

By: Spiller

H.B. No. 5415

A BILL TO BE ENTITLED

1 AN ACT  
2 relating to the creation of the Elm Fork Municipal Utility District  
3 No. 1 of Cooke County; granting a limited power of eminent domain;  
4 providing authority to issue bonds; providing authority to impose  
5 assessments, fees, and taxes.

6 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

7 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
8 Code, is amended by adding Chapter 7987A to read as follows:

9 CHAPTER 7987A. ELM FORK MUNICIPAL UTILITY DISTRICT NO. 1 OF COOKE  
10 COUNTY

11 SUBCHAPTER A. GENERAL PROVISIONS

12 Sec. 7987A.0101. DEFINITIONS. In this chapter:

13 (1) "Board" means the district's board of directors.

14 (2) "Commission" means the Texas Commission on  
15 Environmental Quality.

16 (3) "Director" means a board member.

17 (4) "District" means the Elm Fork Municipal Utility  
18 District No. 1 of Cooke County.

19 Sec. 7987A.0102. NATURE OF DISTRICT. The district is a  
20 municipal utility district created under Section 59, Article XVI,  
21 Texas Constitution.

22 Sec. 7987A.0103. CONFIRMATION AND DIRECTOR ELECTION  
23 REQUIRED. The temporary directors shall hold an election to  
24 confirm the creation of the district and to elect five permanent

1 directors as provided by Section 49.102, Water Code.

2 Sec. 7987A.0104. CONSENT OF MUNICIPALITY REQUIRED. The  
3 temporary directors may not hold an election under Section  
4 7987A.0103 until each municipality in whose corporate limits or  
5 extraterritorial jurisdiction the district is located has  
6 consented by ordinance or resolution to the creation of the  
7 district and to the inclusion of land in the district as required by  
8 applicable law.

9 Sec. 7987A.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

10 (a) The district is created to serve a public purpose and benefit.

11 (b) The district is created to accomplish the purposes of:

12 (1) a municipal utility district as provided by  
13 general law and Section 59, Article XVI, Texas Constitution; and

14 (2) Section 52, Article III, Texas Constitution, that  
15 relate to the construction, acquisition, improvement, operation,  
16 or maintenance of macadamized, graveled, or paved roads, or  
17 improvements, including storm drainage, in aid of those roads.

18 Sec. 7987A.0106. INITIAL DISTRICT TERRITORY. (a) The  
19 district is initially composed of the territory described by  
20 Section 2 of the Act enacting this chapter.

21 (b) The boundaries and field notes contained in Section 2 of  
22 the Act enacting this chapter form a closure. A mistake made in the  
23 field notes or in copying the field notes in the legislative process  
24 does not affect the district's:

25 (1) organization, existence, or validity;

26 (2) right to issue any type of bond for the purposes  
27 for which the district is created or to pay the principal of and

1 interest on a bond;

2 (3) right to impose a tax; or

3 (4) legality or operation.

4 SUBCHAPTER B. BOARD OF DIRECTORS

5 Sec. 7987A.0201. GOVERNING BODY; TERMS. (a) The district  
6 is governed by a board of five elected directors.

7 (b) Except as provided by Section 7987A.0202, directors  
8 serve staggered four-year terms.

9 Sec. 7987A.0202. TEMPORARY DIRECTORS. (a) The temporary  
10 board consists of:

11 (1) Lyle Bellows;

12 (2) Ray Nichols;

13 (3) Brian Hess;

14 (4) Phil Neelley; and

15 (5) Tommy Moore.

16 (b) Temporary directors serve until the earlier of:

17 (1) the date permanent directors are elected under  
18 Section 7987A.0103; or

19 (2) September 1, 2027.

20 (c) If permanent directors have not been elected under  
21 Section 7987A.0103 and the terms of the temporary directors have  
22 expired, successor temporary directors shall be appointed or  
23 reappointed as provided by Subsection (d) to serve terms that  
24 expire on the earlier of:

25 (1) the date permanent directors are elected under  
26 Section 7987A.0103; or

27 (2) the fourth anniversary of the date of the

1 appointment or reappointment.

2 (d) If Subsection (c) applies, the owner or owners of a  
3 majority of the assessed value of the real property in the district  
4 may submit a petition to the commission requesting that the  
5 commission appoint as successor temporary directors the five  
6 persons named in the petition. The commission shall appoint as  
7 successor temporary directors the five persons named in the  
8 petition.

9 SUBCHAPTER C. POWERS AND DUTIES

10 Sec. 7987A.0301. GENERAL POWERS AND DUTIES. The district  
11 has the powers and duties necessary to accomplish the purposes for  
12 which the district is created.

13 Sec. 7987A.0302. MUNICIPAL UTILITY DISTRICT POWERS AND  
14 DUTIES. The district has the powers and duties provided by the  
15 general law of this state, including Chapters 49 and 54, Water Code,  
16 applicable to municipal utility districts created under Section 59,  
17 Article XVI, Texas Constitution.

18 Sec. 7987A.0303. AUTHORITY FOR ROAD PROJECTS. Under  
19 Section 52, Article III, Texas Constitution, the district may  
20 design, acquire, construct, finance, issue bonds for, improve,  
21 operate, maintain, and convey to this state, a county, or a  
22 municipality for operation and maintenance macadamized, graveled,  
23 or paved roads, or improvements, including storm drainage, in aid  
24 of those roads.

25 Sec. 7987A.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A  
26 road project must meet all applicable construction standards,  
27 zoning and subdivision requirements, and regulations of each

1 municipality in whose corporate limits or extraterritorial  
2 jurisdiction the road project is located.

3 (b) If a road project is not located in the corporate limits  
4 or extraterritorial jurisdiction of a municipality, the road  
5 project must meet all applicable construction standards,  
6 subdivision requirements, and regulations of each county in which  
7 the road project is located.

8 (c) If the state will maintain and operate the road, the  
9 Texas Transportation Commission must approve the plans and  
10 specifications of the road project.

11 Sec. 7987A.0305. COMPLIANCE WITH MUNICIPAL CONSENT  
12 ORDINANCE OR RESOLUTION. The district shall comply with all  
13 applicable requirements of any ordinance or resolution that is  
14 adopted under Section 54.016 or 54.0165, Water Code, and that  
15 consents to the creation of the district or to the inclusion of land  
16 in the district.

17 Sec. 7987A.0306. DIVISION OF DISTRICT. (a) The board, on  
18 its own motion or on receipt of a petition signed by the owner or  
19 owners of a majority of the assessed value of the real property in  
20 the district, may adopt an order dividing the district.

21 (b) An order dividing a district may create one or more new  
22 districts and may provide for the continuation of the district.

23 (c) An order dividing the district shall:

24 (1) name any new district;

25 (2) include the metes and bounds description of the  
26 territory of each of the districts;

27 (3) appoint temporary directors for any new district;

1 and

2 (4) provide for the division of assets and liabilities  
3 between the districts.

4 (d) The board may adopt an order dividing the district  
5 before or after the date the board holds an election to confirm the  
6 district's creation.

7 (e) The district may be divided only if the district:

8 (1) has never issued any bonds; and

9 (2) is not imposing ad valorem taxes.

10 (f) A new district created by the division of the district  
11 may not, at the time the new district is created, contain any land  
12 outside the area described by Section 2 of the Act enacting this  
13 chapter.

14 (g) On or before the 30th day after the date of adoption of  
15 an order dividing the district, the district shall file the order  
16 with the commission and record the order in the real property  
17 records of each county in which the district is located.

18 (h) This chapter applies to any new district created by the  
19 division of the district, and a new district has all the powers and  
20 duties of the district.

21 (i) A new district created by the division of the district  
22 shall hold a confirmation and directors' election.

23 (j) If the creation of the new district is confirmed, the  
24 new district shall provide the election date and results to the  
25 commission.

26 (k) A new district created by the division of the district  
27 must hold an election as required by this chapter to obtain voter

1 approval before the district may impose a maintenance tax or issue  
2 bonds payable wholly or partly from ad valorem taxes.

3 (l) The district may continue to rely on confirmation,  
4 directors', bond, or tax elections held prior to the division.

5 (m) Municipal consent to the creation of the district and to  
6 the inclusion of land in the district acts as municipal consent to  
7 the creation of any new district created by the division of the  
8 district and to the inclusion of land in the new district.

9 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

10 Sec. 7987A.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)  
11 The district may issue, without an election, bonds and other  
12 obligations secured by:

- 13 (1) revenue other than ad valorem taxes; or  
14 (2) contract payments described by Section  
15 7987A.0403.

16 (b) The district must hold an election in the manner  
17 provided by Chapters 49 and 54, Water Code, to obtain voter approval  
18 before the district may impose an ad valorem tax or issue bonds  
19 payable from ad valorem taxes.

20 (c) The district may not issue bonds payable from ad valorem  
21 taxes to finance a road project unless the issuance is approved by a  
22 vote of a two-thirds majority of the district voters voting at an  
23 election held for that purpose.

24 Sec. 7987A.0402. OPERATION AND MAINTENANCE TAX. (a) If  
25 authorized at an election held under Section 7987A.0401, the  
26 district may impose an operation and maintenance tax on taxable  
27 property in the district in accordance with Section 49.107, Water

1 Code.

2 (b) The board shall determine the tax rate. The rate may not  
3 exceed the rate approved at the election.

4 Sec. 7987A.0403. CONTRACT TAXES. (a) In accordance with  
5 Section 49.108, Water Code, the district may impose a tax other than  
6 an operation and maintenance tax and use the revenue derived from  
7 the tax to make payments under a contract after the provisions of  
8 the contract have been approved by a majority of the district voters  
9 voting at an election held for that purpose.

10 (b) A contract approved by the district voters may contain a  
11 provision stating that the contract may be modified or amended by  
12 the board without further voter approval.

13 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

14 Sec. 7987A.0501. AUTHORITY TO ISSUE BONDS AND OTHER  
15 OBLIGATIONS. The district may issue bonds or other obligations  
16 payable wholly or partly from ad valorem taxes, impact fees,  
17 revenue, contract payments, grants, or other district money, or any  
18 combination of those sources, to pay for any authorized district  
19 purpose.

20 Sec. 7987A.0502. TAXES FOR BONDS. At the time the district  
21 issues bonds payable wholly or partly from ad valorem taxes, the  
22 board shall provide for the annual imposition of a continuing  
23 direct ad valorem tax, without limit as to rate or amount, while all  
24 or part of the bonds are outstanding as required and in the manner  
25 provided by Sections 54.601 and 54.602, Water Code.

26 Sec. 7987A.0503. BONDS FOR ROAD PROJECTS. At the time of  
27 issuance, the total principal amount of bonds or other obligations



1 issued or incurred to finance road projects and payable from ad  
2 valorem taxes may not exceed one-fourth of the assessed value of the  
3 real property in the district.

4 SECTION 2. The Elm Fork Municipal Utility District No. 1 of  
5 Cooke County initially includes all the territory contained in the  
6 following area:

7 TRACT A - 2,718.240 ACRES

8 BEING A 2,718.240 ACRE TRACT OF LAND SITUATED IN THE B.B.B. & C.R.R.  
9 CO SURVEY, ABSTRACT NO. 141, B.B.B. AND C.R.R. CO SURVEY, ABSTRACT  
10 NO. 156, B.B.B. AND C.R.R. CO SURVEY, ABSTRACT NO. 157, B.B.B. &  
11 C.R.R. CO SURVEY, ABSTRACT NO. 177, ALEXANDER HODGE SURVEY,  
12 ABSTRACT NO. 1388, S.B. MURRELL SURVEY, ABSTRACT NO. 1420, B.A.  
13 STANFORD SURVEY, ABSTRACT NO. 1445, W.H. DONHAM SURVEY, ABSTRACT  
14 NO. 1479, S.B. MURRELL SURVEY, ABSTRACT NO. 1491, JOHN W. CHILDERS  
15 SURVEY, ABSTRACT NO. 1511, J.N. MURRELL SURVEY, ABSTRACT NO. 1525,  
16 S.E. CLEMENT SURVEY, ABSTRACT NO. 264, J.S.H. DONHAM SURVEY,  
17 ABSTRACT NO. 1244, ALLEN ELSTON SURVEY, ABSTRACT NO. 351, C.E.  
18 FALLIS SURVEY, ABSTRACT NO. 1516, B.C. FORBES SURVEY, ABSTRACT NO.  
19 1614, C. HART SURVEY, ABSTRACT NO. 461, V.A. HOWETH SURVEY,  
20 ABSTRACT NO. 1631, ROBERT McFALL SURVEY, ABSTRACT NO. 674, JAMES G.  
21 JONES SURVEY, ABSTRACT NO. 1206, DAVID SMITH SURVEY, ABSTRACT NO.  
22 173, JACOB SPEARS SURVEY, ABSTRACT NO. 915, B.S. STEWART SURVEY,  
23 ABSTRACT NO. 949, THOMAS WRIGHT SURVEY, ABSTRACT NO. 1156, COOKE  
24 COUNTY, TEXAS, BEING ALL OF TRACT ONE, A CALLED 2,022.20 ACRE TRACT  
25 OF LAND AND BEING ALL OF TRACT TWO, A CALLED 133.77 ACRE TRACT OF  
26 LAND BOTH DESCRIBED IN WARRANTY DEED TO MESA REAL ESTATE PARTNERS,  
27 LP AS RECORDED IN VOLUME 2388, PAGE 103 OF THE DEED RECORDS, COOKE

1 COUNTY, TEXAS, BEING ALL OF A CALLED 6.02 ACRE TRACT OF LAND  
2 DESCRIBED IN DEED WITHOUT WARRANTY TO MESA REAL ESTATE PARTNERS, LP  
3 AS RECORDED IN VOLUME 2409, PAGE 753 OF THE DEED RECORDS, COOKE  
4 COUNTY, TEXAS, AND BEING ALL OF A CALLED 597.31 ACRE TRACT OF LAND  
5 DESCRIBED IN WARRANTY DEED TO MESA REAL ESTATE PARTNERS, LP AS  
6 RECORDED IN VOLUME 2388, PAGE 113 OF THE DEED RECORDS, COOKE COUNTY,  
7 TEXAS, LESS AND EXCEPT THE FOLLOWING TWO TRACTS: GAINESVILLE GUN &  
8 ROD CLUB, A CALLED 11.41 ACRE TRACT OF LAND AND A CALLED 29.71 ACRE  
9 TRACT OF LAND BOTH DESCRIBED IN WARRANTY DEED TO MESA REAL ESTATE  
10 PARTNERS, LP AS RECORDED IN VOLUME 2388, PAGE 103 OF THE DEED  
11 RECORDS, COOKE COUNTY, TEXAS, SAID 2,718.240 ACRE TRACT, WITH  
12 BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES,  
13 NORTH CENTRAL ZONE 4202, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010),  
14 DETERMINED BY GPS OBSERVATIONS, AND BEING MORE PARTICULARLY  
15 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

