

PROPERTY DESCRIPTION

COUNTY OF COLLIN ()
STATE OF TEXAS ()

WHEREAS, MYRAN CORPORATION is the owner of a 323.492 acre tract of land situated in the Joseph Matthews Survey Abstract No. 556, the Joel Lee Survey, Abstract No. 542, and the James Jackson Survey, Abstract No. 474, Collin County, Texas and being a portion of that called 71.106 acre tract described in Warranty Deed to Myran Corporation, as recorded in Instrument No. 2005-0167811, Deed Records, Collin County, Texas, and being a portion of that called 250.000 acre tract described in Warranty Deed to Myran Corporation, as recorded in Instrument No. 2005-0167809, Deed Records, Collin County, Texas, said 323.492 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" set for the eastmost northeast corner of said 71.106 acre tract and also lying in the west right of way line of County Road No. 619;

THENCE South 07°58'25" East, along said west right of way line, a distance of 795.35 feet to a 1/2 inch iron rod found for the southeast corner of said 71.106 acre tract, and also being the northeast corner of a tract of land described in General Warranty Deed to Cindy Wilburn, Christy Wilburn, & R. Patrick & Joann Wilburn, as recorded in Volume 5379, Page 2347, Deed Records, Collin County Texas;

THENCE North 88°05'53" West, along the common line of said 71.106 acre tract and said Wilburn Tract, a distance of 3773.61 feet to a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" set for the southwest corner of said 71.106 acre tract, and lying on the east line of the aforementioned 250.000 acre tract;

THENCE South 00°55'05" West, along the east line of said 250.000 acre tract, a distance of 861.09 feet to a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" set for corner, and lying on the north line of a tract described to Connie Evans as recorded in Volume 4880, Page 1663, Deed Records, Collin County, Texas;

THENCE North 89°02'56" West, along said north line, a distance of 238.07 feet to a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" set for the northwest corner of said Evans tract and lying on the east line of a tract of land described to Jessie and Barbara Caudell as recorded in County Clerk's No. 95-0084646, Deed Records, Collin County, Texas;

THENCE North 01°00'05" East, along said east line, a distance of 335.82 feet to a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" set for the northeast corner of said Caudell tract;

THENCE North 88°14'30" West, along the north line of said Caudell Tract, a distance of 2290.20 feet to a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" set for corner;

THENCE South 02°21'27" West, along the most northerly west line of said Caudell Tract, a distance of 1300.72 feet to a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" set for corner;

G circ N 88°51'24" W 1237.78' circ
Z JESSIE T. & BARBARA S. CAUDELL
REVOCABLE LIVING TRUST
C.C. NO. 95-0084646

THENCE North 88°51'24" West, continuing along the north line of said Caudell Tract, a distance of 1237.78 feet to a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" set for corner, said iron rod also being the southeast corner of a tract described to Ron Harmon Farms, Ltd. as recorded in Volume 5141, Page 2504, Deed Records, Collin County, Texas;

THENCE North 02°21'31" East, a distance of 176.26 feet to a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" set for corner;

THENCE North 88°51'24" West, a distance of 1265.60 feet to a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" set for corner;

THENCE North 02°11'31" East, a distance of 710.86 feet to a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" set for corner;

THENCE South 88°36'05" East, a distance of 1137.21 feet to a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" set for corner;

THENCE North 01°50'21" East, a distance of 1863.87 feet to a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" set for corner;

THENCE South 88°50'50" East, a distance of 1371.33 feet to a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" set for corner;

THENCE North 01°48'57" East, a distance of 1302.01 feet to a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" set for corner, also being the northernmost southwest corner of a tract described to Edwina S. Cook, as recorded in Volume 5040, Page 1634, Deed Records, Collin County, Texas;

THENCE in a southeasterly direction, along the common line of the herein described 319.396 acre tract and said Cook tract, the following courses and distances;

