

# Exhibit B

## MEETS AND BOUNDS DESCRIPTION

### WILLOW WOOD ESTATES

#### McKINNEY PARTNERS 306, LP

ALL that certain tract or parcel of land situated in the ABNER SMALLEY SURVEY, ABSTRACT NUMBER 864, the POLLY A. BOONE SURVEY, ABSTRACT NUMBER 1048, the JOHN HART SURVEY, ABSTRACT NUMBER 423 and the MANNING CLEMENTS SURVEY, ABSTRACT NUMBER 224, in Collin County, Texas, being all of Tract I, called 188.485 acres and all of Tract II, called 119.141 acres described in a deed to PCB PROPERTIES, LLC, as recorded in Clerk's File Number 20120808000975230 of the Land Records of Collin County, Texas, being more particularly described as follows:

BEGIN at a PK nail in disc (PETSCHKE & ASSOC., INC.) set for corner in the center of COUNTY ROAD 278 at the northeast corner of said PCB tract, same being the northwest corner of a tract described in Warranty Deed to R.E. AYCOCK, JR., and spouse BARSHIA AYCOCK, as filed for record in Volume 5432, Page 6904, of the Land Records of Collin County, Texas;

THENCE S06°20'12"W along the west line of said AYCOCK tract, at 30.17 feet pass a 1/2 " capped iron rebar (RPLS 5392) found for witness, at 1640.73 feet pass a 1/2 " capped iron rebar (RPLS 5392) found at the southwest corner of said AYCOCK tract, same being the northwest corner of a tract described in a deed to LEE A. BROCK and wife SARA A. BROCK and RODNEY N. DOYLE and wife APRIL DOYLE, as recorded in Volume 5875, Page 3172 of the Land Records of Collin County, Texas, a total distance of 2353.47 feet to a 1/2 " iron rebar found at an angle point;

THENCE continue along said common line S00°30'00"W a distance of 1723.18 feet to a 1/2 " capped iron rebar (RPLS 5392) found for corner at the northwest corner of a tract reserved by the RESOLUTION TRUST CORPORATION (RTC) out of TRACT ONE of the land deed to GEORGE D. GROGAN, as recorded in Clerk's File Number 93-0004692 of the Land Records of Collin County, Texas;

THENCE S43°48'22"W along the north or northwest line of said RTC tract a distance of 527.30 feet to a 1/2 " capped iron rebar (RPLS 5392) found for corner at the southwest corner of said RTC, same being in a north line of said GROGAN tract;

THENCE along a north line of said GROGAN tract in a westerly direction the following two (2) courses:

- 1.) N78°34'19"W a distance of 74.35 feet to a 1/2 " iron rebar found at an angle point;
- 2.) N77°22'28"W a distance of 326.52 feet

to a 1/2 " iron rebar found for an inner ell corner hereof, same being a northwest corner of said GROGAN tract;

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THENCE S01°04'32"W along a west line of said GROGAN tract a distance of 536.77 feet to a 1/2 " capped iron rebar (PETSCHÉ & ASSOC., INC.) set for corner;

THENCE S43°47'42"W along a north or northwest line of said GROGAN tract a distance of 303.51 feet to a 1/2 " iron rebar found for corner;

THENCE along the most southerly south line of said PCB tract, same being a north line of said GROGAN tract, partially along and near a barbed wire fence, in a westerly direction the following two (2) courses:

1.) N88°20'18"W a distance of 1310.06 feet to a 1/2 " capped iron rebar (PETSCHÉ & ASSOC., INC.) set at an angle point;

2.) N88°40'10"W a distance of 292.13 feet to a 3/8 " iron rebar found for corner;

THENCE along a west line of said GROGAN tract in a northerly direction the following three (3) courses:

1.) N19°33'25"W a distance of 87.30 feet to a 3/8 " iron rebar found at an angle point under a 14" Elm tree;

2.) N30°06'17"W a distance of 120.23 feet to a 3/8 " iron rebar found at an angle point;

3.) N00°41'55"E partially along and near a barbed wire fence, a distance of 1060.59 feet to a 60D spike found for corner at an inner ell corner hereof in old, down barbed wire fence;

THENCE N86°18'31"W along a north line of said GROGAN tract a distance of 929.44 feet to a 1" smooth steel rod found for corner

near a fence corner post at the most westerly southwest corner of said PCB tract, same being an inner ell corner of said GROGAN tract;