16 BEGINNING AT THE MOST EASTERLY NORTHEAST CORNER OF SAID 2,022.20  
17 ACRE TRACT, SAID CORNER BEING ON THE WEST LINE OF THE G.C. &  
18 S.F. RAILROAD, AND SAID CORNER BEING ON THE GRADIENT BOUNDARY ON  
19 THE SOUTH BANK OF THE RED RIVER AS SURVEYED BY NEDRA FOSTER, LSLs,  
20 FEBRUARY 2018;

21 THENCE, IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID  
22 2,022.20 ACRE TRACT, SAME BEING THE COMMON WEST LINE OF SAID G.C. &  
23 S.F. RAILROAD THE FOLLOWING COURSES AND DISTANCES:

24 SOUTH 36 DEGREES 08 MINUTES 23 SECONDS WEST, A DISTANCE OF  
25 546.05 FEET TO AN IRON ROD FOR CORNER AND THE BEGINNING OF A TANGENT  
26 CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 51 DEGREES 00 MINUTES 31  
27 SECONDS, A RADIUS OF 1,985.08 FEET, AND A LONG CHORD THAT BEARS

1 SOUTH 10 DEGREES 38 MINUTES 08 SECONDS WEST, A DISTANCE OF 1,709.47  
2 FEET;

3 ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF  
4 1,767.26 FEET TO AN IRON ROD FOR CORNER;

5 SOUTH 14 DEGREES 52 MINUTES 08 SECONDS EAST, A DISTANCE OF  
6 500.86 FEET TO AN IRON ROD FOR CORNER AND THE BEGINNING OF A TANGENT  
7 CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18 DEGREES 42 MINUTES  
8 00 SECONDS, A RADIUS OF 1,835.08 FEET, AND A LONG CHORD THAT BEARS  
9 SOUTH 05 DEGREES 31 MINUTES 08 SECONDS EAST, A DISTANCE OF 596.27  
10 FEET;

11 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
12 598.92 FEET TO AN IRON ROD FOR CORNER;

13 SOUTH 03 DEGREES 49 MINUTES 52 SECONDS WEST, A DISTANCE OF  
14 1,893.14 FEET TO AN IRON ROD FOR CORNER AND THE BEGINNING OF A  
15 TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12 DEGREES 30  
16 MINUTES 00 SECONDS, A RADIUS OF 2,939.93 FEET, AND A LONG CHORD THAT  
17 BEARS SOUTH 02 DEGREES 25 MINUTES 08 SECONDS EAST, A DISTANCE OF  
18 640.12 FEET;

19 ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF  
20 641.39 FEET TO AN IRON ROD FOR CORNER;

21 SOUTH 08 DEGREES 40 MINUTES 08 SECONDS EAST, A DISTANCE OF  
22 504.80 FEET TO AN IRON ROD FOR CORNER AND THE BEGINNING OF A TANGENT  
23 CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14 DEGREES 50 MINUTES  
24 00 SECONDS, A RADIUS OF 2,789.93 FEET, AND A LONG CHORD THAT BEARS  
25 SOUTH 01 DEGREES 15 MINUTES 08 SECONDS EAST, A DISTANCE OF 720.27  
26 FEET;

27 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF

1 722.29 FEET TO AN IRON ROD FOR CORNER;  
2 SOUTH 06 DEGREES 09 MINUTES 52 SECONDS WEST, A DISTANCE OF  
3 2,316.98 FEET TO AN IRON ROD FOR CORNER AND THE BEGINNING OF A  
4 TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13 DEGREES 30  
5 MINUTES 00 SECONDS, A RADIUS OF 2,939.93 FEET, AND A LONG CHORD THAT  
6 BEARS SOUTH 00 DEGREES 35 MINUTES 08 SECONDS EAST, A DISTANCE OF  
7 691.10 FEET;

8 ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF  
9 692.70 FEET TO AN IRON ROD FOR CORNER;

10 SOUTH 07 DEGREES 20 MINUTES 08 SECONDS EAST, A DISTANCE OF  
11 1,439.34 FEET TO A POINT FOR CORNER;

12 THENCE, DEPARTING SAID COMMON LINE AND OVER AND ACROSS SAID  
13 2,022.20 ACRE TRACT AND AROUND SAID 29.71 ACRE LESS AND EXCEPT TRACT  
14 THE FOLLOWING COURSES AND DISTANCES:

15 SOUTH 73 DEGREES 43 MINUTES 59 SECONDS WEST, A DISTANCE OF  
16 146.54 FEET TO A STEEL PIN IN A FOUND PILE OF STONE FOR THE NORTH  
17 CORNER OF SAID 29.71 ACRE TRACT;

18 SOUTH 73 DEGREES 43 MINUTES 59 SECONDS WEST, A DISTANCE OF  
19 1,866.33 FEET TO A STEEL PIN IN A PILE OF STONE FOR THE WEST CORNER  
20 OF SAID 29.71 ACRE TRACT;

21 SOUTH 18 DEGREES 01 MINUTES 19 SECONDS EAST, A DISTANCE OF  
22 773.25 FEET TO A STEEL PIN IN A PILE OF STONE FOR THE SOUTH CORNER OF  
23 SAID 29.71 ACRE TRACT;

24 NORTH 70 DEGREES 04 MINUTES 27 SECONDS EAST, A DISTANCE OF  
25 1,618.13 FEET TO A STEEL PIN FOR THE MOST SOUTHERLY EAST CORNER OF  
26 SAID 29.71 ACRE TRACT;

27 NORTH 25 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF

1 313.39 FEET TO A STEEL PIN FOR THE MOST EASTERLY EAST CORNER OF SAID  
2 29.71 ACRE TRACT;

3 NORTH 13 DEGREES 57 MINUTES 34 SECONDS WEST, A DISTANCE OF  
4 437.53 FEET TO AFORESAID STEEL PIN IN A PILE OF STONE FOR SAID NORTH  
5 CORNER;

6 NORTH 73 DEGREES 43 MINUTES 59 SECONDS EAST, A DISTANCE OF  
7 146.54 FEET TO AFORESAID POINT FOR CORNER ON AFORESAID COMMON EAST  
8 LINE OF SAID 2,022.20 ACRE TRACT, SAME BEING THE COMMON AFORESAID  
9 WEST LINE OF SAID G.C. & S.F. RAILROAD;

10 THENCE, IN A SOUTHERLY DIRECTION CONTINUING ALONG SAID COMMON LINE  
11 THE FOLLOWING COURSES AND DISTANCES:

12 SOUTH 07 DEGREES 20 MINUTES 08 SECONDS EAST, ALONG SAID  
13 COMMON LINE, A DISTANCE OF 403.17 FEET TO AN IRON ROD FOR CORNER AND  
14 THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE  
15 OF 14 DEGREES 10 MINUTES 00 SECONDS, A RADIUS OF 2,789.93 FEET, AND  
16 A LONG CHORD THAT BEARS SOUTH 00 DEGREES 15 MINUTES 08 SECONDS EAST,  
17 A DISTANCE OF 688.07 FEET;

18 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
19 689.83 FEET TO AN IRON ROD FOR CORNER;

20 SOUTH 06 DEGREES 49 MINUTES 52 SECONDS WEST, ALONG SAID  
21 COMMON LINE, A DISTANCE OF 283.34 FEET TO AN IRON ROD FOR THE  
22 SOUTHEAST CORNER OF SAID 2,022.20 ACRE TRACT;

23 THENCE, NORTH 87 DEGREES 39 MINUTES 26 SECONDS WEST, DEPARTING THE  
24 WEST LINE OF SAID G.C. & S.F. RAILROAD, AND ALONG THE SOUTH LINE OF  
25 SAID 2,022.20 ACRE TRACT, A DISTANCE OF 5,384.51 FEET TO AN IRON ROD  
26 FOR CORNER, SAID CORNER BEING ON THE NORTHEAST LINE OF F.M. 1202 (A  
27 VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY;

1 THENCE, ALONG THE WEST LINE OF SAID 2,022.20 ACRE TRACT AND  
2 GENERALLY ALONG SAID F.M. 1202 THE FOLLOWING COURSES AND DISTANCES:

3 NORTH 25 DEGREES 30 MINUTES 43 SECONDS WEST, A DISTANCE OF  
4 80.97 FEET TO AN IRON ROD FOR CORNER;

5 SOUTH 64 DEGREES 22 MINUTES 17 SECONDS WEST, A DISTANCE OF  
6 19.90 FEET TO AN IRON ROD FOUND FOR CORNER;

7 NORTH 00 DEGREES 06 MINUTES 46 SECONDS WEST, A DISTANCE OF  
8 701.85 FEET TO A POINT FOR CORNER;

9 THENCE, DEPARTING SAID WEST LINE AND OVER AND ACROSS SAID 2,022.20  
10 ACRE TRACT AND AROUND SAID 11.41 ACRE LESS AND EXCEPT TRACT THE  
11 FOLLOWING COURSES AND DISTANCES:

12 NORTH 89 DEGREES 53 MINUTES 14 SECONDS EAST, A DISTANCE OF  
13 141.15 FEET TO A STEEL PIN FOR THE WEST CORNER OF SAID 11.41 ACRE  
14 TRACT;

15 SOUTH 25 DEGREES 26 MINUTES 27 SECONDS EAST, A DISTANCE OF  
16 347.02 FEET TO A STEEL PIN FOR THE MOST SOUTHERLY SOUTH CORNER OF  
17 SAID 11.41 ACRE TRACT;

18 NORTH 64 DEGREES 38 MINUTES 26 SECONDS EAST, A DISTANCE OF  
19 178.00 FEET TO A FENCE CORNER FOR A SOUTH CORNER OF SAID 11.41 ACRE  
20 TRACT;

21 NORTH 69 DEGREES 37 MINUTES 58 SECONDS EAST, A DISTANCE OF  
22 673.56 FEET TO A STEEL PIN FOR THE EAST CORNER OF SAID 11.41 ACRE  
23 TRACT;

24 NORTH 20 DEGREES 21 MINUTES 59 SECONDS WEST, A DISTANCE OF  
25 654.74 FEET TO A STEEL PIN FOR THE MOST NORTHERLY NORTH CORNER OF  
26 SAID 11.41 ACRE TRACT;

27 SOUTH 69 DEGREES 31 MINUTES 59 SECONDS WEST, A DISTANCE OF

1 478.58 FEET TO A STEEL PIN FOR A NORTH CORNER OF SAID 11.41 ACRE  
2 TRACT;

3 SOUTH 25 DEGREES 27 MINUTES 13 SECONDS WEST, A DISTANCE OF  
4 454.63 FEET TO AN IRON ROD FOR A REENTRANT CORNER OF SAID 11.41 ACRE  
5 TRACT;

6 SOUTH 64 DEGREES 30 MINUTES 33 SECONDS WEST, A DISTANCE OF  
7 77.27 FEET TO AFORESAID STEEL PIN FOR WEST CORNER;

8 SOUTH 89 DEGREES 53 MINUTES 14 SECONDS WEST, A DISTANCE OF  
9 141.15 FEET TO AFORESAID POINT FOR CORNER ON AFORESAID WEST LINE OF  
10 SAID 2,022.20 ACRE TRACT;

11 THENCE, NORTH 00 DEGREES 06 MINUTES 46 SECONDS WEST, CONTINUING  
12 ALONG AFORESAID WEST LINE AND GENERALLY ALONG AFORESAID F.M. 1202,  
13 A DISTANCE OF 1,453.11 FEET TO AN IRON ROD FOUND FOR CORNER;

14 THENCE, DEPARTING SAID WEST LINE AND ALONG THE SOUTHEAST LINE OF  
15 SAID 597.31 ACRE TRACT, SAME BEING THE COMMON NORTHWEST LINE OF A  
16 CALLED 49.30 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED TO MOLLIE  
17 EATON AS RECORDED IN VOLUME 1448, PAGE 314 OF THE DEED RECORDS,  
18 COOKE COUNTY, TEXAS, THE FOLLOWING COURSES AND DISTANCES:

19 SOUTH 74 DEGREES 25 MINUTES 50 SECONDS WEST, A DISTANCE OF  
20 23.32 FEET TO A 3-INCH FENCE CORNER POST FOR CORNER;

21 SOUTH 68 DEGREES 03 MINUTES 59 SECONDS WEST, A DISTANCE OF  
22 923.95 FEET TO A 3-INCH FENCE CORNER POST FOR CORNER;

23 SOUTH 64 DEGREES 42 MINUTES 30 SECONDS WEST, A DISTANCE OF  
24 1,048.07 FEET TO A 3-INCH FENCE CORNER POST FOR CORNER;

25 THENCE, DEPARTING THE NORTHWEST LINE OF SAID 49.30 ACRE TRACT, AND  
26 IN A NORTHWESTERLY DIRECTION ALONG THE SOUTHWEST LINE OF SAID  
27 597.31 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

