

EXHIBIT A
BOUNDARY DESCRIPTION
LOT 1, BLOCK A

BEING a tract of land situated in the Witsaul Fisher Survey, Abstract No. 323 in the City of Allen, Collin County, Texas and being part of a tract of land described in deed to Lennar Homes of Texas Land and Construction, Ltd., recorded in Volume 4629, Page 2208 of the Deed Records of Collin County, Texas and being more particularly described as follows:

COMMENCING at a point being at the northeast corner of the said Lennar Homes tract and the southeast corner of the Day Addition, an addition to the City of Allen as recorded in Plat Cabinet "C", Page 660 of the Map Records of Collin County, Texas; Thence N. $89^{\circ} 57' 02''$ W., 30.05 feet along the south line of the said Day Addition to the POINT OF BEGINNING, said point being on the proposed west line of Rock Ridge Road;

THENCE S. $03^{\circ} 16' 53''$ W., 163.54 feet leaving the said south line of the Day Addition, and running along the said proposed west line of Rock Ridge Road, to a point for corner;

THENCE N. $86^{\circ} 43' 07''$ W., 16.00 feet leaving the said proposed west line of Rock Ridge Road to a point for corner;

THENCE S. $45^{\circ} 55' 38''$ W., 322.33 feet to a point for corner;

THENCE N. $57^{\circ} 40' 45''$ W., 114.88 feet to a point for corner;

THENCE N. $89^{\circ} 57' 02''$ W., 228.87 feet to a point for corner, said point being on the proposed east line of Angel Parkway (a proposed 110 foot right-of-way);

THENCE N. $06^{\circ} 50' 28''$ W., 199.39 feet along the said proposed east line of Angel Parkway to a point for corner, said point being the beginning of a curve to the right having a central angle of $06^{\circ} 00' 56''$ a radius of 1045.00 feet and a chord bearing of N. $03^{\circ} 50' 01''$ W.;

THENCE along said curve, and continuing along the proposed east line of Angel Parkway, 109.72 feet to the end of said curve, a point for corner;

THENCE N. $00^{\circ} 49' 33''$ W., 277.40 feet along the said proposed east line of Angel Parkway to a point for corner;

THENCE S. $89^{\circ} 58' 09''$ E., 60.00 feet to a point for corner, said point being on the west line of said Day Addition;

THENCE S. $00^{\circ} 06' 33''$ E., 259.31 feet along the said west line of the Day Addition to a point for corner;

THENCE S. $89^{\circ} 57' 02''$ E., 557.45 feet along the said south line of the Day Addition to the Point of Beginning and containing 4.526 acres (197,165 square feet) of land.

LEGAL DESCRIPTION
AUBURN SPRINGS PHASE TWO

BEING a tract of land located in the WITSAUL FISHER SURVEY, ABSTRACT NO. 323, Allen, Collin County, Texas and being part of a tract of land conveyed to Lennar Homes of Texas Land and Construction, Ltd., by Deed recorded in Volume 4629, Page 2208, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the North line of Main Street (F.M. Road No. 2170), a variable width right-of-way, at the Southwest corner of a tract of land conveyed to 2170/Malone Joint Venture by Deed recorded in Volume 2885, Page 708, Deed Records, Collin County, Texas;

THENCE North 89 deg. 30 min. 51 sec. West, along said North line, a distance of 270.41 feet to a 1/2 inch iron rod found for corner;

THENCE South 87 deg. 37 min. 24 sec. West, continuing along said North line, a distance of 90.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 00 deg. 23 min. 00 sec. East, leaving said North line, a distance of 97.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 85 deg. 44 min. 41 sec. West, a distance of 43.56 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 04 deg. 15 min. 19 sec. East, a distance of 16.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the left having a central angle of 80 deg. 07 min. 45 sec., a radius of 40.00 feet and a chord bearing and distance of North 54 deg. 11 min. 27 sec. East, 51.49 feet;

THENCE Northeasterly, along said curve to the left, an arc distance of 55.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 06 deg. 00 min. 12 sec., a radius of 240.00 feet and a chord bearing and distance of North 17 deg. 07 min. 40 sec. East, 25.14 feet;

