

## METES AND BOUNDS DESCRIPTION

### HEATHERWOOD PHASES TWO C, THREE B, THREE C AND FOUR 113.362 ACRES

BEING a 113.362 acre tract of land situated in the Andrew Stapp Survey, Abstract No. 833, Collin County, Texas, and being part of a called 80.7674 acre tract of land described in deed to JFB McKinney/2003, Ltd., as recorded in Volume 5476, Page 580, Deed Records Collin County, Texas; all of a called 26.05 acre tract of land described in deed to JFB McKinney/2003, Ltd., as recorded in Volume 5728, Page 922, of said Deed Records and part of a called 130.3106 acre tract of land described in deed to JFB McKinney/2003, Ltd., as recorded in Volume 5728, Page 922, of said Deed Records, said 113.362 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found for the southwest corner of said 80.7674 acre tract and an ell corner of Robinson Ridge, Phase II, an addition to the City of McKinney, as recorded in Cabinet 2007, Page 166, Map Records, Collin County, Texas;

THENCE North 25 degrees 34 minutes 37 seconds West, with the west boundary line of said 80.7674 acre tract, the east boundary line of said Phase II, the east boundary line of a tract of land described in deed to Robinson Ridge Estates, Ltd, as recorded in Volume 5347, Page 8654 of said Deed Records and the east boundary line of a tract of land described in deed to Robridge Investments, Ltd, as recorded in Volume 5347, Page 8639 of said Deed Records, a distance of 1239.15 feet to a 1/2-inch iron rod found for the northwest corner of said 80.7674 acre tract and the southwest corner of said 130.3106 acre tract;

THENCE North 25 degrees 33 minutes 31 seconds West, with the common boundary line of said 130.3106 acre tract and said Robridge Investments tract, a distance of 1088.20 feet to a 3/8-inch iron rod found for the southwest corner of said 26.05 acre tract and the most westerly northwest corner of said 130.3106 acre tract;

THENCE North 00 degrees 20 minutes 41 seconds West, with the west boundary line of said 26.05 acre tract, passing at a distance of 17.71 feet a 1/2-inch iron rod found for the southeast corner of a called 54.615 acre tract of land described in deed to Four Christie Investment Properties, Ltd., as recorded in Instrument 2008111400133535 of said Deed Records and continuing a total distance of 121.67 feet to a 1/2-inch iron rod found for corner;

THENCE North 00 degrees 14 minutes 15 seconds West, with the common boundary line of said 26.05 acre tract said 54.615 acre tract, a distance of 655.75 feet to a 1/2-inch iron rod found for corner;

THENCE North 00 degrees 25 minutes 30 seconds West, continuing with the common boundary line of said 26.05 acre tract and said 54.615 acre tract, a distance of 544.56 feet to a 3/4-inch iron rod found for the northwest corner of said 26.05 acre tract and the northeast corner of said 54.615 acre tract, said corner being within a gravel road known as County Road 123 (Bloomdale Road);

THENCE North 89 degrees 26 minutes 12 seconds East, with said Bloomdale Road and the north boundary line of said 26.05 acre tract, a distance of 859.81 feet to a 1/2-inch iron rod found for the northeast corner of said 26.05 acre tract and the most easterly northwest corner of said 130.3106 acre tract;

THENCE Easterly, with the northerly boundary lines of said 130.3106 acre tract, the following courses and distances:

North 89 degrees 10 minutes 06 seconds East, a distance of 357.39 feet to a 1/2-inch iron rod found for corner;

North 89 degrees 22 minutes 39 seconds East, a distance of 432.80 feet to a 3/8-inch iron rod found or corner;

North 89 degrees 04 minutes 31 seconds East, a distance of 917.73 feet to a 1/2-inch iron rod found for corner;

## EXHIBIT B

THENCE South 00 degrees 43 minutes 02 seconds East, passing the northwest corner of a 20.22 acre tract of land described in deed to YSIS Partners, LP, as recorded in Volume 5863, Page 1150 of said Deed Records at a distance of 123.33 and continuing with the west boundary line of said 20.22 acre tract a total distance of 1343.33 feet to a 1/2-inch iron rod found for the southwest corner of said 20.22 acre tract, said corner being in the north boundary line of a 19.137 acre tract of land described in deed to McKinney Heatherwood III, Ltd., as recorded in Instrument 20100303000202250 of said Deed Records;

THENCE Westerly, with the northerly boundary lines of said 19.137 acre tract, the following courses and distances:

South 89 degrees 16 minutes 58 seconds West, a distance of 457.44 feet to a 1/2-inch iron rod found for the beginning of a tangent curve to the left having a radius of 1175.00 feet, whose chord bears South 82 degrees 09 minutes 32 seconds West, a distance of 291.44 feet;

Southwesterly, with said curve to the left, through a central angle of 14 degrees 14 minutes 53 seconds, an arc distance of 292.19 feet to a 1/2-inch iron rod found for the beginning of a reverse curve to the right having a radius of 1375.00 feet, whose chord bears South 82 degrees 09 minutes 32 seconds West, a distance of 341.05 feet;

Southwesterly, with said curve to the right, through a central angle of 14 degrees 14 minutes 53 seconds, an arc distance of 341.93 feet to a 1/2-inch iron rod found for the end of said curve;