1 NORTH 25 DEGREES 26 MINUTES 40 SECONDS WEST, A DISTANCE OF  
2 3,623.16 FEET TO A 3-INCH FENCE CORNER POST FOR CORNER;  
3 SOUTH 72 DEGREES 58 MINUTES 32 SECONDS WEST, A DISTANCE OF  
4 55.78 FEET TO A 3-INCH FENCE CORNER POST FOR CORNER;  
5 NORTH 22 DEGREES 55 MINUTES 57 SECONDS WEST, A DISTANCE OF  
6 290.11 FEET TO A 3-INCH FENCE CORNER POST FOR CORNER;  
7 NORTH 62 DEGREES 14 MINUTES 34 SECONDS WEST, A DISTANCE OF  
8 175.77 FEET TO A STEEL PIN AT A 3-INCH FENCE CORNER POST FOR CORNER;  
9 NORTH 77 DEGREES 51 MINUTES 04 SECONDS WEST, A DISTANCE OF  
10 1,781.76 FEET TO A 3-INCH FENCE CORNER POST FOR CORNER;  
11 NORTH 29 DEGREES 16 MINUTES 32 SECONDS WEST, A DISTANCE OF  
12 1,359.47 FEET TO AN 8-INCH FENCE CORNER POST IN CONCRETE FOOTING FOR  
13 CORNER;  
14 NORTH 25 DEGREES 45 MINUTES 22 SECONDS WEST, A DISTANCE OF  
15 703.05 FEET TO A STEEL PIN FOR CORNER;  
16 SOUTH 80 DEGREES 56 MINUTES 20 SECONDS WEST, A DISTANCE OF  
17 151.53 FEET TO A STEEL PIN FOR CORNER;  
18 NORTH 09 DEGREES 03 MINUTES 41 SECONDS WEST, A DISTANCE OF  
19 365.68 FEET TO A STEEL PIN FOR CORNER;  
20 NORTH 10 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF  
21 202.07 FEET TO A STEEL PIN FOR CORNER AND THE BEGINNING OF A  
22 NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06 DEGREES  
23 37 MINUTES 51 SECONDS, A RADIUS OF 1,949.86 FEET, AND A LONG CHORD  
24 THAT BEARS NORTH 15 DEGREES 22 MINUTES 37 SECONDS WEST, A DISTANCE  
25 OF 225.53 FEET;  
26 ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF  
27 225.66 FEET TO A STEEL PIN FOR CORNER;



1 NORTH 20 DEGREES 41 MINUTES 14 SECONDS WEST, A DISTANCE OF  
2 202.07 FEET TO A STEEL PIN FOR CORNER;

3 NORTH 21 DEGREES 41 MINUTES 32 SECONDS WEST, A DISTANCE OF  
4 314.66 FEET TO A STEEL PIN FOUND FOR THE NORTHWEST CORNER OF SAID  
5 597.31 ACRE TRACT;

6 THENCE, IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID 597.31  
7 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

8 SOUTH 80 DEGREES 35 MINUTES 10 SECONDS EAST, A DISTANCE OF  
9 1,105.47 FEET TO A STEEL PIN FOR CORNER;

10 SOUTH 35 DEGREES 19 MINUTES 20 SECONDS WEST, A DISTANCE OF  
11 178.08 FEET TO A FENCE CORNER;

12 SOUTH 55 DEGREES 04 MINUTES 20 SECONDS EAST, A DISTANCE OF  
13 191.12 FEET TO A FENCE CORNER;

14 NORTH 52 DEGREES 56 MINUTES 18 SECONDS EAST, A DISTANCE OF  
15 334.45 FEET TO A STEEL PIN FOR CORNER;

16 SOUTH 80 DEGREES 35 MINUTES 09 SECONDS EAST, A DISTANCE OF  
17 4,037.04 FEET TO A 10-INCH FENCE CORNER POST IN CONCRETE FOOTING;

18 NORTH 84 DEGREES 22 MINUTES 47 SECONDS EAST, A DISTANCE OF  
19 1,510.49 FEET TO A STEEL PIN FOR CORNER ON AFORESAID WEST LINE OF  
20 SAID 2,022.20 ACRE TRACT;

21 THENCE, NORTH 00 DEGREES 06 MINUTES 46 SECONDS WEST, ALONG SAID WEST  
22 LINE, A DISTANCE OF 6,006.55 FEET TO A SQUARE PIPE FOR CORNER;

23 THENCE, NORTH 00 DEGREES 08 MINUTES 28 SECONDS WEST, CONTINUING  
24 ALONG SAID ALONG SAID WEST LINE, A DISTANCE OF 5,629.45 FEET TO A  
25 WOOD FENCE CORNER;

26 THENCE, SOUTH 89 DEGREES 24 MINUTES 31 SECONDS EAST, ALONG THE NORTH  
27 LINE OF SAID 2,022.20 ACRE TRACT, PASSING AT A DISTANCE OF 267.14

1 FEET A CAPPED IRON ROD FOR THE MOST NORTHERLY NORTHEAST CORNER OF  
2 SAID 2,022.20 ACRE TRACT, SAME BEING THE COMMON NORTHWEST CORNER OF  
3 SAID 133.77 ACRE TRACT, AND CONTINUING IN ALL A TOTAL DISTANCE OF  
4 1,750.12 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 133.77  
5 ACRE TRACT, SAID CORNER BEING ON AFORESAID GRADIENT BOUNDARY ON THE  
6 SOUTH BANK OF THE RED RIVER AS SURVEYED BY NEDRA FOSTER, LSLS,  
7 FEBRUARY 2018;

8 THENCE, IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHEAST LINE OF  
9 SAID 133.77 ACRE TRACT, SAME BEING SAID COMMON GRADIENT BOUNDARY  
10 THE FOLLOWING COURSES AND DISTANCES:

11 SOUTH 53 DEGREES 58 MINUTES 21 SECONDS EAST, A DISTANCE OF  
12 91.40 FEET TO A POINT FOR CORNER;

13 SOUTH 45 DEGREES 17 MINUTES 03 SECONDS EAST, A DISTANCE OF  
14 427.80 FEET TO A POINT FOR CORNER;

15 SOUTH 60 DEGREES 28 MINUTES 15 SECONDS EAST, A DISTANCE OF  
16 691.87 FEET TO A POINT FOR CORNER;

17 SOUTH 27 DEGREES 10 MINUTES 46 SECONDS EAST, A DISTANCE OF  
18 834.10 FEET TO A POINT FOR CORNER;

19 SOUTH 27 DEGREES 24 MINUTES 53 SECONDS EAST, A DISTANCE OF  
20 784.05 FEET TO A POINT FOR CORNER;

21 SOUTH 42 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF  
22 110.45 FEET TO A POINT FOR CORNER;

23 SOUTH 24 DEGREES 14 MINUTES 12 SECONDS EAST, A DISTANCE OF  
24 297.20 FEET TO A POINT FOR CORNER;

25 SOUTH 18 DEGREES 40 MINUTES 36 SECONDS EAST, A DISTANCE OF  
26 299.79 FEET TO A POINT FOR CORNER;

27 SOUTH 11 DEGREES 16 MINUTES 26 SECONDS EAST, A DISTANCE OF

1 312.02 FEET TO A POINT FOR CORNER;  
2 SOUTH 00 DEGREES 25 MINUTES 20 SECONDS WEST, A DISTANCE OF  
3 407.01 FEET TO A POINT FOR CORNER ON SAID COMMON LINE, SAID CORNER  
4 BEING A SOUTHEAST CORNER OF SAID 133.77 ACRE TRACT;  
5 THENCE, SOUTH 66 DEGREES 22 MINUTES 14 SECONDS WEST, DEPARTING SAID  
6 COMMON LINE AND ALONG A SOUTHEAST LINE OF SAID 133.77 ACRE TRACT, A  
7 DISTANCE OF 0.32 FEET TO A POINT FOR CORNER ON SAID SOUTHEAST LINE,  
8 SAID CORNER BEING THE NORTHEAST CORNER OF SAID 6.02 ACRE TRACT;  
9 THENCE, SOUTH 14 DEGREES 04 MINUTES 17 SECONDS EAST, DEPARTING SAID  
10 SOUTHEAST LINE AND ALONG THE NORTHEAST LINE OF SAID 6.02 ACRE TRACT,  
11 SAME BEING THE COMMON GRADIENT BOUNDARY ON THE RIGHT BANK OF THE RED  
12 RIVER, A DISTANCE OF 1,329.68 FEET TO A POINT FOR THE SOUTH CORNER  
13 OF SAID 6.02 ACRE TRACT, SAID CORNER BEING ON SAID GRADIENT  
14 BOUNDARY, AND SAID CORNER BEING ON THE AFORESAID NORTHEAST LINE OF  
15 SAID 133.77 ACRE TRACT;  
16 THENCE, SOUTH 12 DEGREES 01 MINUTES 50 SECONDS EAST, ALONG SAID  
17 NORTHEAST LINE, A DISTANCE OF 62.37 FEET TO A POINT FOR THE MOST  
18 SOUTHERLY SOUTHEAST CORNER OF SAID 133.77 ACRE TRACT;  
19 THENCE, SOUTH 65 DEGREES 46 MINUTES 20 SECONDS WEST, ALONG THE MOST  
20 SOUTHERLY SOUTHEAST LINE OF SAID 133.77 ACRE TRACT, DEPARTING SAID  
21 SOUTHEAST LINE, PASSING THE SOUTH CORNER OF SAID 133.77 ACRE TRACT  
22 AT A DISTANCE OF 21.93 FEET, AND CONTINUING IN ALL A TOTAL DISTANCE  
23 OF 40.94 FEET TO A POINT FOR CORNER ON THE AFORESAID NORTHEAST LINE  
24 OF SAID 2,022.20 ACRE TRACT, SAME BEING THE COMMON AFORESAID  
25 GRADIENT BOUNDARY ON THE SOUTH BANK OF THE RED RIVER AS SURVEYED BY  
26 NEDRA FOSTER, LSLS, FEBRUARY 2018;  
27 THENCE, IN A SOUTHEASTERLY DIRECTION ALONG SAID COMMON LINE THE

1 FOLLOWING COURSES AND DISTANCES:

2 SOUTH 39 DEGREES 32 MINUTES 10 SECONDS EAST, A DISTANCE OF  
3 80.65 FEET TO A POINT FOR CORNER;

4 SOUTH 36 DEGREES 08 MINUTES 07 SECONDS EAST, A DISTANCE OF  
5 234.02 FEET TO A POINT FOR CORNER;

6 SOUTH 38 DEGREES 10 MINUTES 44 SECONDS EAST, A DISTANCE OF  
7 297.68 FEET TO A POINT FOR CORNER;

8 SOUTH 35 DEGREES 37 MINUTES 50 SECONDS EAST, A DISTANCE OF  
9 286.67 FEET TO A POINT FOR CORNER;

10 SOUTH 35 DEGREES 41 MINUTES 43 SECONDS EAST, A DISTANCE OF  
11 253.65 FEET TO A POINT FOR CORNER;

12 SOUTH 34 DEGREES 19 MINUTES 49 SECONDS EAST, A DISTANCE OF  
13 148.95 FEET TO A POINT FOR CORNER;

14 SOUTH 42 DEGREES 22 MINUTES 03 SECONDS EAST, A DISTANCE OF  
15 123.17 FEET TO A POINT FOR CORNER;

16 SOUTH 43 DEGREES 37 MINUTES 31 SECONDS EAST, A DISTANCE OF  
17 265.24 FEET TO A POINT FOR CORNER;

18 SOUTH 45 DEGREES 34 MINUTES 58 SECONDS EAST, A DISTANCE OF  
19 208.61 FEET TO A POINT FOR CORNER;

20 SOUTH 47 DEGREES 46 MINUTES 27 SECONDS EAST, A DISTANCE OF  
21 321.40 FEET TO A POINT FOR CORNER;

22 SOUTH 52 DEGREES 07 MINUTES 30 SECONDS EAST, A DISTANCE OF  
23 262.24 FEET TO A POINT FOR CORNER;

24 SOUTH 60 DEGREES 46 MINUTES 51 SECONDS EAST, A DISTANCE OF  
25 67.60 FEET TO A POINT FOR CORNER;

26 SOUTH 66 DEGREES 06 MINUTES 17 SECONDS EAST, A DISTANCE OF  
27 172.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,718.240

1 ACRES OF LAND, MORE OR LESS.  
2 TRACT B - 4,560.911 ACRES  
3 BEING A 4,560.911 ACRE TRACT OF LAND SITUATED IN THE B.B.B. AND  
4 C.R.R. CO SURVEY, ABSTRACT NO. 155, B.B.B. AND C.R.R. CO SURVEY,  
5 ABSTRACT NO. 175, JAMES C. BROWN SURVEY, ABSTRACT NO. 185, FRANKLIN  
6 COOK SURVEY, ABSTRACT NO. 242, JACOB CASPAN SURVEY, ABSTRACT NO.  
7 247, JAMES C. DOBKINS SURVEY, ABSTRACT NO. 315, JACOB DOBKINS  
8 SURVEY, ABSTRACT NO. 316, JAMES FRANKLIN SURVEY, ABSTRACT NO. 370,  
9 MUND GROSS SURVEY, ABSTRACT NO. 401, WILLIAM HOLT SURVEY, ABSTRACT  
10 NO. 456, MARSHALL UNIVERSITY SURVEY, ABSTRACT NO. 616, JAMES  
11 McWILLIAMS SURVEY, ABSTRACT NO. 658, JOHN S. MENIFEE SURVEY,  
12 ABSTRACT NO. 664, JOHN S. MENIFEE SURVEY, ABSTRACT NO. 665, ALEX C.  
13 McFARLAND SURVEY, ABSTRACT NO. 677, MIRAM McCALL SURVEY, ABSTRACT  
14 NO. 703, L.B. NELSON SURVEY, ABSTRACT NO. 799, J. PURCELL SURVEY,  
15 ABSTRACT NO. 834, SARAH SMITH SURVEY, ABSTRACT NO. 913, JACOB  
16 SPEARS SURVEY, ABSTRACT NO. 915, ELIZABETH STONE SURVEY, ABSTRACT  
17 NO. 1002, D.B. TAYLOR SURVEY, ABSTRACT NO. 1068, JAMES C. BROWN  
18 SURVEY, ABSTRACT NO. 1185, WM C DAVIS SURVEY, ABSTRACT NO. 1195,  
19 C.H. McALISTER SURVEY, ABSTRACT NO. 1267, S.H. BROWN SURVEY,  
20 ABSTRACT NO. 1287, L.M. FORD SURVEY, ABSTRACT NO. 1293, D.C. HEED  
21 SURVEY, ABSTRACT NO. 1296, W W HOWETH SURVEY, ABSTRACT NO. 1375, A.  
22 HODGE SURVEY, ABSTRACT NO. 1388, B.A. STANFORD SURVEY, ABSTRACT  
23 NO. 1445, C.E. FALLIS SURVEY, ABSTRACT NO. 1515, J.N. MURRELL  
24 SURVEY, ABSTRACT NO. 1525, V.A. HOWETH SURVEY, ABSTRACT NO. 1631,  
25 B.B.B. & C.R.R. CO SURVEY, ABSTRACT NO. 1650, J.J. LANG SURVEY,  
26 ABSTRACT NO. 1655, COOKE COUNTY, TEXAS, BEING ALL OF TRACT 1 (100  
27 ACRE TRACT), A CALLED 100.00 ACRE TRACT OF LAND AND BEING ALL OF