THENCE N00°41'22"E along the most northerly east line of said GROGAN tract a distance of 842.55 feet to a 5/8 " capped iron rebar (GEER) found for corner at the most northerly corner of said GROGAN tract, same being in the east line of STATE HIGHWAY 5 (width varies);

THENCE in a northeasterly direction, along said line of STATE HIGHWAY 5, the following two (2) courses;

1.) N25°52'15"E a distance of 445.57 feet to a wood right-of-way monument found at an angle point;

2.) N20°42'32"E a distance of 224.08 feet

to a 5/8 " iron rebar (GEER) found for corner at the northwest corner of said southwest corner of the lands owned by PILKINTON, as described in deeds recorded in Volume 754, Page 104, Volume 687, Page 285, Volume 1236, Page 658, and Volume 1263, Page 828, a portion of which was willed to JOAN BRANDON, Probate Docket No. 80-284, all of the Land Records of Collin County, Texas;

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THENCE in an easterly direction, along the south line of said PILKINTON and BRANDON lands, the following four (4) courses;

- 1.) S88°40'36"E a distance of 201.36 feet to a 1/2 " iron rebar found at an angle point;
- 2.) S88°36'56"E a distance of 400.06 feet to a 5/8 " capped iron rebar (GEER) found at an angle point;
- 3.) S88°10'40"E a distance of 248.34 feet to a 5/8 " capped iron rebar (GEER) found at an angle point;
- 4.) S89°51'44"E a distance of 144.96 feet

to a 1/2 " iron pipe found for an inner ell corner hereof at the southeast corner of said BRANDON tract, same being the southeast corner of a tract described in a deed to WILLIAM and PATTY ADAMS, as recorded in Clerk's File Number 20111108001207040 of the Land Records of Collin County, Texas;

THENCE N00°26'39"W along the east line of said ADAMS tract a distance of 453.30 feet to a 1" iron pipe found for corner at the northeast corner of said ADAMS tract;

THENCE N89°49'28"W along the north line of said ADAMS tract a distance of 238.75 feet to a 14" Elm tree found for corner at the southeast corner of a tract described in deed to BILLY DENSMORE, as filed for record under Clerk's File No. 20070322000386590 of the Land Records of Collin County, Texas;

THENCE N00°56'00"W along the east line of said DENSMORE tract, at 211.15 feet pass the southeast corner of a tract of land described in Warranty Deed to BILLY HARRIS, as filed for record under Clerk's File No. 96-0090446 of the Land Records of Collin County, Texas, continuing in all a distance of 272.68 feet to a fence post found at an angle point;

THENCE continue along the east line of said HARRIS tract, N02°35'33"W a distance of 291.07 feet to a 1/2 " capped iron rebar (PETSCHKE & ASSOC., INC.) set for corner at the northeast corner of said HARRIS tract, same being in the center of aforesaid COUNTY ROAD 278;

THENCE S73°13'13"W along the north line of said HARRIS tract, common with centerline of said COUNTY ROAD 278 a distance of 56.66 feet to a 1/2 " capped iron rebar (PETSCHKE & ASSOC., INC.) set for corner at a northeast, inner ell corner of aforesaid DENSMORE tract;

THENCE N03°27'20"E along an east line of said DENSMORE tract, a distance of 242.76 feet to a wood right-of-way monument found for corner at the most northerly corner of said DENSMORE tract, same being in the aforesaid east line of STATE HIGHWAY NO. 5;

THENCE N41°45'37"E along said line, a distance of 32.18 feet to a wood right-of-way monument found for corner at the southwest corner of a tract described in a deed to ASAD AHMADI, as recorded in Volume 5946, Page 1508 of the Land Records of Collin County, Texas;

THENCE S89°53'16"E along the south line of said ASAD AHMADI tract, a distance of 213.61 feet to a 1/2 " iron rebar found for corner at the southeast corner of said ASAD AHMADI tract,

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same being the southwest corner of LOT 1, BLOCK A of the C & F ADDITION according to the Minor Plat thereof, as recorded in Cabinet O, Page 496 of the Plat Records of Collin County, Texas;

THENCE S89°59'17"E along the south boundary of said LOT 1, BLOCK A distance of 235.38 feet to a 1/2 " capped iron rebar (PETSCHKE & ASSOC., INC.) set at an angle point;

