

EXHIBIT B-2-1

**PROPERTY DESCRIPTION
92.816 ACRE TRACT**

BEING a part of that certain called 92.816 acre tract conveyed to Raymond E. Marshall by deed recorded in Volume 4539, Page 956 of the Deed Records of Collin County, Texas, in the A.J. Culwell Survey, Abstract No. 209, situated in the Town of Weston, Collin County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found at the Northeast corner of said 92.816 acre tract and the Southeast corner of that certain called 3.0114 acre tract conveyed to Milton D. White by deed recorded in Volume 4476, Page 2323, said point being on the West right-of-way line of F.M. Road No. 543 (80.0 feet wide);

THENCE along said West right-of-way line of F.M. Road No. 543 as follows:

South 1°01'19" West, 453.74 feet to an iron set;

South 0°51'29" West, 1064.27 feet to an iron rod found at the Southeast corner of said 92.816 acre tract and the Northeast corner of that certain called 823.48 acre tract conveyed to Honey Creek Ranch Corporation by deed recorded in Volume 4768, Page 3562, said point also being on the existing boundary limits of the Town of Weston;

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

North 88°59'20" West along the South line of said 92.816 acre tract and the North line of said 823.48 acre tract, 460.0 feet;

North 0°51'29" East, 1063.7 feet;

North 1°01'19" East, 448.9 feet to a point on the North line of said 92.816 acre tract and the South line of said 3.0114 acre tract;

THENCE South 89°39'43" East along said North line of said 92.816 acre tract and said South line of said 3.0114 acre tract, 460 feet, more or less, to the PLACE OF BEGINNING and containing 16.0 acres of land.

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.