1 TRACT 2 (100 ACRE TRACT), A CALLED 100.00 ACRE TRACT OF LAND BOTH  
2 BEING DESCRIBED IN WARRANTY DEED TO JOHN SCHMITZ AND SANDY SCHMITZ  
3 AS RECORDED IN VOLUME 2388, PAGE 64 OF THE DEED RECORDS, COOKE  
4 COUNTY, TEXAS, BEING ALL OF FARM NO. 1 (1960 ACRES, MORE OR LESS), A  
5 CALLED 1770.0 ACRE TRACT OF LAND, A CALLED 157.47 ACRE TRACT OF  
6 LAND, AND A CALLED 16.41 ACRE TRACT OF LAND ALL OF WHICH BEING  
7 DESCRIBED IN WARRANTY DEED TO STARK ENTERPRISES, INC. AS RECORDED  
8 IN VOLUME 520, PAGE 414 OF THE DEED RECORDS, COOKE COUNTY, TEXAS,  
9 BEING A PART OF A CALLED 270.81 ACRE TRACT OF LAND AND BEING ALL OF A  
10 CALLED 813.753 ACRE TRACT OF LAND BOTH BEING DESCRIBED IN WARRANTY  
11 DEED TO MESA REAL ESTATE PARTNERS, LP AS RECORDED IN VOLUME 2388,  
12 PAGE 113 OF THE DEED RECORDS, COOKE COUNTY, TEXAS, BEING ALL OF A  
13 CALLED 82.092 ACRE TRACT OF LAND AND BEING ALL OF A CALLED 733.184  
14 ACRE TRACT OF LAND BOTH BEING DESCRIBED IN GENERAL WARRANTY DEED TO  
15 TIMBERCREEK REAL ESTATE PARTNERS, L.L.C. AS RECORDED IN VOLUME  
16 1674, PAGE 173 OF THE DEED RECORDS, COOKE COUNTY, TEXAS, BEING ALL  
17 OF A CALLED 80.869 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED TO  
18 MESA REAL ESTATE PARTNERS, LP AS RECORDED IN VOLUME 2388, PAGE 89 OF  
19 THE DEED RECORDS, COOKE COUNTY, TEXAS, BEING ALL OF TRACT 2, A  
20 CALLED 26.229 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED TO MESA  
21 REAL ESTATE PARTNERS, LP AS RECORDED IN VOLUME 2388, PAGE 96 OF THE  
22 DEED RECORDS, COOKE COUNTY, TEXAS, BEING ALL OF A CALLED 247.572  
23 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO B-29  
24 PROPERTIES, LLC AS RECORDED IN VOLUME 2526, PAGE 752 OF THE DEED  
25 RECORDS, COOKE COUNTY, TEXAS, AND BEING ALL OF A CALLED 304.453 ACRE  
26 TRACT OF LAND DESCRIBED IN WARRANTY DEED TO B-29 PROPERTIES, LLC AS  
27 RECORDED IN VOLUME 2454, PAGE 560 OF THE DEED RECORDS, COOKE COUNTY,

1 TEXAS, SAID 4,560.911 ACRE TRACT, WITH BEARING BASIS BEING GRID  
2 NORTH TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202, NAD83  
3 DATUM (NAD83 2011, EPOCH DATE 2010), AND BEING MORE PARTICULARLY  
4 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

5 BEGINNING AT A 5/8-INCH IRON ROD WITH A 3-1/4-INCH ALUMINUM CAP  
6 STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W" (HEREAFTER  
7 REFERRED TO AS "ALUMINUM ROW CAP") FOR THE NORTHWEST CORNER OF SAID  
8 TRACT 1, 100.00 ACRE TRACT, SAID CORNER BEING THE MOST NORTHERLY  
9 NORTHEAST CORNER OF A CALLED 1.0905 ACRE TRACT OF LAND DESCRIBED IN  
10 DEED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 2290, PAGE 758 OF  
11 THE DEED RECORDS, COOKE COUNTY, TEXAS, AND SAID CORNER BEING ON THE  
12 EAST RIGHT-OF-WAY LINE INTERSTATE HIGHWAY 35 (A VARIABLE WIDTH  
13 RIGHT-OF-WAY);

14 THENCE, SOUTH 80 DEGREES 18 MINUTES 48 SECONDS EAST, DEPARTING THE  
15 EAST RIGHT-OF-WAY OF SAID INTERSTATE HIGHWAY 35, AND ALONG THE  
16 NORTH LINE OF SAID TRACT 1, 100.00 ACRE TRACT, A DISTANCE OF  
17 3,564.17 FEET TO A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER  
18 OF SAID TRACT 1, 100.00 ACRE TRACT, SAID CORNER BEING ON THE WEST  
19 LINE OF SAID 1770.0 ACRE TRACT;

20 THENCE IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID 1770.0  
21 ACRE TRACT, SAME BEING ALONG OLD BROWN'S FERRY ROAD (ABANDONED) THE  
22 FOLLOWING COURSES AND DISTANCES:

23 NORTH 07 DEGREES 34 MINUTES 28 SECONDS EAST, A DISTANCE OF  
24 807.05 FEET TO A POINT FOR CORNER;

25 NORTH 01 DEGREES 06 MINUTES 51 SECONDS WEST, A DISTANCE OF  
26 362.70 FEET TO A POINT FOR CORNER;

27 NORTH 37 DEGREES 37 MINUTES 26 SECONDS EAST, A DISTANCE OF

1 274.43 FEET TO A POINT FOR CORNER;  
2 NORTH 10 DEGREES 02 MINUTES 40 SECONDS WEST, A DISTANCE OF  
3 843.25 FEET TO A POINT FOR CORNER;  
4 NORTH 25 DEGREES 44 MINUTES 59 SECONDS EAST, A DISTANCE OF  
5 517.77 FEET TO A POINT FOR CORNER;  
6 NORTH 44 DEGREES 51 MINUTES 25 SECONDS WEST, A DISTANCE OF  
7 54.35 FEET TO A POINT FOR CORNER;  
8 NORTH 49 DEGREES 20 MINUTES 55 SECONDS EAST, A DISTANCE OF  
9 107.93 FEET TO A POINT FOR CORNER;  
10 NORTH 28 DEGREES 05 MINUTES 40 SECONDS EAST, A DISTANCE OF  
11 199.81 FEET TO A POINT FOR CORNER;  
12 NORTH 41 DEGREES 52 MINUTES 37 SECONDS EAST, A DISTANCE OF  
13 167.65 FEET TO A POINT FOR CORNER;  
14 SOUTH 73 DEGREES 40 MINUTES 13 SECONDS EAST, A DISTANCE OF  
15 123.04 FEET TO A POINT FOR CORNER;  
16 NORTH 29 DEGREES 46 MINUTES 44 SECONDS EAST, A DISTANCE OF  
17 386.85 FEET TO A POINT FOR CORNER;  
18 NORTH 26 DEGREES 14 MINUTES 05 SECONDS EAST, A DISTANCE OF  
19 24.76 FEET TO A POINT FOR CORNER;  
20 NORTH 28 DEGREES 03 MINUTES 23 SECONDS EAST, A DISTANCE OF  
21 40.93 FEET TO A POINT FOR CORNER;  
22 NORTH 29 DEGREES 01 MINUTES 33 SECONDS EAST, A DISTANCE OF  
23 107.91 FEET TO A POINT FOR CORNER;  
24 NORTH 21 DEGREES 23 MINUTES 29 SECONDS WEST, A DISTANCE OF  
25 195.06 FEET TO A 1/2-INCH STEEL SQUARE TUBING FOUND FOR THE  
26 NORTHWEST CORNER OF SAID 1770.0 ACRE TRACT, SAID CORNER BEING ON THE  
27 SOUTH BANK OF THE RED RIVER;



1 THENCE, IN A SOUTHEASTERLY DIRECTION ALONG THE NORTH LINE OF SAID  
2 1770.0 ACRE TRACT, SAME BEING THE COMMON SOUTH BANK OF SAID RED  
3 RIVER THE FOLLOWING COURSES AND DISTANCES:

4 SOUTH 70 DEGREES 49 MINUTES 58 SECONDS EAST, A DISTANCE OF  
5 683.31 FEET TO A POINT FOR CORNER;

6 SOUTH 70 DEGREES 44 MINUTES 22 SECONDS EAST, A DISTANCE OF  
7 429.70 FEET TO A POINT FOR CORNER;

8 SOUTH 72 DEGREES 50 MINUTES 55 SECONDS EAST, A DISTANCE OF  
9 631.26 FEET TO A POINT FOR CORNER;

10 SOUTH 72 DEGREES 31 MINUTES 26 SECONDS EAST, A DISTANCE OF  
11 434.13 FEET TO A POINT FOR CORNER;

12 SOUTH 75 DEGREES 00 MINUTES 37 SECONDS EAST, A DISTANCE OF  
13 317.05 FEET TO A POINT FOR CORNER;

14 SOUTH 76 DEGREES 17 MINUTES 44 SECONDS EAST, A DISTANCE OF  
15 541.21 FEET TO A POINT FOR CORNER;

16 SOUTH 78 DEGREES 58 MINUTES 44 SECONDS EAST, A DISTANCE OF  
17 520.69 FEET TO A POINT FOR CORNER;

18 SOUTH 82 DEGREES 42 MINUTES 56 SECONDS EAST, A DISTANCE OF  
19 526.02 FEET TO A POINT FOR CORNER;

20 SOUTH 86 DEGREES 02 MINUTES 55 SECONDS EAST, A DISTANCE OF  
21 338.31 FEET TO A POINT FOR CORNER;

22 SOUTH 79 DEGREES 22 MINUTES 42 SECONDS EAST, A DISTANCE OF  
23 655.58 FEET TO A POINT FOR CORNER;

24 SOUTH 87 DEGREES 37 MINUTES 18 SECONDS EAST, A DISTANCE OF  
25 131.50 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 1770.0 ACRE  
26 TRACT;

27 THENCE, SOUTH 04 DEGREES 43 MINUTES 15 SECONDS WEST, PASSING AT A

1 DISTANCE OF 17.65 FEET THE NORTHWEST CORNER OF A CALLED 448.69 ACRE  
2 TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO CHRISTOPHER  
3 BANCROFT AS RECORDED IN VOLUME 742, PAGE 845 OF THE DEED RECORDS,  
4 COOKE COUNTY, TEXAS, ALONG THE WEST LINE OF SAID 448.69 ACRE TRACT,  
5 ENTERING THE GENERAL CENTER OF OLD SACRA'S FERRY ROAD (ABANDONED),  
6 A DISTANCE OF 268.76 FEET TO A SPIKE FOR CORNER;  
7 THENCE, CONTINUING IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF  
8 SAID 1770.0 ACRE TRACT, AND THE COMMON WEST LINE OF SAID 448.69 ACRE  
9 TRACT, AND ALONG THE GENERAL CENTER OF SAID OLD SACRA'S FERRY ROAD  
10 THE FOLLOWING COURSES AND DISTANCES:

11 SOUTH 02 DEGREES 15 MINUTES 26 SECONDS EAST, A DISTANCE OF  
12 222.72 FEET TO A SPIKE FOR CORNER;

13 SOUTH 04 DEGREES 44 MINUTES 25 SECONDS EAST, A DISTANCE OF  
14 199.34 FEET TO A SPIKE FOR CORNER;

15 SOUTH 07 DEGREES 32 MINUTES 46 SECONDS EAST, A DISTANCE OF  
16 131.45 FEET TO A SPIKE FOUND FOR CORNER;

17 SOUTH 12 DEGREES 13 MINUTES 08 SECONDS EAST, A DISTANCE OF  
18 240.64 FEET TO A SPIKE FOR CORNER;

19 SOUTH 05 DEGREES 42 MINUTES 27 SECONDS EAST, A DISTANCE OF  
20 86.94 FEET TO A SPIKE FOR CORNER;

21 SOUTH 03 DEGREES 50 MINUTES 14 SECONDS EAST, A DISTANCE OF  
22 177.24 FEET TO A SPIKE FOR CORNER;

23 SOUTH 04 DEGREES 18 MINUTES 01 SECONDS WEST, A DISTANCE OF  
24 242.99 FEET TO A SPIKE FOR CORNER;

25 SOUTH 07 DEGREES 05 MINUTES 48 SECONDS WEST, A DISTANCE OF  
26 84.63 FEET TO A SPIKE FOR CORNER;

27 SOUTH 12 DEGREES 31 MINUTES 18 SECONDS WEST, A DISTANCE OF

1 127.71 FEET TO A SPIKE FOR CORNER;  
2 SOUTH 03 DEGREES 04 MINUTES 16 SECONDS WEST, A DISTANCE OF  
3 128.91 FEET TO A SPIKE FOR CORNER;  
4 SOUTH 01 DEGREES 15 MINUTES 50 SECONDS WEST, A DISTANCE OF  
5 290.24 FEET TO A SPIKE FOR CORNER;  
6 SOUTH 03 DEGREES 21 MINUTES 16 SECONDS EAST, A DISTANCE OF  
7 326.18 FEET TO A SPIKE FOR CORNER;  
8 SOUTH 04 DEGREES 51 MINUTES 39 SECONDS EAST, A DISTANCE OF  
9 248.12 FEET TO A SPIKE FOR CORNER;  
10 SOUTH 03 DEGREES 58 MINUTES 58 SECONDS WEST, A DISTANCE OF  
11 144.52 FEET TO A SPIKE FOR CORNER;  
12 SOUTH 11 DEGREES 00 MINUTES 49 SECONDS EAST, A DISTANCE OF  
13 324.65 FEET TO A SPIKE FOR CORNER;  
14 SOUTH 08 DEGREES 46 MINUTES 45 SECONDS EAST, A DISTANCE OF  
15 90.24 FEET TO A SPIKE FOR CORNER;  
16 SOUTH 02 DEGREES 56 MINUTES 11 SECONDS EAST, A DISTANCE OF  
17 97.56 FEET TO A SPIKE FOR CORNER;  
18 SOUTH 04 DEGREES 55 MINUTES 29 SECONDS WEST, A DISTANCE OF  
19 137.84 FEET TO A SPIKE FOR CORNER;  
20 SOUTH 06 DEGREES 55 MINUTES 43 SECONDS WEST, A DISTANCE OF  
21 138.83 FEET TO A SPIKE FOR CORNER;  
22 SOUTH 09 DEGREES 05 MINUTES 40 SECONDS WEST, A DISTANCE OF  
23 206.88 FEET TO A SPIKE FOR CORNER;  
24 SOUTH 05 DEGREES 14 MINUTES 20 SECONDS WEST, A DISTANCE OF  
25 155.52 FEET TO A SPIKE FOR CORNER;  
26 SOUTH 02 DEGREES 29 MINUTES 45 SECONDS WEST, A DISTANCE OF  
27 167.32 FEET TO A SPIKE FOR CORNER;