THENCE N87°25'02"E along the south boundary of said Lot 1, a distance of 69.67 feet to a point for corner in the center of an unnamed branch;

THENCE in a northerly direction, along a westerly boundary of said PCB tract, and with the center of said branch the following eighteen (18) courses:

- 1.) N07°04'02"E a distance of 25.10 feet to an angle point;
- 2.) N37°17'02"E a distance of 59.10 feet to an angle point;
- 3.) N15°43'58"W a distance of 57.40 feet to an angle point;
- 4.) N56°16'58"W a distance of 30.60 feet to an angle point;
- 5.) N16°59'58"W a distance of 52.90 feet to an angle point;
- 6.) N58°55'02"E a distance of 63.90 feet to an angle point;
- 7.) N42°30'02"E a distance of 42.50 feet to an angle point;
- 8.) N22°57'02"E a distance of 50.60 feet to an angle point;
- 9.) N12°13'02"E a distance of 47.60 feet to an angle point;
- 10.) N25°44'02"E a distance of 44.50 feet to an angle point;
- 11.) N15°59'58"W a distance of 46.90 feet to an angle point;
- 12.) N19°16'02"E a distance of 39.90 feet to an angle point;
- 13.) N58°03'02"E a distance of 40.10 feet to an angle point;
- 14.) N15°53'02"E a distance of 32.70 feet to an angle point;
- 15.) N70°35'02"E a distance of 74.90 feet to an angle point;
- 16.) N34°56'02"E a distance of 33.70 feet to an angle point;
- 17.) S68°37'58"E a distance of 45.70 feet to an angle point;
- 18.) S19°02'02"W a distance of 30.90

feet to an angle point;

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THENCE leaving said center of unnamed branch, S70°34'58"E a distance of 73.93 feet to a PK nail in disc (PETSCHÉ & ASSOC., INC.) set for corner in the center of aforesaid COUNTY ROAD 278;

THENCE in a northeasterly direction, along said centerline of COUNTY ROAD 278, the following six (6) courses:

1.) N26°46'04"E a distance of 162.07 feet to a PK nail in disc set at the point of curvature of a curve having a radius of 525.00 feet and a central angle of 21°46'09";

2.) along the arc of said curve to the right, a distance of 199.47 feet to a PK nail in disc set for at the point of tangency of said curve;

3.) N48°32'13"E a distance of 149.56 feet to a PK nail in disc set at an angle point;

4.) N50°52'00"E a distance of 127.46 feet to a PK nail in disc set at an angle point;

5.) N56°21'36"E a distance of 28.39 feet to a PK nail in disc set at the point of curvature of a curve having a radius of 350.00 feet and a central angle of 26°05'14";

6.) along the arc of said curve to the right, a distance of 159.36 feet

to a PK nail in disc set for corner at the northwest corner of a tract described in a deed to NORTH COLLIN WATER SUPPLY CORPORATION, as recorded in Volume 784, Page 658 of the Land Records of Collin County, Texas;

THENCE S00°23'04"W along the west line of said NORTH COLLIN WATER SUPPLY CORPORATION, as now laid out and in use, a distance of 101.01 feet to a 3/8 " iron rebar found for corner at the southwest corner of said NORTH COLLIN WATER SUPPLY CORPORATION;

THENCE S89°36'56"E along the south line of said NORTH COLLIN WATER SUPPLY CORPORATION, as now laid out and in use, a distance of 103.00 feet to a 1/2 " capped iron rebar (PETSCHÉ & ASSOC., INC.) set for corner at the southeast corner of said NORTH COLLIN WATER SUPPLY CORPORATION;

THENCE N00°23'04"E along the east line of said NORTH COLLIN WATER SUPPLY CORPORATION, as now laid out and in use, a distance of 104.37 feet to a PK Nail & Disc (PETSCHÉ & ASSOC., INC.) set for corner at the northeast corner of said NORTH COLLIN WATER SUPPLY CORPORATION, same being in the center of said COUNTY ROAD 278;

THENCE S89°36'56"E along the centerline of said COUNTY ROAD 278, a distance of 1308.33 feet back to the POINT OF BEGINNING, and containing 306.591 acres of land, more or less.

**RECEIVED**

By Planning Department at 3:04 pm, Jan 26, 2015