

METES AND BOUNDS DESCRIPTION

BEING all that certain lot, tract, or parcel of land situated in the M. Hart Survey, Abstract No. 447, Collin County, Texas, and being all of that certain tract described in deed to Honey Creek Partners, L.P., recorded in Document Number 2005-0178038 of the Deed Records, Collin County, Texas (DRCCT), and being all of that certain tract described in deed to Jon W. Bayless, recorded in Document Number 98-0019490 DRCCT, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the north line of Farm to Market Road 1378 (a 90 foot right-of-way, also known as Country Club Road) for the southeast corner of said Bayless tract, and being the southwest corner of Lot 9R1 of The Woods of Ascot Heath, an addition to Collin County according to the plat thereof recorded in Cabinet 2011, Page 242 of the Plat Records, Collin County, Texas (PRCCT);

THENCE along the common line between said Bayless tract and said road, along an arc to the left, with a radius of 327.70 feet, an arc length of 136.15 feet, with a central angle of 23°48'16", whose long chord bears N 77°16'18" W, 135.17 feet, to a point for corner;

THENCE N 88°54'01" W, 119.34 feet continuing along said line, to a 1/2" capped iron rod found for the common corner between said Bayless tract and said Honey Creek Partners tract;

THENCE N 88°35'45" W, 577.78 feet along the common line between said Honey Creek Partners tract and said road to a PK nail found in the approximate centerline of Nature Place (a public road) for the southwest corner of said Honey Creek Partners tract;

THENCE N 30°34'40" E, 231.01 feet along said public road to a PK Nail found;

THENCE N 18°11'48" E, 48.27 feet continuing along said public road to a PK nail found for the southwest corner of that certain tract described as Tract One in deed to Irma Leigh Goleman recorded in Document Number 2003-0069498 DRCCT;

THENCE S 89°58'04" E, 193.51 feet along the common line between said Honey Creek Partners tract and said Tract One to a 1/2" iron rod set with a yellow cap stamped "SPIARSENG", from which a 1/2" iron rod found bears N 39°50'40" W, 0.48 feet;

THENCE N 00°06'16" W, 155.00 feet continuing along the common line between said Honey Creek Partners tract and said Tract One, passing the northeast corner thereof and the southeast corner of Tract Two in the aforementioned Goleman instrument, continuing along the east line thereof to 1/2" iron rod set with a yellow cap stamped "SPIARSENG" on the south line of that certain tract described in a deed of trust to Bessie Heard and the First National Bank in Dallas, Trustees of the Bessie Heard Foundation, recorded in Volume 656, Page 266 DRCCT;

THENCE S 89°26'40" E, 243.00 feet along the common line between said said Honey Creek Partners tract and said Heard tract to a 1/2" iron rod found for the northwest corner of Lot 8R of The Woods of Ascot Heath;

THENCE S 01°13'48" W, 165.68 feet along the common line between said said Honey Creek Partners tract and said Lot 8R, to a 1/2" iron rod found for the northwest corner of said Bayless tract;

THENCE S 88°55'08" E, 172.62 feet along the common line between said Bayless tract and said Lot 8R, to a 1/2" iron rod found;

THENCE S 43°53'40" E, 136.12 feet continuing along said common line to a 1/2" iron rod found for the common corner between Lots 8R and 9R1;

THENCE S 01°07'07" W, 176.56 feet along the common line between said Bayless tract and said Lot 9R1, to the POINT OF BEGINNING, and containing 223,881 square feet, or 5.140 acres of land.