1 SOUTH 00 DEGREES 19 MINUTES 08 SECONDS WEST, A DISTANCE OF  
2 240.46 FEET TO A SPIKE FOR CORNER;

3 SOUTH 01 DEGREES 24 MINUTES 12 SECONDS EAST, A DISTANCE OF  
4 290.22 FEET TO A SPIKE FOR THE SOUTHWEST CORNER OF SAID 447.09 ACRE  
5 TRACT, SAID CORNER BEING THE NORTHWEST CORNER OF A CALLED 200.00  
6 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO  
7 BILL LEDBETTER AND WIFE, PAT LEDBETTER AS RECORDED IN VOLUME 809,  
8 PAGE 749 OF THE DEED RECORDS, COOKE COUNTY, TEXAS;

9 THENCE, CONTINUING IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF  
10 SAID 1770.0 ACRE TRACT AND THE COMMON WEST LINE OF SAID 200.00 ACRE  
11 TRACT, AND ALONG THE GENERAL CENTER OF SAID OLD SACRA'S FERRY ROAD  
12 THE FOLLOWING COURSES AND DISTANCES:

13 SOUTH 00 DEGREES 17 MINUTES 53 SECONDS EAST, A DISTANCE OF  
14 725.44 FEET TO A STEEL PIN FOR CORNER;

15 SOUTH 09 DEGREES 19 MINUTES 22 SECONDS EAST, A DISTANCE OF  
16 593.67 FEET TO A STEEL PIN FOR CORNER;

17 SOUTH 00 DEGREES 22 MINUTES 34 SECONDS EAST, A DISTANCE OF  
18 596.50 FEET TO A STEEL PIN FOR CORNER;

19 SOUTH 02 DEGREES 32 MINUTES 39 SECONDS WEST, A DISTANCE OF  
20 556.73 FEET TO A STEEL PIN FOR CORNER;

21 SOUTH 06 DEGREES 05 MINUTES 36 SECONDS WEST, A DISTANCE OF  
22 815.63 FEET TO A STEEL PIN FOR CORNER;

23 SOUTH 08 DEGREES 01 MINUTES 46 SECONDS WEST, A DISTANCE OF  
24 444.15 FEET TO A STEEL PIN FOR CORNER;

25 SOUTH 06 DEGREES 34 MINUTES 02 SECONDS WEST, A DISTANCE OF  
26 623.27 FEET TO A STEEL PIN FOR THE SOUTHWEST CORNER OF SAID 200.00  
27 ACRE TRACT, SAID CORNER BEING THE MOST NORTHERLY NORTHWEST CORNER

1 OF SAID 270.81 ACRE TRACT;  
2 THENCE, NORTH 89 DEGREES 54 MINUTES 31 SECONDS EAST, DEPARTING THE  
3 GENERAL CENTER OF SAID OLD SACRA'S FERRY ROAD, AND ALONG THE NORTH  
4 LINE OF SAID 270.81 ACRE TRACT, A DISTANCE OF 2,030.07 FEET TO AN  
5 IRON ROD WITH CAP FOR THE NORTHWEST CORNER OF A CALLED 48.607 ACRE  
6 TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN  
7 TO BENJAMIN S. BALDUS AND CAMERON A. BALDUS AS RECORDED IN VOLUME  
8 2375, PAGE 833 OF THE DEED RECORDS, COOKE COUNTY, TEXAS;  
9 THENCE, DEPARTING THE NORTH LINE OF SAID 270.81 ACRE TRACT, AND  
10 ALONG THE WEST LINE OF SAID 48.607 ACRE TRACT THE FOLLOWING COURSES  
11 AND DISTANCES:  
12 SOUTH 00 DEGREES 01 MINUTES 03 SECONDS EAST, A DISTANCE OF  
13 628.01 FEET TO AN IRON ROD WITH CAP FOR CORNER;  
14 SOUTH 21 DEGREES 51 MINUTES 38 SECONDS EAST, A DISTANCE OF  
15 529.73 FEET TO AN IRON ROD WITH CAP FOR CORNER;  
16 SOUTH 05 DEGREES 00 MINUTES 28 SECONDS WEST, A DISTANCE OF  
17 307.47 FEET TO AN IRON ROD WITH CAP FOR CORNER IN ROADWAY UNDER  
18 APPARENT PUBLIC USE POSTED AS COUNTY ROAD 135;  
19 SOUTH 10 DEGREES 28 MINUTES 29 SECONDS WEST, A DISTANCE OF  
20 954.33 FEET TO A METAL FENCE CORNER POST FOR CORNER;  
21 THENCE, MEANDERING ALONG THE WEST BANK OF PECAN CREEK THE FOLLOWING  
22 COURSES AND DISTANCES:  
23 SOUTH 07 DEGREES 58 MINUTES 17 SECONDS EAST, A DISTANCE OF  
24 66.20 FEET TO A POINT FOR CORNER;  
25 NORTH 11 DEGREES 13 MINUTES 40 SECONDS EAST, A DISTANCE OF  
26 14.23 FEET TO A POINT FOR CORNER;  
27 NORTH 37 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF

1 25.15 FEET TO A POINT FOR CORNER;  
2 NORTH 54 DEGREES 44 MINUTES 02 SECONDS EAST, A DISTANCE OF  
3 16.90 FEET TO A POINT FOR CORNER;  
4 SOUTH 68 DEGREES 13 MINUTES 25 SECONDS EAST, A DISTANCE OF  
5 64.96 FEET TO A POINT FOR CORNER;  
6 SOUTH 57 DEGREES 18 MINUTES 47 SECONDS EAST, A DISTANCE OF  
7 59.76 FEET TO A POINT FOR CORNER;  
8 SOUTH 84 DEGREES 29 MINUTES 18 SECONDS EAST, A DISTANCE OF  
9 20.78 FEET TO A POINT FOR CORNER;  
10 NORTH 15 DEGREES 56 MINUTES 34 SECONDS EAST, A DISTANCE OF  
11 8.05 FEET TO A POINT FOR CORNER;  
12 NORTH 61 DEGREES 08 MINUTES 10 SECONDS EAST, A DISTANCE OF  
13 17.60 FEET TO A POINT FOR CORNER;  
14 NORTH 85 DEGREES 41 MINUTES 50 SECONDS EAST, A DISTANCE OF  
15 33.57 FEET TO A POINT FOR CORNER;  
16 SOUTH 67 DEGREES 22 MINUTES 36 SECONDS EAST, A DISTANCE OF  
17 26.88 FEET TO A POINT FOR CORNER;  
18 SOUTH 41 DEGREES 45 MINUTES 03 SECONDS EAST, A DISTANCE OF  
19 13.01 FEET TO A POINT FOR CORNER;  
20 SOUTH 21 DEGREES 26 MINUTES 25 SECONDS EAST, A DISTANCE OF  
21 10.87 FEET TO A POINT FOR CORNER;  
22 SOUTH 71 DEGREES 34 MINUTES 21 SECONDS EAST, A DISTANCE OF  
23 32.81 FEET TO A POINT FOR CORNER;  
24 NORTH 62 DEGREES 49 MINUTES 43 SECONDS EAST, A DISTANCE OF  
25 28.07 FEET TO A POINT FOR CORNER;  
26 NORTH 73 DEGREES 51 MINUTES 13 SECONDS EAST, A DISTANCE OF  
27 97.06 FEET TO A POINT FOR CORNER;

1 NORTH 67 DEGREES 02 MINUTES 30 SECONDS EAST, A DISTANCE OF  
2 37.63 FEET TO A POINT FOR CORNER;  
3 NORTH 44 DEGREES 54 MINUTES 31 SECONDS EAST, A DISTANCE OF  
4 14.68 FEET TO A POINT FOR CORNER;  
5 NORTH 57 DEGREES 23 MINUTES 01 SECONDS EAST, A DISTANCE OF  
6 16.55 FEET TO A POINT FOR CORNER;  
7 NORTH 88 DEGREES 42 MINUTES 42 SECONDS EAST, A DISTANCE OF  
8 12.88 FEET TO A POINT FOR CORNER;  
9 SOUTH 70 DEGREES 31 MINUTES 00 SECONDS EAST, A DISTANCE OF  
10 19.39 FEET TO A POINT FOR CORNER;  
11 SOUTH 49 DEGREES 36 MINUTES 11 SECONDS EAST, A DISTANCE OF  
12 9.14 FEET TO A POINT FOR CORNER;  
13 SOUTH 25 DEGREES 34 MINUTES 13 SECONDS EAST, A DISTANCE OF  
14 29.83 FEET TO A POINT FOR CORNER;  
15 SOUTH 65 DEGREES 08 MINUTES 31 SECONDS EAST, A DISTANCE OF  
16 22.48 FEET TO A POINT FOR CORNER;  
17 NORTH 25 DEGREES 02 MINUTES 50 SECONDS EAST, A DISTANCE OF  
18 39.65 FEET TO A POINT FOR CORNER;  
19 NORTH 02 DEGREES 35 MINUTES 36 SECONDS WEST, A DISTANCE OF  
20 24.01 FEET TO A POINT FOR CORNER;  
21 NORTH 64 DEGREES 55 MINUTES 42 SECONDS EAST, A DISTANCE OF  
22 52.85 FEET TO A POINT FOR CORNER;  
23 NORTH 76 DEGREES 22 MINUTES 32 SECONDS EAST, A DISTANCE OF  
24 56.52 FEET TO A POINT FOR CORNER;  
25 NORTH 43 DEGREES 16 MINUTES 29 SECONDS EAST, A DISTANCE OF  
26 18.05 FEET TO A POINT FOR CORNER;  
27 NORTH 69 DEGREES 46 MINUTES 11 SECONDS EAST, A DISTANCE OF

1 15.44 FEET TO A POINT FOR CORNER;  
2 NORTH 78 DEGREES 06 MINUTES 52 SECONDS EAST, A DISTANCE OF  
3 16.89 FEET TO A POINT FOR CORNER;  
4 SOUTH 47 DEGREES 35 MINUTES 21 SECONDS EAST, A DISTANCE OF  
5 1.91 FEET TO A POINT FOR CORNER;  
6 SOUTH 31 DEGREES 01 MINUTES 48 SECONDS EAST, A DISTANCE OF  
7 79.98 FEET TO A POINT FOR CORNER;  
8 SOUTH 67 DEGREES 05 MINUTES 32 SECONDS EAST, A DISTANCE OF  
9 32.70 FEET TO A POINT FOR CORNER;  
10 NORTH 03 DEGREES 04 MINUTES 04 SECONDS EAST, A DISTANCE OF  
11 10.79 FEET TO A POINT FOR CORNER;  
12 NORTH 10 DEGREES 59 MINUTES 38 SECONDS EAST, A DISTANCE OF  
13 5.70 FEET TO A POINT FOR CORNER;  
14 NORTH 76 DEGREES 32 MINUTES 48 SECONDS EAST, A DISTANCE OF  
15 59.71 FEET TO A POINT FOR CORNER;  
16 SOUTH 65 DEGREES 45 MINUTES 43 SECONDS EAST, A DISTANCE OF  
17 22.11 FEET TO A POINT FOR CORNER;  
18 SOUTH 43 DEGREES 21 MINUTES 52 SECONDS EAST, A DISTANCE OF  
19 25.37 FEET TO A POINT FOR CORNER;  
20 NORTH 45 DEGREES 22 MINUTES 35 SECONDS EAST, A DISTANCE OF  
21 12.21 FEET TO A POINT FOR CORNER;  
22 NORTH 04 DEGREES 40 MINUTES 43 SECONDS WEST, A DISTANCE OF  
23 10.33 FEET TO A POINT FOR CORNER;  
24 NORTH 23 DEGREES 41 MINUTES 30 SECONDS EAST, A DISTANCE OF  
25 12.35 FEET TO A POINT FOR CORNER;  
26 NORTH 62 DEGREES 53 MINUTES 43 SECONDS EAST, A DISTANCE OF  
27 33.59 FEET TO A POINT FOR CORNER;



1 NORTH 40 DEGREES 25 MINUTES 00 SECONDS EAST, A DISTANCE OF  
2 13.70 FEET TO A POINT FOR CORNER;

3 NORTH 16 DEGREES 27 MINUTES 01 SECONDS EAST, A DISTANCE OF  
4 8.92 FEET TO A POINT FOR CORNER;

5 NORTH 00 DEGREES 39 MINUTES 31 SECONDS EAST, A DISTANCE OF  
6 27.82 FEET TO A POINT FOR CORNER;

7 NORTH 45 DEGREES 27 MINUTES 54 SECONDS EAST, A DISTANCE OF  
8 33.12 FEET TO A POINT FOR CORNER;

9 NORTH 59 DEGREES 43 MINUTES 22 SECONDS EAST, A DISTANCE OF  
10 24.03 FEET TO A 3/8-INCH IRON ROD FOR THE SOUTHEAST CORNER OF SAID  
11 48.607 ACRE TRACT, SAID CORNER BEING A REENTRANT CORNER OF SAID  
12 813.753 ACRE TRACT;

