 89°13'42" West along said centerline of County Road No. 208 and along the North line of said 3.0 acre tract, 460 feet, more or less, to a point on the existing boundary limits of the Town of Weston and the PLACE OF BEGINNING of this description;

THENCE North 89°13'42" West along said centerline of County Road No. 208 and along the North lines of said 3.0 acre tract, that certain called 14.44 acre tract conveyed to Anthony M. Del Plato by deed recorded in Volume 4327, Page 2520, and that certain called 19.687 acre tract conveyed to Blake Bickham by deed recorded in Volume 4407, Page 2062, 1497.25 feet more or less, to an iron rod found at the Northwest corner of said 19.687 acre tract and a corner of that called 38.609 acre tract conveyed to Kenneth C. Bean and Marikay Bean by deed recorded in Volume 4645, Page 2756;

THENCE along the boundary of said 38.609 acre tract as follows:

South 88°11'53" West, 46.28 feet to an iron rod found;

North 19°25'53" East along the centerline of F.M. Road No. 208, 765.60 feet to an iron rod found;

North 63°42'07" West along said centerline of F.M. Road No. 208, 1048.90 feet to an iron rod found at the most Northerly Northwest corner of said 38.609 acre tract, said point being on the centerline of County Road No. 171 and the East line of that called 101.37 acre tract conveyed to Carl Cawthon by deed recorded in Volume 13, Page 331;

THENCE along the general centerline of County Road No. 171 as follows:

North 1°13'46" East along said East line of said 101.37 acre tract, 956.27 feet to an iron rod found at its Northeast corner and the Southeast corner of that certain called 8.01 acre tract conveyed to Billie Ross Isbell by deed recorded in Volume 2209, Page 215;

North 1°22'20" East, 272.18 feet to an iron rod found at the Northeast corner of said 8.01 acre tract and the most Southerly Southeast corner of that certain called 107.6231 acre

tract conveyed to Bobby Jack Minshew and Terrye Louise Hernandez by deed recorded in Volume 3073, Page 745;

THENCE along the boundary of said 107.6231 acre tract and along said centerline of County Road No. 171 as follows:

North 1°15'24" East, 1021.51 feet to an iron rod set;

North 3°15'23" East, 178.84 feet to a nail found;

North 8°43'48" East, 124.82 feet to an iron rod set;

North 21°16'24" East, 88.69 feet to an iron rod set;

North 54°22'18" East, 69.35 feet to an iron rod set;

North 87°15'54" East, 121.22 feet to an iron rod set at the most Easterly Southeast corner of said 107.6231 acre tract and the Southwest corner of that certain called 1.01 acre tract conveyed to Damon L. Malone by deed recorded in Volume 4569, Page 1308;

THENCE North 88°05'03" East continuing along said centerline of County Road No. 171 and along the South line of said 1.01 acre tract, 82.09 feet to a point on the existing boundary limits of the Town of Weston;

THENCE along said existing boundary limits of the Town of Weston as follows:

South 89°13'04" East, 1040.6 feet;

South 11°52'00" East, 1100.0 feet;

South 40°30'21" West, 700.0 feet;

South 0°26'43" West, 2353.4 feet to the PLACE OF BEGINNING, and containing 165.2153 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.