South 88°50'07" East, a distance of 2073.21 feet to a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" set for corner;
South 01°29'56" West, a distance of 1302.21 feet to a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" set for corner;
South 87°31'16" East, passing at a distance of 425.00 feet a 1/2 inch iron rod found for the common north corner of said 71.106 acre tract and said 250.000 acre tract, and continuing for a total distance of 1008.80 feet to a 1/2 inch iron rod found for corner;

THENCE South 83°16'02" East, a distance of 1851.35 feet to a 1/2 inch capped iron rod found for corner;

THENCE South 88°01'37" East, a distance of 1160.10 feet to a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" set for corner;

THENCE North 79°17'12" East, a distance of 65.80 feet to the POINT OF BEGINNING; and containing 14,091,336 square feet or 323.492 ACRES of land, more or less.

102

EXHIBIT "A"

Page 2

Legal Description

WHEREAS, Stonehollow Homes, LLC, is the owner of a 73.666 acre tract of land situated in Collin County, Texas, being a part of the Joel Lee Survey, Abstract No. 542 and the Joseph Matthews Survey, Abstract No. 556 and being all of the 71.106 acre tract of land conveyed to Stonehollow Homes, LLC by deed of record in Instrument No. 20160531000667350 of the Official Public Records of Collin County, Texas, and being all of a 1.8 acre tract of land conveyed to Stonehollow Homes, LLC by deed of record in Instrument No. 20170424000512890, of said Official Public Records, said 73.666 acre tract being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with yellow cap stamped "WESTWOOD PS" set for the southeast corner of herein described tract in the west line of County Road 619 (a public right-of-way) and the northeast corner of a 49.281 acre tract of land conveyed to Roy Lee Bass by deed of record in Instrument No. 20170424000512890 of said Official Public Records;

THENCE, South 89 degrees 56 minutes 26 seconds West, with the north line of said 49.281 acre tract, a distance of 1,667.08 feet to a 1/2" iron rod found at the northeast corner of a 20 acre tract of land conveyed to Brent Wilson Kemp by deed of record in Volume 5763, Page 4382, of said Official Public Records;

THENCE North 89 degrees 47 minutes 12 seconds West, with the north line of said 20 acre tract, a distance of 1,703.04 feet to a 1/2" iron rod found at the north corner of a 12 acre tract of land conveyed to Dallas Fort Worth Buddhist Association, by deed of record in Volume 5635, Page 3982, of said Official Public Records;

THENCE South 89 degrees 29 minutes 46 seconds West, with the north line of said 12 acre tract, a distance of 326.08 feet to a 5/8" iron rod with a yellow cap stamped "WESTWOOD PS" set at the northeast corner of a 13.8198 acre tract of land conveyed to Leslie James and Dustin James, by deed of record in Instrument No. 20120203000128760, of said Official Public Records;

THENCE South 89 degrees 50 minutes 42 seconds West, with the north line of said James tract, a distance of 204.11 feet to a 1/2" capped iron rod found at the southeast corner of Lot 21, The Trails of Blue Ridge, an addition to Collin County recorded in Instrument No. 2008-656, Plat Records of Collin County, Texas, said rod being the southwest corner of the herein described 73.666 acre tract;

THENCE North 00 degrees 13 minutes 43 seconds West, with the southerly east line of said The Trails of Blue Ridge, a distance of 861.09 feet to a 1/2" iron rod found at the northwest corner of herein described 73.666 acre tract;

THENCE South 89 degrees 14 minutes 41 seconds East, with the easterly south line of said The Trails of Blue Ridge, a distance of 3,773.61 feet to a 5/8 inch iron rod with yellow cap stamped "WESTWOOD PS" set in the said west line of County Road 619, for the northeast corner of herein described tract in southeast corner of Lot 32 (Common Area) of said Trails of Blue Ridge Addition;

THENCE, South 09 degrees 07 minutes 11 seconds East, with the said west line of County Road 619, a distance of 833.93 feet to the POINT-OF-BEGINNING, containing 3,208,909 square feet or 73.666 acres of land.

2 of 2