THENCE Northeasterly, along said curve to the right, an arc distance of 25.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 19 deg. 45 min. 33 sec. a radius of 671.00 feet and a chord bearing and distance of North 10 deg. 15 min. 00 sec. East, 230.26 feet;

THENCE Northeasterly, along said curve to the left, an arc distance of 231.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 89 deg. 37 min. 47 sec. West, a distance of 11.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 00 deg. 22 min. 13 sec. East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

EXHIBIT A

BOUNDARY DESCRIPTION
LOT 1, BLOCK A

BEING a tract of land situated in the Witsaul Fisher Survey, Abstract No. 323 in the City of Allen, Collin County, Texas and being part of a tract of land described in deed to Lennar Homes of Texas Land and Construction, Ltd., recorded in Volume 4629, Page 2208 of the Deed Records of Collin County, Texas and being more particularly described as follows:

COMMENCING at a point being at the northeast corner of the said Lennar Homes tract and the southeast corner of the Day Addition, an addition to the City of Allen as recorded in Plat Cabinet "C", Page 660 of the Map Records of Collin County, Texas; Thence N. $89^{\circ} 57' 02''$ W., 30.05 feet along the south line of the said Day Addition to the POINT OF BEGINNING, said point being on the proposed west line of Rock Ridge Road;

THENCE S. $03^{\circ} 16' 53''$ W., 163.54 feet leaving the said south line of the Day Addition, and running along the said proposed west line of Rock Ridge Road, to a point for corner;

THENCE N. $86^{\circ} 43' 07''$ W., 16.00 feet leaving the said proposed west line of Rock Ridge Road to a point for corner;

THENCE S. $45^{\circ} 55' 38''$ W., 322.33 feet to a point for corner;

THENCE N. $57^{\circ} 40' 45''$ W., 114.88 feet to a point for corner;

THENCE N. $89^{\circ} 57' 02''$ W., 228.87 feet to a point for corner, said point being on the proposed east line of Angel Parkway (a proposed 110 foot right-of-way);

THENCE N. $06^{\circ} 50' 28''$ W., 199.39 feet along the said proposed east line of Angel Parkway to a point for corner, said point being the beginning of a curve to the right having a central angle of $06^{\circ} 00' 56''$ a radius of 1045.00 feet and a chord bearing of N. $03^{\circ} 50' 01''$ W.;

THENCE along said curve, and continuing along the proposed east line of Angel Parkway, 109.72 feet to the end of said curve, a point for corner;

THENCE N. $00^{\circ} 49' 33''$ W., 277.40 feet along the said proposed east line of Angel Parkway to a point for corner;

THENCE S. $89^{\circ} 58' 09''$ E., 60.00 feet to a point for corner, said point being on the west line of said Day Addition;

THENCE S. $00^{\circ} 06' 33''$ E., 259.31 feet along the said west line of the Day Addition to a point for corner;

THENCE S. $89^{\circ} 57' 02''$ E., 557.45 feet along the said south line of the Day Addition to the Point of Beginning and containing 4.526 acres (197,165 square feet) of land.

LEGAL DESCRIPTION
AUBURN SPRINGS PHASE TWO

BEING a tract of land located in the WITSAUL FISHER SURVEY, ABSTRACT NO. 323, Allen, Collin County, Texas and being part of a tract of land conveyed to Lennar Homes of Texas Land and Construction, Ltd., by Deed recorded in Volume 4629, Page 2208, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the North line of Main Street (F.M. Road No. 2170), a variable width right-of-way, at the Southwest corner of a tract of land conveyed to 2170/Malone Joint Venture by Deed recorded in Volume 2885, Page 708, Deed Records, Collin County, Texas;

THENCE North 89 deg. 30 min. 51 sec. West, along said North line, a distance of 270.41 feet to a 1/2 inch iron rod found for corner;

THENCE South 87 deg. 37 min. 24 sec. West, continuing along said North line, a distance of 90.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 00 deg. 23 min. 00 sec. East, leaving said North line, a distance of 97.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 85 deg. 44 min. 41 sec. West, a distance of 43.56 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 04 deg. 15 min. 19 sec. East, a distance of 16.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the left having a central angle of 80 deg. 07 min. 45 sec., a radius of 40.00 feet and a chord bearing and distance of North 54 deg. 11 min. 27 sec. East, 51.49 feet;