13 THENCE, NORTH 00 DEGREES 24 MINUTES 11 SECONDS WEST, ALONG THE EAST  
14 LINE OF SAID 48.607 ACRE TRACT, SAME BEING THE COMMON MOST NORTHERLY  
15 WEST LINE OF SAID 813.753 ACRE TRACT, A DISTANCE OF 1,727.48 FEET TO  
16 A 60D NAIL FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID 813.753  
17 ACRE TRACT; SAID CORNER BEING AT THE APPROXIMATE INTERSECTION OF  
18 SAID COUNTY ROAD 135 AND COUNTY ROAD 185 (ALSO KNOWN AS RIVER BLUFF  
19 LANE);

20 THENCE, NORTH 87 DEGREES 31 MINUTES 07 SECONDS EAST, DEPARTING THE  
21 EAST LINE OF SAID 48.607, AND ALONG THE MOST NORTHERLY NORTH LINE OF  
22 SAID 813.753 ACRE TRACT, SAME BEING GENERALLY ALONG SAID COUNTY  
23 ROAD 135, A DISTANCE OF 2,111.06 FEET TO A 1/2-INCH ROD FOR THE MOST  
24 NORTHERLY NORTHEAST CORNER OF SAID 813.753 ACRE TRACT, SAID CORNER  
25 BEING AT THE APPROXIMATE INTERSECTION OF SAID COUNTY ROAD 135 AND  
26 COUNTY ROAD 133;

27 THENCE, SOUTH 00 DEGREES 31 MINUTES 09 SECONDS EAST, ALONG THE MOST

1 NORTHERLY EAST LINE OF SAID 813.753 ACRE TRACT, SAME BEING  
2 GENERALLY ALONG SAID COUNTY ROAD 133, A DISTANCE OF 1,548.33 FEET TO  
3 A 60D NAIL FOR THE NORTHWEST CORNER OF SAID 82.092 ACRE TRACT;  
4 THENCE, NORTH 88 DEGREES 08 MINUTES 17 SECONDS EAST, DEPARTING SAID  
5 EAST LINE, AND ALONG THE NORTH LINE OF SAID 82.092 ACRE TRACT, A  
6 DISTANCE OF 2,251.17 FEET TO A 1/2-INCH IRON ROD WITH CAP FOR THE  
7 NORTHEAST CORNER OF SAID 82.092 ACRE TRACT;  
8 THENCE, SOUTH 00 DEGREES 30 MINUTES 37 SECONDS EAST, ALONG THE EAST  
9 LINE OF SAID 82.092 ACRE TRACT, A DISTANCE OF 1,584.17 FEET TO A  
10 1/2-INCH IRON ROD FOR THE SOUTHEAST CORNER OF SAID 82.092 ACRE  
11 TRACT;  
12 THENCE, SOUTH 87 DEGREES 54 MINUTES 12 SECONDS WEST, ALONG THE SOUTH  
13 LINE OF SAID 82.092 ACRE TRACT, A DISTANCE OF 1,911.28 FEET TO A  
14 1/2-INCH IRON ROD WITH CAP FOR CORNER ON SAID SOUTH LINE, SAID  
15 CORNER BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID 813.753  
16 ACRE TRACT, AND SAID CORNER BEING AT A BEND IN SAID COUNTY ROAD 133;  
17 THENCE, SOUTH 00 DEGREES 15 MINUTES 06 SECONDS EAST, DEPARTING SAID  
18 SOUTH LINE, AND ALONG THE MOST SOUTHERLY EAST LINE OF SAID 813.753  
19 ACRE TRACT, SAME BEING GENERALLY ALONG SAID COUNTY ROAD 133, A  
20 DISTANCE OF 2,909.18 FEET TO A 1/2-INCH IRON ROD FOR CORNER;  
21 THENCE, SOUTH 00 DEGREES 16 MINUTES 38 SECONDS EAST, CONTINUING  
22 ALONG SAID EAST LANE, AND GENERALLY ALONG SAID COUNTY ROAD 133, A  
23 DISTANCE OF 1,712.90 FEET TO A 1/2-INCH IRON ROD FOR THE SOUTHEAST  
24 CORNER OF SAID 813.753 ACRE TRACT, SAID CORNER BEING AT A BEND IN  
25 SAID COUNTY ROAD;  
26 THENCE, SOUTH 89 DEGREES 52 MINUTES 41 SECONDS WEST, ALONG THE MOST  
27 SOUTHERLY SOUTH LINE OF SAID 813.753 ACRE TRACT, SAME BEING

1 GENERALLY ALONG SAID COUNTY ROAD 133, A DISTANCE OF 345.47 FEET TO A  
2 1/2-INCH IRON ROD WITH CAP FOR THE MOST SOUTHERLY SOUTHWEST CORNER  
3 OF SAID 813.753 ACRE TRACT, SAID CORNER BEING NEAR A BEND IN SAID  
4 COUNTY ROAD 133, AND SAID CORNER BEING ON THE MOST EASTERLY EAST  
5 LINE OF SAID 733.184 ACRE TRACT;  
6 THENCE, SOUTH 01 DEGREES 02 MINUTES 17 SECONDS EAST, ALONG THE EAST  
7 LINE OF SAID 733.184 ACRE TRACT, A DISTANCE OF 2,534.99 FEET TO A  
8 1/2-INCH IRON ROD WITH CAP FOR THE MOST EASTERLY SOUTHEAST CORNER OF  
9 SAID 733.184 ACRE TRACT;  
10 THENCE, SOUTH 88 DEGREES 37 MINUTES 59 SECONDS WEST, ALONG THE MOST  
11 EASTERLY SOUTH LINE OF SAID 733.184 ACRE TRACT, A DISTANCE OF 282.37  
12 FEET TO A 1/2-INCH IRON ROD FOR A REENTRANT CORNER OF SAID 733.184  
13 ACRE TRACT, SAID CORNER BEING NEAR A BEND IN SAID COUNTY ROAD 133;  
14 THENCE, SOUTH 00 DEGREES 50 MINUTES 03 SECONDS EAST, ALONG AN EAST  
15 LINE OF SAID 733.184 ACRE TRACT, SAME BEING GENERALLY ALONG SAID  
16 COUNTY ROAD 133, A DISTANCE OF 1,305.95 FEET TO A 1/2-INCH IRON ROD  
17 FOR CORNER ON SAID EAST LINE;  
18 THENCE, SOUTH 00 DEGREES 41 MINUTES 13 SECONDS EAST, CONTINUING  
19 ALONG SAID EAST LINE, AND GENERALLY ALONG SAID COUNTY ROAD 133, A  
20 DISTANCE OF 169.79 FEET TO A 60D NAIL FOR A SOUTHEAST CORNER OF SAID  
21 733.184 ACRE TRACT;  
22 THENCE, SOUTH 89 DEGREES 18 MINUTES 47 SECONDS WEST, ALONG A SOUTH  
23 LINE OF SAID 733.184 ACRE TRACT, A DISTANCE OF 2,905.61 FEET TO A  
24 1/2-INCH IRON ROD WITH CAP FOR A REENTRANT CORNER OF SAID 733.184  
25 ACRE TRACT;  
26 THENCE, SOUTH 00 DEGREES 41 MINUTES 13 SECONDS EAST, ALONG THE MOST  
27 SOUTHERLY EAST LINE OF SAID 733.184 ACRE TRACT, A DISTANCE OF

1 2,662.44 FEET TO A 1/2-INCH IRON ROD WITH CAP FOR THE MOST SOUTHERLY  
2 SOUTHEAST CORNER OF SAID 733.184 ACRE TRACT;  
3 THENCE, SOUTH 88 DEGREES 49 MINUTES 37 SECONDS WEST, ALONG THE MOST  
4 SOUTHERLY SOUTH LINE OF SAID 733.184 ACRE TRACT, A DISTANCE OF  
5 2,271.63 FEET TO A PK NAIL FOR THE SOUTHWEST CORNER OF SAID 733.184  
6 ACRE TRACT, SAID CORNER IN AFORESAID COUNTY ROAD 135;  
7 THENCE, ALONG THE WEST LINE OF SAID 733.184 ACRE TRACT, AND  
8 GENERALLY ALONG SAID COUNTY ROAD 135 THE FOLLOWING COURSES AND  
9 DISTANCES:

10 NORTH 05 DEGREES 38 MINUTES 08 SECONDS EAST, A DISTANCE OF  
11 553.73 FEET TO A 60D NAIL FOR CORNER;

12 NORTH 05 DEGREES 33 MINUTES 04 SECONDS WEST, A DISTANCE OF  
13 128.54 FEET TO A 60D NAIL FOR CORNER;

14 NORTH 25 DEGREES 33 MINUTES 43 SECONDS WEST, A DISTANCE OF  
15 130.65 FEET TO A 60D NAIL FOR CORNER;

16 NORTH 52 DEGREES 20 MINUTES 37 SECONDS WEST, A DISTANCE OF  
17 403.26 FEET TO A 60D NAIL FOR CORNER, SAID CORNER BEING THE MOST  
18 EASTERLY NORTHEAST CORNER OF SAID 80.869 ACRE TRACT;

19 THENCE, SOUTH 01 DEGREES 23 MINUTES 53 SECONDS WEST, DEPARTING SAID  
20 WEST LINE, AND ALONG THE EAST LINE OF SAID 80.869 ACRE TRACT, A  
21 DISTANCE OF 371.92 FEET TO AN IRON ROD WITH CAP FOR THE SOUTHEAST  
22 CORNER OF SAID 80.869 ACRE TRACT;

23 THENCE, ALONG THE SOUTH LINE OF SAID 80.869 ACRE TRACT THE FOLLOWING  
24 COURSES AND DISTANCES:

25 SOUTH 78 DEGREES 16 MINUTES 54 SECONDS WEST, A DISTANCE OF  
26 244.94 FEET TO AN IRON ROD WITH CAP FOR CORNER;

27 SOUTH 62 DEGREES 28 MINUTES 37 SECONDS WEST, A DISTANCE OF

1 257.85 FEET TO AN IRON ROD WITH CAP FOR CORNER;  
2 SOUTH 28 DEGREES 06 MINUTES 03 SECONDS WEST, A DISTANCE OF  
3 101.19 FEET TO AN IRON ROD WITH CAP FOR CORNER;  
4 SOUTH 66 DEGREES 34 MINUTES 48 SECONDS WEST, A DISTANCE OF  
5 375.19 FEET TO AN IRON ROD WITH CAP FOR THE MOST SOUTHERLY SOUTHWEST  
6 CORNER OF SAID 80.869 ACRE TRACT, SAID CORNER BEING ON THE EAST LINE  
7 OF SAID TRACT 2, 26.229 ACRE TRACT;  
8 THENCE, SOUTH 00 DEGREES 00 MINUTES 22 SECONDS EAST, ALONG THE EAST  
9 LINE OF SAID 26.229 ACRE TRACT, A DISTANCE OF 280.77 FEET TO A  
10 1/2-INCH IRON ROD FOR THE SOUTHEAST OF SAID 26.229 ACRE TRACT;  
11 THENCE, SOUTH 89 DEGREES 12 MINUTES 37 SECONDS WEST, ALONG THE SOUTH  
12 LINE OF SAID 26.229 ACRE TRACT, A DISTANCE OF 426.78 FEET TO A  
13 1/2-INCH IRON ROD WITH CAP FOR THE SOUTHWEST CORNER OF SAID 26.229  
14 ACRE TRACT, SAID CORNER BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF  
15 FARM-TO-MARKET ROAD 372;  
16 THENCE, ALONG THE NORTHEAST LINE OF SAID FARM-TO-MARKET ROAD 372  
17 THE FOLLOWING COURSES AND DISTANCES:  
18 NORTH 31 DEGREES 02 MINUTES 34 SECONDS WEST, A DISTANCE OF  
19 1,472.18 FEET TO A 1/2-INCH IRON ROD WITH CAP FOR CORNER;  
20 NORTH 58 DEGREES 57 MINUTES 26 SECONDS EAST, A DISTANCE OF  
21 25.00 FEET TO A CONCRETE MONUMENT FOR CORNER;  
22 NORTH 31 DEGREES 02 MINUTES 34 SECONDS WEST, A DISTANCE OF  
23 1,645.05 FEET TO AN IRON ROD WITH CAP FOR CORNER ON SAID  
24 RIGHT-OF-WAY LINE, SAID CORNER BEING THE NORTHWEST CORNER OF  
25 AFORESAID 89.869 ACRE TRACT;  
26 THENCE, SOUTH 89 DEGREES 32 MINUTES 00 SECONDS EAST, ALONG THE NORTH  
27 LINE OF SAID 80.869 ACRE TRACT, A DISTANCE OF 1,029.38 FEET TO A

1 METAL FENCE CORNER POST FOR CORNER ON SAID NORTH LINE ;  
2 THENCE , NORTH 89 DEGREES 12 MINUTES 17 SECONDS EAST , CONTINUING  
3 ALONG SAID NORTH LINE , A DISTANCE OF 1,520.63 FEET TO A 3/8-INCH  
4 IRON ROD FOR THE NORTHEAST CORNER OF SAID 80.869 ACRE TRACT , SAID  
5 CORNER BEING ON THE WEST LINE OF AFORESAID 733.184 ACRE TRACT , AND  
6 IN THE APPROXIMATE CENTER OF AFORESAID COUNTY ROAD 135 ;  
7 THENCE , NORTH 00 DEGREES 37 MINUTES 53 SECONDS WEST , ALONG SAID WEST  
8 LINE , SAME BEING GENERALLY ALONG SAID COUNTY ROAD 135 , A DISTANCE OF  
9 2,589.57 FEET TO A 60D NAIL FOR CORNER ON SAID WEST LINE ;  
10 THENCE , NORTH 00 DEGREES 43 MINUTES 03 SECONDS WEST , CONTINUING  
11 ALONG SAID WEST LINE , AND GENERALLY ALONG SAID COUNTY ROAD 135 ,  
12 PASSING AT A DISTANCE OF 1,585.94 FEET A 60D NAIL FOR THE NORTHWEST  
13 CORNER OF SAID 733.184 ACRE TRACT , SAID CORNER BEING THE MOST  
14 SOUTHERLY SOUTHWEST CORNER OF AFORESAID 813.753 ACRE TRACT , AND  
15 CONTINUING ALONG THE MOST SOUTHERLY WEST LINE OF SAID 813.753 ACRE  
16 TRACT , SAME BEING GENERALLY ALONG SAID COUNTY ROAD 135 , IN ALL A  
17 TOTAL DISTANCE OF 1,931.46 FEET TO A 1/2-INCH IRON ROD FOR CORNER ON  
18 SAID WEST LINE ;  
19 THENCE , NORTH 00 DEGREES 42 MINUTES 54 SECONDS WEST , CONTINUING  
20 ALONG SAID WEST LINE , SAME BEING GENERALLY ALONG SAID COUNTY ROAD  
21 135 , A DISTANCE OF 1,831.09 FEET TO A 60D NAIL FOR THE MOST WESTERLY  
22 NORTHWEST CORNER OF SAID 813.753 ACRE TRACT , SAID CORNER BEING AT  
23 THE APPROXIMATE INTERSECTION OF COUNTY ROAD 135 AND COUNTY ROAD  
24 161 ;  
25 THENCE , SOUTH 88 DEGREES 28 MINUTES 53 SECONDS EAST , DEPARTING SAID  
26 COUNTY ROAD 135 , AND ALONG THE MOST WESTERLY NORTH LINE OF SAID  
27 813.753 ACRE TRACT , A DISTANCE OF 1,151.76 FEET TO A 1/2-INCH IRON