South 89 degrees 16 minutes 58 seconds West, passing a 1/2-inch iron rod found for the northwest corner of said 19.137 acre tract and the northeast corner of a 10.070 acre tract of land described in deed to the City of McKinney, as recorded in Instrument 20071010001392590 of said Deed Records at a distance of 179.52 feet and continuing with the north boundary line of said 10.070 acre tract a total distance of 194.52 feet to a 1/2 inch iron rod found for the beginning of a tangent curve to the right having a radius of 1375.00 feet, whose chord bears North 83 degrees 35 minutes 35 seconds West, a distance of 341.05 feet;

THENCE Westerly, continuing with the northerly boundary lines of said 10.070 acre tract, the following courses and distances:

Northwesterly, with said curve to the right, through a central angle of 14 degrees 14 minutes 53 seconds, an arc distance of 341.93 feet to a 1/2 inch iron rod found for the beginning of a reverse curve to the left having a radius of 1175.00 feet, whose chord bears North 83 degrees 35 minutes 35 seconds West, a distance of 291.44 feet;

Northwesterly, with said curve to the left, through a central angle of 14 degrees 14 minutes 53 seconds, an arc distance of 292.19 feet to a 1/2 inch iron rod found for the end of said curve;

South 89 degrees 16 minutes 58 seconds West, a distance of 438.57 feet to a 1/2-inch iron rod found for the northwest corner of said 10.070 acre tract, said corner being the beginning of a non-tangent curve to the right having a radius of 50.00 feet whose chord bears South 02 degrees 56 minutes 53 seconds West, a distance of 57.20 feet;

THENCE Southeasterly, with the southwesterly boundary lines of said 10.070 acre tract, the following courses and distances:

Southwesterly, with said curve to the right, through a central angle of 69 degrees 46 minutes 23 seconds, an arc distance of 60.89 feet to the end of said curve;

South 61 degrees 51 minutes 37 seconds East, a distance of 81.08 feet to a point for corner;

South 55 degrees 12 minutes 16 seconds East, a distance of 377.82 feet to a point for corner;

South 28 degrees 57 minutes 15 seconds East, a distance of 200.15 feet to a point for corner;

South 68 degrees 11 minutes 30 seconds East, a distance of 81.49 feet to a point for corner;

South 35 degrees 53 minutes 32 seconds East, a distance of 93.94 feet to a point for corner;

South 55 degrees 11 minutes 30 seconds East, a distance of 237.07 feet to a point for corner;

South 35 degrees 36 minutes 34 seconds East, a distance of 133.70 feet to the south corner of said 10.070 acre tract, said corner being in the west boundary line of Heatherwood Phase Two, Lot 1, Block P, an addition to the City of McKinney, as recorded in Cabinet 2010, Page 41 of said Map Records;

THENCE South 02 degrees 07 minutes 56 seconds East, with the west boundary line of said Lot 1, Block P, a distance of 583.42 feet to the southwest corner of said Lot 1, Block P;

THENCE South 87 degrees 54 minutes 25 seconds East, with the south boundary line of said Lot 1, Block P, a distance of 506.50 feet to the southeast corner of said Lot 1, Block P;

THENCE North 01 degrees 34 minutes 06 seconds West, with the east boundary line of said Lot 1, Block P, a distance of 34.78 feet to the southwest corner of the aforementioned Heatherwood, Phase Two A;

THENCE Easterly, with the southerly boundary lines of said Phase Two A, the following courses and distances:

North 88 degrees 25 minutes 54 seconds East, a distance of 60.00 feet to a point for corner;

North 44 degrees 34 minutes 28 seconds East, a distance of 20.79 feet to the beginning of a non-tangent curve to the right having a radius of 370.00 feet whose chord bears South 75 degrees 42 minutes 43 seconds East, a distance of 159.02 feet;

Southeasterly, with said curve to the right, through a central angle of 24 degrees 49 minutes 06 seconds, an arc distance of 160.27 feet to the beginning of a compound curve to the right having a radius of 420.00 feet;

Southeasterly, with said curve to the right, through a central angle of 11 degrees 38 minutes 29 seconds, passing the southeast corner of said Phase Two A at an arc distance of 73.29 feet and continuing a total arc distance of 85.34 feet to a 1/2-inch iron rod found for the northwest corner of Block A of Heatherwood, Phase One, an addition to the City of McKinney, as recorded in Cabinet R, Page 108 of said Plat Records, said corner being the beginning of a non-tangent curve to the left having a radius of 400.00 feet whose chord bears South 10 degrees 35 minutes 29 seconds West, a distance of 325.72 feet;

Thence Southerly with the westerly boundary lines of said Block A, the following courses and distances;

Southwesterly, with said curve to left, through a central angle of 48 degrees 03 minutes 08 seconds, an arc distance of 335.47 feet to a 1/2-inch iron rod found for the beginning of a reverse curve to the right having a radius of 100.00 feet;

Southeasterly, with said curve to the right, through a central angle of 11 degrees 51 minutes 59 seconds, an arc distance of 20.71 feet to a 1/2-inch iron rod found for the end of said curve;

South 01 degrees 34 minutes 06 seconds East, a distance of 281.85 feet to a 1/2-inch iron rod found for corner;

South 85 degrees 48 minutes 29 seconds West, a distance of 184.48 feet to a 1/2-inch iron rod with cap stamped "RPLS 5439" found for the southerly northwest corner of said

Phase One and the easterly northeast corner of the aforementioned Robinson Ridge,  
Phase II, said corner being in the south boundary line of the aforementioned 80.7674 acre  
tract;

THENCE South 89 degrees 04 minutes 50 seconds West, with the common boundary line of said  
Phase II and said 80.7674 acre tract, a distance of 699.80 feet to the POINT OF BEGINNING  
AND CONTAINING 5,771,644 square feet or 113.362 acres of land.