THENCE Northeasterly, along said curve to the left, an arc distance of 55.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 06 deg. 00 min. 12 sec., a radius of 240.00 feet and a chord bearing and distance of North 17 deg. 07 min. 40 sec. East, 25.14 feet;

THENCE Northeasterly, along said curve to the right, an arc distance of 25.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 19 deg. 45 min. 33 sec. a radius of 671.00 feet and a chord bearing and distance of North 10 deg. 15 min. 00 sec. East, 230.26 feet;

THENCE Northeasterly, along said curve to the left, an arc distance of 231.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 89 deg. 37 min. 47 sec. West, a distance of 11.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 00 deg. 22 min. 13 sec. East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 89 deg. 37 min. 47 sec. East, a distance of 141.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 00 deg. 30 min. 19 sec. East, a distance of 236.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 89 deg. 37 min. 47 sec. West, a distance of 316.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 00 deg. 22 min. 13 sec. East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 89 deg. 37 min. 47 sec. East, a distance of 10.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 00 deg. 22 min. 13 sec. East, a distance of 832.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 89 deg. 37 min. 47 sec. West, a distance of 10.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 00 deg. 22 min. 13 sec. East, a distance of 40.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the South line of a tract of land conveyed to Texas Parks and Recreation Foundation by Deed recorded in Volume 4428, Page 236, Deed Records, Collin County, Texas;

THENCE South 89 deg. 37 min. 47 sec. East, along the common line of said Lennar Homes tract and said Texas Parks and Recreation Foundation tract, a distance of 812.17 feet to a 1/2 inch iron rod found for corner;

THENCE South 89 deg. 58 min. 09 sec. East, continuing along said common line, a distance of 427.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the West line of Angel Parkway (a variable width right-of-way),

THENCE South 02 deg. 44 min. 31 sec. East, along said West line, a distance of 317.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 04 deg. 05 min. 58 sec., a radius of 1155.00 feet and a chord bearing and distance of South 04 deg. 47 min. 30 sec. East, 82.62 feet;

THENCE Southeasterly, continuing along said West line and said curve to the left, an arc distance of 82.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 06 deg. 50 min. 28 sec. East, continuing along said West line, a distance of 247.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 06 deg. 53 min. 59 sec., a radius of 1155.00 feet and a chord bearing and distance of South 03 deg. 23 min. 29 sec. East, 139.00 feet;

THENCE Southeasterly, continuing along said West line and said curve to the right, an arc distance of 139.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 00 deg. 03 min. 31 sec. West, continuing along said West line, a distance of 201.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the North line of said 2170/Malone tract;

THENCE North 89 deg. 32 min. 39 sec. West, along the North line of the said 2170/Malone tract, a distance of 702.61 feet to a 1/2 inch iron rod found for corner;

THENCE South 45 deg. 36 min. 52 sec. West, along the North line of the said 2170/Malone tract, a distance of 141.42 feet to a 1/2 inch iron rod found for corner in the West line of said Malone tract;

THENCE South 00 deg. 30 min. 19 sec. West, along the West line of the said 2170/Malone tract, a distance of 520.00 feet to the POINT OF BEGINNING and containing 1,416,501 square feet or 32.518 acres of land.

LEGAL DESCRIPTION
AUBURN SPRINGS PHASE THREE

BEING a tract of land situated in the WITSAUL FISHER SURVEY, ABSTRACT NO. 323, Allen, Collin County, Texas and also being part of a tract of land as conveyed to Lennar Homes of Texas Land and Construction, Ltd., by Deed recorded in Volume 4629, Page 2208, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at an "X" cut (found) in the centerline of Malone Road, a 60 foot wide public right-of-way, at the Northwest corner of said Lennar Homes of Texas Land and Construction, Ltd. tract, same being the Southwest corner of a tract of land described in Deed to Texas Parks and Recreation Foundation, recorded in Volume 4428, Page 236, Deed Records, Collin County, Texas;

THENCE North 89 deg. 37 min. 47 sec. East, along the common line of said Lennar Homes of Texas Land and Construction, Ltd. tract and said Texas Parks and Recreation Foundation tract, a distance of 1227.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner in the North line of Clear Springs Drive, a 40 foot wide public right-of-way;