1 ROD WITH CAP FOR A REENTRANT CORNER OF SAID 813.753 ACRE TRACT;  
2 THENCE, NORTH 00 DEGREES 47 MINUTES 01 SECONDS WEST, ALONG A WEST  
3 LINE OF SAID 813.753 ACRE TRACT, A DISTANCE OF 1,400.00 FEET TO A  
4 1/2-INCH IRON ROD WITH CAP FOR A REENTRANT CORNER OF SAID 813.753  
5 ACRE TRACT;  
6 THENCE, NORTH 88 DEGREES 28 MINUTES 53 SECONDS WEST, ALONG A SOUTH  
7 LINE OF SAID 813.753 ACRE TRACT, A DISTANCE OF 393.80 FEET TO A  
8 POINT ON THE WEST BANK OF AFORESAID PECAN CREEK;  
9 THENCE, MEANDERING ALONG THE WEST BANK OF SAID PECAN CREEK THE  
10 FOLLOWING COURSES AND DISTANCES:  
11 NORTH 33 DEGREES 26 MINUTES 02 SECONDS EAST, A DISTANCE OF  
12 14.68 FEET TO A POINT FOR CORNER;  
13 NORTH 35 DEGREES 41 MINUTES 26 SECONDS WEST, A DISTANCE OF  
14 46.40 FEET TO A POINT FOR CORNER;  
15 NORTH 19 DEGREES 47 MINUTES 54 SECONDS WEST, A DISTANCE OF  
16 27.86 FEET TO A POINT FOR CORNER;  
17 NORTH 16 DEGREES 07 MINUTES 41 SECONDS EAST, A DISTANCE OF  
18 17.42 FEET TO A POINT FOR CORNER;  
19 NORTH 40 DEGREES 14 MINUTES 01 SECONDS EAST, A DISTANCE OF  
20 65.12 FEET TO A POINT FOR CORNER;  
21 NORTH 25 DEGREES 27 MINUTES 37 SECONDS EAST, A DISTANCE OF  
22 30.29 FEET TO A POINT FOR CORNER;  
23 SOUTH 84 DEGREES 06 MINUTES 01 SECONDS WEST, A DISTANCE OF  
24 39.15 FEET TO A POINT FOR CORNER;  
25 NORTH 85 DEGREES 37 MINUTES 22 SECONDS WEST, A DISTANCE OF  
26 26.45 FEET TO A POINT FOR CORNER IN FENCE;  
27 NORTH 73 DEGREES 27 MINUTES 11 SECONDS WEST, A DISTANCE OF

1 9.44 FEET TO A POINT FOR CORNER;  
2 NORTH 52 DEGREES 03 MINUTES 28 SECONDS WEST, A DISTANCE OF  
3 18.62 FEET TO A POINT FOR CORNER;  
4 NORTH 37 DEGREES 08 MINUTES 33 SECONDS WEST, A DISTANCE OF  
5 10.04 FEET TO A X-TIE FOUND FOR CORNER;  
6 NORTH 08 DEGREES 05 MINUTES 34 SECONDS EAST, A DISTANCE OF  
7 51.56 FEET TO A PECAN TREE FOR CORNER;  
8 NORTH 22 DEGREES 41 MINUTES 14 SECONDS EAST, A DISTANCE OF  
9 131.06 FEET TO A POINT FOR CORNER IN FENCE;  
10 NORTH 63 DEGREES 23 MINUTES 06 SECONDS EAST, A DISTANCE OF  
11 25.92 FEET TO A POINT FOR CORNER;  
12 SOUTH 86 DEGREES 27 MINUTES 41 SECONDS EAST, A DISTANCE OF  
13 23.94 FEET TO A POINT FOR CORNER;  
14 NORTH 54 DEGREES 29 MINUTES 56 SECONDS EAST, A DISTANCE OF  
15 11.66 FEET TO A POINT FOR CORNER;  
16 NORTH 29 DEGREES 56 MINUTES 19 SECONDS WEST, A DISTANCE OF  
17 18.63 FEET TO A POINT FOR CORNER;  
18 NORTH 52 DEGREES 03 MINUTES 25 SECONDS WEST, A DISTANCE OF  
19 21.48 FEET TO A POINT FOR CORNER;  
20 NORTH 36 DEGREES 37 MINUTES 46 SECONDS WEST, A DISTANCE OF  
21 14.18 FEET TO A TO A 10-INCH TREE;  
22 NORTH 05 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF  
23 28.34 FEET TO A POINT FOR CORNER;  
24 NORTH 01 DEGREES 03 MINUTES 45 SECONDS WEST, A DISTANCE OF  
25 26.52 FEET TO A POINT FOR CORNER IN FENCE;  
26 NORTH 18 DEGREES 40 MINUTES 14 SECONDS EAST, A DISTANCE OF  
27 24.09 FEET TO A POINT FOR CORNER;



1 NORTH 59 DEGREES 17 MINUTES 51 SECONDS EAST, A DISTANCE OF  
2 19.10 FEET TO A POINT FOR CORNER;  
3 NORTH 83 DEGREES 59 MINUTES 51 SECONDS EAST, A DISTANCE OF  
4 14.13 FEET TO A POINT FOR CORNER;  
5 SOUTH 68 DEGREES 23 MINUTES 03 SECONDS EAST, A DISTANCE OF  
6 15.96 FEET TO A POINT FOR CORNER;  
7 SOUTH 37 DEGREES 24 MINUTES 05 SECONDS EAST, A DISTANCE OF  
8 24.71 FEET TO A POINT FOR CORNER;  
9 SOUTH 87 DEGREES 45 MINUTES 49 SECONDS EAST, A DISTANCE OF  
10 20.65 FEET TO A POINT FOR CORNER;  
11 NORTH 12 DEGREES 40 MINUTES 29 SECONDS WEST, A DISTANCE OF  
12 33.11 FEET TO A POINT FOR CORNER;  
13 NORTH 11 DEGREES 47 MINUTES 07 SECONDS EAST, A DISTANCE OF  
14 33.17 FEET TO A POINT FOR CORNER IN FENCE;  
15 NORTH 61 DEGREES 08 MINUTES 34 SECONDS EAST, A DISTANCE OF  
16 32.01 FEET TO A POINT FOR CORNER;  
17 NORTH 78 DEGREES 15 MINUTES 43 SECONDS EAST, A DISTANCE OF  
18 17.17 FEET TO A POINT FOR CORNER;  
19 NORTH 08 DEGREES 46 MINUTES 29 SECONDS WEST, A DISTANCE OF  
20 23.25 FEET TO A POINT FOR CORNER;  
21 NORTH 39 DEGREES 24 MINUTES 30 SECONDS WEST, A DISTANCE OF  
22 23.36 FEET TO A POINT FOR CORNER;  
23 NORTH 38 DEGREES 28 MINUTES 25 SECONDS WEST, A DISTANCE OF  
24 31.23 FEET TO A POINT FOR CORNER;  
25 NORTH 11 DEGREES 44 MINUTES 18 SECONDS WEST, A DISTANCE OF  
26 37.05 FEET TO A POINT FOR CORNER;  
27 NORTH 31 DEGREES 52 MINUTES 54 SECONDS EAST, A DISTANCE OF

1 42.25 FEET TO A POINT FOR CORNER;  
2 NORTH 42 DEGREES 41 MINUTES 20 SECONDS EAST, A DISTANCE OF  
3 42.61 FEET TO A POINT FOR CORNER;  
4 NORTH 30 DEGREES 22 MINUTES 06 SECONDS WEST, A DISTANCE OF  
5 48.99 FEET TO A POINT FOR CORNER IN FENCE;  
6 NORTH 42 DEGREES 28 MINUTES 37 SECONDS WEST, A DISTANCE OF  
7 11.65 FEET TO A POINT FOR CORNER;  
8 NORTH 04 DEGREES 06 MINUTES 08 SECONDS EAST, A DISTANCE OF  
9 35.39 FEET TO A POINT FOR CORNER;  
10 NORTH 57 DEGREES 36 MINUTES 01 SECONDS EAST, A DISTANCE OF  
11 3.92 FEET TO A POINT FOR CORNER IN FENCE;  
12 NORTH 57 DEGREES 33 MINUTES 24 SECONDS EAST, A DISTANCE OF  
13 41.16 FEET TO A POINT FOR CORNER;  
14 SOUTH 50 DEGREES 40 MINUTES 01 SECONDS EAST, A DISTANCE OF  
15 9.25 FEET TO A POINT FOR CORNER;  
16 NORTH 83 DEGREES 06 MINUTES 14 SECONDS EAST, A DISTANCE OF  
17 34.91 FEET TO A POINT FOR CORNER;  
18 NORTH 20 DEGREES 30 MINUTES 18 SECONDS WEST, A DISTANCE OF  
19 14.84 FEET TO A POINT FOR CORNER;  
20 NORTH 46 DEGREES 25 MINUTES 13 SECONDS WEST, A DISTANCE OF  
21 21.69 FEET TO A POINT FOR CORNER;  
22 NORTH 06 DEGREES 33 MINUTES 02 SECONDS WEST, A DISTANCE OF  
23 26.20 FEET TO A POINT FOR CORNER;  
24 NORTH 03 DEGREES 37 MINUTES 52 SECONDS EAST, A DISTANCE OF  
25 30.37 FEET TO A POINT FOR CORNER;  
26 NORTH 21 DEGREES 38 MINUTES 37 SECONDS EAST, A DISTANCE OF  
27 86.09 FEET TO A POINT FOR CORNER;

1 NORTH 68 DEGREES 34 MINUTES 10 SECONDS EAST, A DISTANCE OF  
2 20.81 FEET TO A POINT FOR CORNER;  
3 SOUTH 89 DEGREES 32 MINUTES 09 SECONDS EAST, A DISTANCE OF  
4 59.76 FEET TO A POINT FOR CORNER;  
5 SOUTH 27 DEGREES 06 MINUTES 35 SECONDS EAST, A DISTANCE OF  
6 48.79 FEET TO A POINT FOR CORNER;  
7 SOUTH 03 DEGREES 00 MINUTES 20 SECONDS EAST, A DISTANCE OF  
8 99.72 FEET TO A POINT FOR CORNER;  
9 SOUTH 83 DEGREES 08 MINUTES 04 SECONDS EAST, A DISTANCE OF  
10 37.30 FEET TO A POINT FOR CORNER;  
11 NORTH 57 DEGREES 35 MINUTES 41 SECONDS EAST, A DISTANCE OF  
12 41.39 FEET TO A POINT FOR CORNER;  
13 NORTH 75 DEGREES 34 MINUTES 56 SECONDS EAST, A DISTANCE OF  
14 56.74 FEET TO A POINT FOR CORNER;  
15 NORTH 47 DEGREES 39 MINUTES 07 SECONDS EAST, A DISTANCE OF  
16 58.59 FEET TO A POINT FOR CORNER IN FENCE;  
17 NORTH 12 DEGREES 59 MINUTES 03 SECONDS EAST, A DISTANCE OF  
18 13.47 FEET TO A POINT FOR CORNER;  
19 NORTH 73 DEGREES 48 MINUTES 29 SECONDS EAST, A DISTANCE OF  
20 23.99 FEET TO A POINT FOR CORNER;  
21 NORTH 86 DEGREES 17 MINUTES 13 SECONDS EAST, A DISTANCE OF  
22 20.97 FEET TO A POINT FOR CORNER IN FENCE;  
23 NORTH 80 DEGREES 40 MINUTES 13 SECONDS EAST, A DISTANCE OF  
24 30.83 FEET TO A POINT FOR CORNER IN FENCE;  
25 SOUTH 29 DEGREES 19 MINUTES 16 SECONDS EAST, A DISTANCE OF  
26 13.66 FEET TO A POINT FOR CORNER;  
27 SOUTH 70 DEGREES 58 MINUTES 26 SECONDS EAST, A DISTANCE OF

1 42.45 FEET TO A POINT FOR CORNER;  
2 NORTH 20 DEGREES 54 MINUTES 17 SECONDS EAST, A DISTANCE OF  
3 25.33 FEET TO A WOOD FENCE POST FOR CORNER;  
4 NORTH 65 DEGREES 28 MINUTES 27 SECONDS EAST, A DISTANCE OF  
5 19.15 FEET TO A POINT FOR CORNER;  
6 NORTH 05 DEGREES 53 MINUTES 39 SECONDS WEST, A DISTANCE OF  
7 25.51 FEET TO A POINT FOR CORNER;  
8 NORTH 59 DEGREES 00 MINUTES 09 SECONDS WEST, A DISTANCE OF  
9 32.51 FEET TO A POINT FOR CORNER;  
10 NORTH 01 DEGREES 08 MINUTES 46 SECONDS WEST, A DISTANCE OF  
11 50.84 FEET TO A POINT FOR CORNER;  
12 NORTH 44 DEGREES 43 MINUTES 45 SECONDS EAST, A DISTANCE OF  
13 43.32 FEET TO A POINT FOR CORNER;  
14 NORTH 55 DEGREES 08 MINUTES 45 SECONDS EAST, A DISTANCE OF  
15 51.73 FEET TO A POINT FOR CORNER;  
16 NORTH 65 DEGREES 05 MINUTES 38 SECONDS EAST, A DISTANCE OF  
17 29.98 FEET TO A POINT FOR CORNER;  
18 SOUTH 81 DEGREES 24 MINUTES 22 SECONDS EAST, A DISTANCE OF  
19 12.83 FEET TO A POINT FOR CORNER IN FENCE;  
20 SOUTH 74 DEGREES 35 MINUTES 38 SECONDS EAST, A DISTANCE OF  
21 36.13 FEET TO A POINT FOR CORNER;  
22 SOUTH 50 DEGREES 09 MINUTES 55 SECONDS EAST, A DISTANCE OF  
23 14.36 FEET TO A POINT FOR CORNER;  
24 NORTH 06 DEGREES 16 MINUTES 59 SECONDS EAST, A DISTANCE OF  
25 29.03 FEET TO A POINT FOR CORNER;  
26 NORTH 48 DEGREES 47 MINUTES 17 SECONDS WEST, A DISTANCE OF  
27 53.14 FEET TO A POINT FOR CORNER;

