

LEGAL DESCRIPTION - PROPOSED PLANNING AREA 17

**EXHIBIT B**

BEING the called 238.924 acre tract of land situated in the William McCarty Survey, Abstract Number 575, Collin County, Texas, and being all the 238.924 acres of land described in Special Warranty Deed to BLUE STAR LAND L.P., as filed for record in Volume 5026, Page 4363, and all of the land described in Special Warranty Deed to BLUE STAR LAND L.P., as filed for record in Volume 5132, Page 3194, all of the Land Records of Collin County, Texas (LRCCT) and being more particularly described as follows:

BEGIN at a 5/8" iron rebar found for corner at the northwest corner of PLANNING AREA 15, as described in Special Warranty Deed to D. R. HORTON-TEXAS, LTD., as filed for record in Volume 6001, Page 37 of the Land Records of Collin County, Texas, said corner being the southwest corner of said BLUE STAR LAND, L.P., lands, said corner also being on the centerline of Coit Road (County Road 72), said corner also being the west terminus of a Boundary Line Agreement, as filed for record in Volume 1024, Page 853 of the Land Records of Collin County Texas;

THENCE N00°01'33"W, along the westerly boundary of said BLUE STAR LAND, L.P. lands and the centerline of said Coit Road (County Road 72), a distance of 2712.58 feet to a point for corner, said corner being on the southerly right-of-way of U.S. Highway 380;

Thence in an easterly direction, along the northerly boundary of said BLUE STAR LAND, L.P. lands and the southerly right-of-way of U.S. Highway 380, the following five (5) courses:

- 1.) N46°03'52"E, a distance of 143.75 feet to a right-of-way monument found corner;
- 2.) S89°57'47"E, a distance of 2057.96 feet to a right-of-way monument found corner;
- 3.) S89°58'30"E, a distance of 1033.19 feet to a 1/2" capped iron rebar set for corner;
- 4.) S84°15'52"E, a distance of 201.00 feet to a 1/2" capped iron rebar set for corner;
- 5.) S89°58'34"E, a distance of 315.77 feet

to a right-of-way monument found for corner at the northeast corner of said BLUE STAR LAND, L.P. lands; and the northwest corner of ROSE BUD ESTATES PHASE II, according to the Record Plat thereof, as filed for record in Cabinet C, Page 517 of the Plat Records of Collin County, Texas;



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THENCE S00°14'11"E, along the easterly boundary of said BLUE STAR LAND, L.P. lands, the westerly boundary of said ROSE BUD ESTATES PHASE II, and ROSE BUD ESTATES PHASE I, according to the Record Plat thereof, as filed for record in Cabinet C, Page 189 of the Plat Records of Collin County, Texas, a distance of 2777.12 feet to a 1/2" iron rod found for corner at the southeast corner of said BLUE STAR LAND, L.P. lands, the southwest corner of said ROSE BUD ESTATES PHASE I and the east terminus of the aforesaid Boundary Line Agreement, said corner also being on the north boundary of said PLANNING AREA 15;

THENCE S89°47'37"W, along the south boundary of said BLUE STAR LAND, L.P., the north boundary of said PLANNING AREA 15, and said Boundary Line Agreement, a distance of 3720.82 feet back to the POINT OF BEGINNING and containing 238.90 acres of land, more or less.