

**EXHIBIT B-2-2**

**PROPERTY DESCRIPTION  
206.91 ACRE TRACT**

BEING a part of that certain called 206.91 acre tract of land conveyed to Honey Creek Ranch Corporation by deed recorded in Volume 4768, Page 3562 of the Deed Records of Collin County, Texas, in the William Culwell Survey, Abstract No. 184, situated in the Town of Weston, Collin County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found at the Southeast corner of said 206.91 acre tract and the Northeast corner of that called 3.0 acre tract conveyed to Daniel A. Chamberlain by deed recorded in Document No. 96-0098028, and being the intersection of the West right-of-way line of F.M. Road No. 543 with the centerline of County Road No. 208;

THENCE North 89°13'42" West along said centerline of County Road No. 208 and along the North line of said 3.0 acre tract, 460 feet, more or less, to a point on the existing boundary limits of the Town of Weston;

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

North 0°26'43" East, 2353.4 feet;

North 40°30'21" West, 700.0 feet;

North 11°52' West, 1100.0 feet;

North 89°13'04" West, 1040.6 feet to a point on the East line of that certain called 1.01 acre tract conveyed to Damon L. Malone by deed recorded in Volume 4569, Page 1308, said point being on the centerline of County Road No. 171;

THENCE North 0°19'29" West along the East line of said 1.01 acre tract and along said centerline of County Road No. 171, 225.3 feet to an iron rod found at the Southwest corner of that certain tract conveyed to Robert D. Kirk by deed recorded in Volume 4133, Page 247;

THENCE South 89°13'30" East, 235.06 feet to an iron rod found at the Southeast corner of said Kirk tract and Southwest corner of that called 0.483 acre tract conveyed to Stephanie D. Fender by deed recorded in Volume 4621, Page 1728;

THENCE South 89°39'35" East, 62.84 feet to an iron rod found at Southeast corner of said 0.483 acre tract and the Southwest corner of that certain tract conveyed to Everett Alan Miller, et al, by deed recorded in Document No. 93-0000102

THENCE South 89°34'58" East, 105.11 feet to a nail found at the Southeast corner of said Miller tract and the Southwest corner of that called 0.984 acre tract conveyed to the First Baptist Church of Weston by deed recorded in Volume 3751, Page 177;

THENCE South 89°39'44" East, 325.86 feet to an iron rod found at the Southeast corner of said 0.984 acre tract;

THENCE North 0°14'48" West, 231.05 feet to an iron rod found at the Northeast corner of said 0.984 acre tract, said point being on the South right-of-way line of F.M. Road No. 543;

THENCE along the South and/or Westerly right-of-way line of F.M. Road No. 543 as follows:

South 89°13'04" East, 483.40 feet to a concrete right-of-way marker at the beginning of a non-tangent curve to the right;

Southeasterly along said curve to the right having a central angle of 91°19'38", a radius of 278.31 feet and a chord of South 43°47'31" East 398.12 feet, an arc distance of 443.62 feet to a concrete right-of-way marker at the beginning of a non-tangent curve to the left;

Southeasterly along said curve to the left having a central angle of 13°23'30", a radius of 398.10 feet and a chord of South 5°23'45" East 92.84 feet, an arc distance of 93.05 feet to a concrete right-of-way marker;

South 11°52'00" East, 1079.75 feet to an iron rod set near a wooden right-of-way marker at the beginning of a non tangent curve to the left;

Southeasterly along said curve to the left having a central angle of 33°50'48", a radius of 358.31 feet and a chord of South 28°47'25" East 208.60 feet, an arc distance of 211.67 feet to an iron rod found at the Northwest corner of that called 4.88 acre tract conveyed to Susan Bilderback by deed recorded in Volume 4417, Page 1082;

THENCE South 2°56'38" West along the West line of said 4.88 acre tract, 669.46 feet to an iron rod found at its Southwest corner and the Northwest corner of that called 2.0 acre tract conveyed to Allen W. Palmer by deed recorded in Volume 4295, Page 319;

THENCE South 3°00'57" West along the West line of said 2.0 acre tract, 215.68 feet to an iron rod found at its Southwest corner and the Northwest corner of that called 2.0 acre tract conveyed to Timothy Walden by deed recorded in Volume 4630, Page 319;

THENCE South 3°04'28" West along the West line of said Walden tract, 211.34 feet to an iron rod found at its Southwest corner and the Northwest corner of that certain called 4.0 acre tract conveyed to Danny Banner by deed recorded in Volume 4447, Page 2326;

THENCE South 3°00'10" West along the West line of said 4.0 acre tract, 409.11 feet to an iron rod found at its Southwest corner;

THENCE 89°25'56" East, 434.99 feet to an iron rod found at the Southeast corner of said 4.0 acre tract, said point being on the West right-of-way line of F.M. Road No. 543;

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

South 0°26'43" West, 1272.64 feet to an iron rod found;

South 0°57'36" West, 26.02 feet to the PLACE OF BEGINNING AND Containing 41.7 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.