THENCE South 00 deg. 22 min. 13 sec. West, a distance of 40.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner in the South line of said Clear Springs Drive;

THENCE South 89 deg. 37 min. 47 sec. East, a distance of 10.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the intersection of the said South line of Clear Springs Drive and the West line of Cherry Springs Drive, a 50 foot wide public right-of-way;

THENCE South 00 deg. 22 min. 13 sec. West, along said West line, a distance of 832.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the intersection of said West line with the North line of Mineral Springs Drive, a 50 foot wide public right-of-way;

THENCE North 89 deg. 37 min. 47 sec. West, a distance of 10.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner in the North line of said Mineral Springs Drive;

THENCE South 00 deg. 22 min. 13 sec. West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner in the South line of said Mineral Springs Drive;

THENCE South 89 deg. 37 min. 47 sec. East, a distance of 316.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the intersection of the South line of said Mineral Springs Drive and the West line of Ridge Drive, a 60 foot wide public right-of-way;

THENCE South 00 deg. 30 min. 19 sec. West, a distance of 236.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the intersection of the West line of said Ridge Drive and the North line of Salvia Springs Drive, a 50.00 foot wide public right-of-way;

THENCE North 89 deg. 37 min. 47 sec. West, a distance of 141.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner in the North line of said Salvia Springs Drive;

THENCE South 00 deg. 22 min. 13 sec. West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner in the South line of said Salvia Springs Drive;

THENCE South 89 deg. 37 min. 47 sec. East, a distance of 11.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the intersection of the South line of said Salvia Springs Drive and the West line of a 16 foot wide alley right-of-way, said point being in a non-tangent curve to the right having a central angle of 19 deg. 45 min. 33 sec., a radius of 671.00 feet and a chord bearing and distance of South 10 deg. 15 min 00 sec. West, 230.26 feet;

THENCE Southwesterly, along the West line of said alley and said curve to the right, an arc distance of 231.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a curve to the left having a central angle of 06 deg. 42 min. 34 sec., a radius of 240.00 feet and a chord bearing and distance of South 16 deg. 46 min. 29 sec. West, 28.09 feet;

THENCE Southwesterly, continuing along said alley and said curve to the left, an arc distance of 28.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a curve to the right having a central angle of 80 deg. 07 min. 45 sec., a radius of 40.00 feet and a chord bearing and distance of South 53 deg. 29 min. 04 sec. West, 51.49 feet;

THENCE Southwesterly, continuing along said alley and said curve to the right, an arc distance of 55.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

THENCE South 03 deg. 32 min. 57 sec. West, a distance of 16.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner in the South line of said alley;

THENCE South 86 deg. 27 min. 03 sec. East, a distance of 37.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the most Southerly Southeast corner of said alley;

THENCE South 00 deg. 23 min. 00 sec. West, a distance of 97.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the North line of Main Street (F.M. 2170), a variable width right-of-way;

THENCE Westerly, along said North line of Main Street, the following six (6) courses and distances:
South 87 deg. 37 min. 24 sec. West, a distance of 9.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 89 deg. 30 min. 51 sec. West, a distance of 200.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "WIER & ASSOC." found for corner;

THENCE North 87 deg. 37 min. 24 sec. West, a distance of 100.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 89 deg. 30 min. 51 sec. West, a distance of 300.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "WIER & ASSOC." found for corner;

THENCE North 87 deg. 37 min. 24 sec. West, a distance of 100.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 89 deg. 30 min. 54 sec. West, a distance of 174.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the Southeast corner of a tract of land described in Deed

to Malone Venture No. 2, recorded in County Clerk's File Number 96-0063476, Deed Records, Collin County, Texas;

THENCE along the common line of said Malone Venture No. 2 tract and said Lennar Homes tract the following five (5) courses and distances: North 00 deg. 28 min. 28 sec. East, a distance of 220.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 89 deg. 32 min. 00 sec. West, a distance of 178.19 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

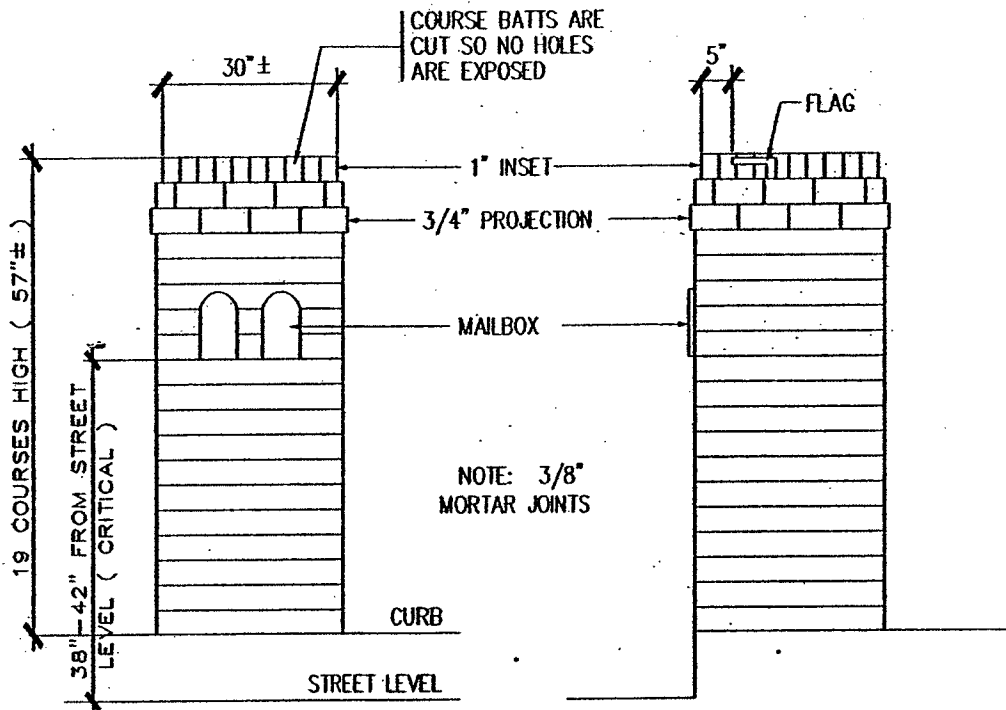
THENCE North 45 deg. 08 min. 58 sec. West, a distance of 64.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 00 deg. 14 min. 43 sec. West, a distance of 95.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 89 deg. 49 min. 49 sec. West, a distance of 245.24 feet to an "X" cut (set) for corner in the centerline of said Malone Road;

THENCE North 00 deg. 15 min. 58 sec. West, along said centerline, a distance of 1256.67 feet to the POINT OF BEGINNING and containing 45.484 acres (1,981,266 square feet) of land.

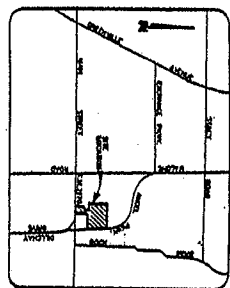
EXHIBIT B



STANDARD MAILBOX DETAIL

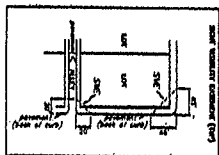
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LINE		DATE
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5	10/10/10	10/10/10
6	10/10/10	10/10/10
7	10/10/10	10/10/10
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94	10/10/10	10/10/10
95	10/10/10	10/10/10

[illegible]

VICINITY MAP
NOT TO SCALE

NOT TO SCALE



1. ALL LAMINATE SHEETS TO BE NUMBERED BY THE MANUFACTURER'S ASSOCIATION.
2. ALL JOINT COMPOUNDS ARE NUMBERED WITH A V/T FROM 1001 WITH A PLUS OR MINUS SIGN.
3. JOINTS SET IN CONCRETE SHALL REMAIN AT ALL INSPECTIONS AND POINTS OF DELIVERY.

FINAL PLAT
AUBURN SWINGS
PHASE TWO
32.516 ACRES OUT OF THE
MUSKAL TISHER SURVEY, ABSTRACT NO. 323
CITY OF ALBANY
COLLIN COUNTY, TEXAS
126 RESIDENTIAL LOTS, 4 LANDSCAPE BUFFER AREAS
AND 1 LOT FOR AN AMENITY CENTER
JUNE, 2001 SCALE: 1"=100'

[illegible]

March 1990

March 1990

March 1990