1 NORTH 43 DEGREES 49 MINUTES 56 SECONDS WEST, A DISTANCE OF  
2 155.52 FEET TO A POINT FOR CORNER;  
3 NORTH 01 DEGREES 45 MINUTES 19 SECONDS WEST, A DISTANCE OF  
4 70.53 FEET TO A POINT FOR CORNER;  
5 NORTH 56 DEGREES 59 MINUTES 46 SECONDS EAST, A DISTANCE OF  
6 85.65 FEET TO A POINT FOR CORNER;  
7 NORTH 63 DEGREES 00 MINUTES 42 SECONDS EAST, A DISTANCE OF  
8 114.25 FEET TO A POINT FOR CORNER;  
9 NORTH 83 DEGREES 38 MINUTES 14 SECONDS EAST, A DISTANCE OF  
10 55.46 FEET TO A POINT FOR CORNER;  
11 NORTH 34 DEGREES 34 MINUTES 53 SECONDS EAST, A DISTANCE OF  
12 21.46 FEET TO A POINT FOR CORNER;  
13 NORTH 04 DEGREES 54 MINUTES 56 SECONDS WEST, A DISTANCE OF  
14 33.36 FEET TO A POINT FOR CORNER;  
15 NORTH 57 DEGREES 53 MINUTES 50 SECONDS EAST, A DISTANCE OF  
16 44.82 FEET TO A POINT FOR CORNER;  
17 SOUTH 84 DEGREES 23 MINUTES 51 SECONDS EAST, A DISTANCE OF  
18 48.40 FEET TO A POINT FOR CORNER;  
19 SOUTH 51 DEGREES 11 MINUTES 25 SECONDS EAST, A DISTANCE OF  
20 67.02 FEET TO A POINT FOR CORNER;  
21 SOUTH 44 DEGREES 51 MINUTES 17 SECONDS EAST, A DISTANCE OF  
22 36.44 FEET TO A POINT FOR CORNER IN FENCE;  
23 NORTH 75 DEGREES 10 MINUTES 20 SECONDS EAST, A DISTANCE OF  
24 90.42 FEET TO A POINT FOR CORNER IN FENCE;  
25 SOUTH 73 DEGREES 39 MINUTES 13 SECONDS EAST, A DISTANCE OF  
26 63.25 FEET TO A POINT FOR CORNER;  
27 NORTH 44 DEGREES 45 MINUTES 09 SECONDS EAST, A DISTANCE OF

1 20.74 FEET TO A POINT FOR CORNER;  
2 NORTH 00 DEGREES 39 MINUTES 50 SECONDS EAST, A DISTANCE OF  
3 33.37 FEET TO A POINT FOR CORNER;  
4 NORTH 00 DEGREES 36 MINUTES 16 SECONDS EAST, A DISTANCE OF  
5 15.20 FEET TO A POINT FOR CORNER IN FENCE;  
6 NORTH 37 DEGREES 39 MINUTES 21 SECONDS EAST, A DISTANCE OF  
7 26.12 FEET TO A POINT FOR CORNER IN FENCE;  
8 NORTH 32 DEGREES 26 MINUTES 02 SECONDS EAST, A DISTANCE OF  
9 26.72 FEET TO A POINT FOR CORNER;  
10 SOUTH 81 DEGREES 23 MINUTES 45 SECONDS EAST, A DISTANCE OF  
11 44.28 FEET TO A POINT FOR CORNER;  
12 SOUTH 25 DEGREES 45 MINUTES 46 SECONDS EAST, A DISTANCE OF  
13 54.43 FEET TO A POINT FOR CORNER;  
14 NORTH 69 DEGREES 18 MINUTES 15 SECONDS EAST, A DISTANCE OF  
15 41.64 FEET TO A POINT FOR CORNER IN FENCE;  
16 NORTH 78 DEGREES 21 MINUTES 31 SECONDS EAST, A DISTANCE OF  
17 27.67 FEET TO A POINT FOR CORNER IN FENCE;  
18 NORTH 45 DEGREES 23 MINUTES 34 SECONDS EAST, A DISTANCE OF  
19 20.59 FEET TO A POINT FOR CORNER;  
20 NORTH 58 DEGREES 08 MINUTES 51 SECONDS EAST, A DISTANCE OF  
21 60.10 FEET TO A POINT FOR CORNER;  
22 NORTH 61 DEGREES 59 MINUTES 57 SECONDS EAST, A DISTANCE OF  
23 39.38 FEET TO A POINT FOR CORNER;  
24 NORTH 21 DEGREES 01 MINUTES 11 SECONDS EAST, A DISTANCE OF  
25 26.46 FEET TO A POINT FOR CORNER;  
26 NORTH 44 DEGREES 04 MINUTES 52 SECONDS EAST, A DISTANCE OF  
27 33.50 FEET TO A POINT FOR CORNER IN FENCE;

1 SOUTH 67 DEGREES 45 MINUTES 12 SECONDS EAST, A DISTANCE OF  
2 57.91 FEET TO A POINT FOR CORNER;  
3 NORTH 67 DEGREES 09 MINUTES 26 SECONDS EAST, A DISTANCE OF  
4 66.59 FEET TO A POINT FOR CORNER;  
5 NORTH 76 DEGREES 48 MINUTES 08 SECONDS EAST, A DISTANCE OF  
6 225.75 FEET TO A POINT FOR CORNER IN FENCE;  
7 NORTH 52 DEGREES 21 MINUTES 22 SECONDS EAST, A DISTANCE OF  
8 54.09 FEET TO A POINT FOR CORNER IN FENCE;  
9 SOUTH 57 DEGREES 13 MINUTES 16 SECONDS EAST, A DISTANCE OF  
10 42.99 FEET TO A POINT FOR CORNER;  
11 NORTH 55 DEGREES 45 MINUTES 08 SECONDS EAST, A DISTANCE OF  
12 146.63 FEET TO A POINT FOR CORNER IN FENCE;  
13 NORTH 68 DEGREES 02 MINUTES 45 SECONDS EAST, A DISTANCE OF  
14 23.78 FEET TO A POINT FOR CORNER;  
15 THENCE, NORTH 02 DEGREES 06 MINUTES 15 SECONDS WEST, DEPARTING THE  
16 WEST BANK OF SAID PECAN CREEK, AND ALONG THE MOST SOUTHERLY WEST  
17 LINE OF SAID 270.81 ACRE TRACT, A DISTANCE OF 317.03 FEET TO A STEEL  
18 PIN FOR CORNER;  
19 THENCE, SOUTH 89 DEGREES 10 MINUTES 46 SECONDS WEST, ALONG THE MOST  
20 EASTERLY SOUTH LINE OF SAID 270.81 ACRE TRACT, A DISTANCE OF  
21 2,339.53 FEET TO A STEEL PIN FOR CORNER, SAID CORNER BEING IN  
22 AFORESAID COUNTY ROAD 135;  
23 THENCE, NORTH 56 DEGREES 34 MINUTES 30 SECONDS EAST, OVER AND ACROSS  
24 SAID 270.81 ACRE TRACT, SAME BEING THE MOST NORTHERLY EAST LINE OF A  
25 SAVE AND EXCEPT TRACT, A CALLED 92.71 ACRE TRACT OF LAND DESCRIBED  
26 IN WARRANTY DEED TO MESA REAL ESTATE PARTNERS, LP AS RECORDED IN  
27 VOLUME 2388, PAGE 113 OF THE DEED RECORDS, COOKE COUNTY, TEXAS, A

1 DISTANCE OF 80.81 FEET TO A STEEL PIN AT THE APPROXIMATE  
2 INTERSECTION OF SAID COUNTY ROAD 135 AND AFORESAID SACRA'S FERRY  
3 ROAD;

4 THENCE, NORTH 13 DEGREES 22 MINUTES 18 SECONDS EAST, ALONG SAID EAST  
5 LINE, AND GENERALLY ALONG SAID SACRA'S FERRY ROAD, A DISTANCE OF  
6 954.77 FEET TO A STEEL PIN FOR THE NORTHEAST CORNER OF SAID 92.71  
7 ACRE TRACT, SAID CORNER BEING A REENTRANT CORNER OF SAID 270.81 ACRE  
8 TRACT, AND SAID CORNER BEING IN SAID SACRA'S FERRY ROAD;

9 THENCE, SOUTH 88 DEGREES 32 MINUTES 55 SECONDS WEST, ALONG THE MOST  
10 WESTERLY NORTH LINE OF SAID 270.81 ACRE TRACT, SAME BEING THE COMMON  
11 NORTH LINE OF SAID 92.71 ACRE TRACT, A DISTANCE OF 2,294.19 FEET TO  
12 A FENCE CORNER;

13 THENCE, SOUTH 00 DEGREES 11 MINUTES 20 SECONDS WEST, ALONG THE MOST  
14 WESTERLY WEST LINE OF SAID 270.81 ACRE TRACT, SAME BEING THE COMMON  
15 WEST LINE OF SAID 92.71 ACRE TRACT, A DISTANCE OF 2,187.96 FEET TO A  
16 FENCE CORNER;

17 THENCE, NORTH 89 DEGREES 46 MINUTES 13 SECONDS EAST, ALONG THE MOST  
18 EASTERLY NORTH LINE OF SAID 157.47 ACRE TRACT, A DISTANCE OF 58.33  
19 FEET TO A POINT FOR CORNER;

20 THENCE, SOUTH 00 DEGREES 27 MINUTES 03 SECONDS WEST, ALONG THE MOST  
21 EASTERLY SOUTH LINE OF SAID 157.47 ACRE TRACT, A DISTANCE OF  
22 2,218.98 FEET TO A 60D NAIL WITH WASHER STAMPED "CLSC 4577" FOR THE  
23 SOUTHEAST CORNER OF SAID 157.47 ACRE TRACT, SAID CORNER BEING IN  
24 COUNTY ROAD 181;

25 THENCE, GENERALLY ALONG SAID COUNTY ROAD 181 THE FOLLOWING COURSES  
26 AND DISTANCES:

27 SOUTH 89 DEGREES 43 MINUTES 05 SECONDS WEST, A DISTANCE OF



1 814.97 FEET TO A POINT FOR CORNER;  
2 NORTH 89 DEGREES 32 MINUTES 05 SECONDS WEST, A DISTANCE OF  
3 1,343.23 FEET TO A POINT FOR CORNER;  
4 NORTH 78 DEGREES 13 MINUTES 56 SECONDS WEST, A DISTANCE OF  
5 234.37 FEET TO A POINT FOR CORNER;  
6 NORTH 66 DEGREES 00 MINUTES 03 SECONDS WEST, A DISTANCE OF  
7 198.85 FEET TO A STAKE FOR THE SOUTHEAST CORNER OF SAID 16.41 ACRE  
8 TRACT;  
9 THENCE, GENERALLY ALONG COUNTY ROAD 137 THE FOLLOWING COURSES AND  
10 DISTANCES:  
11 NORTH 53 DEGREES 49 MINUTES 47 SECONDS WEST, A DISTANCE OF  
12 199.17 FEET TO A POINT FOR CORNER;  
13 NORTH 48 DEGREES 49 MINUTES 56 SECONDS WEST, A DISTANCE OF  
14 152.69 FEET TO A POINT FOR CORNER;  
15 NORTH 41 DEGREES 05 MINUTES 53 SECONDS WEST, A DISTANCE OF  
16 1,229.53 FEET TO A POINT FOR CORNER;  
17 NORTH 40 DEGREES 39 MINUTES 43 SECONDS WEST, A DISTANCE OF  
18 137.61 FEET TO A POINT FOR CORNER;  
19 NORTH 36 DEGREES 08 MINUTES 28 SECONDS WEST, A DISTANCE OF  
20 233.25 FEET TO A POINT FOR CORNER;  
21 NORTH 04 DEGREES 50 MINUTES 20 SECONDS WEST, A DISTANCE OF  
22 179.75 FEET TO A POINT FOR CORNER;  
23 NORTH 00 DEGREES 24 MINUTES 36 SECONDS WEST, A DISTANCE OF  
24 12.34 FEET TO AN IRON ROD WITH CAP FOR THE SOUTHEAST CORNER OF SAID  
25 247.572 ACRE TRACT, SAID CORNER BEING AT THE APPROXIMATE  
26 INTERSECTION OF SAID COUNTY ROAD 137 AND FARM-TO-MARKET ROAD 1202;  
27 THENCE, SOUTH 89 DEGREES 19 MINUTES 32 SECONDS WEST, ALONG THE MOST

1 SOUTHERLY SOUTH LINE OF SAID 247.572 ACRE TRACT, AND GENERALLY  
2 ALONG SAID FARM-TO-MARKET ROAD 1202, A DISTANCE OF 416.47 FEET TO A  
3 60D NAIL FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 247.572  
4 ACRE TRACT, SAID CORNER BEING IN SAID FARM-TO-MARKET ROAD 1202;  
5 THENCE, NORTH 01 DEGREES 01 MINUTES 59 SECONDS EAST, DEPARTING SAID  
6 FARM-TO-MARKET ROAD 1202, AND ALONG THE MOST SOUTHERLY WEST LINE OF  
7 SAID 247.572 ACRE TRACT, A DISTANCE OF 368.30 FEET TO A METAL FENCE  
8 CORNER POST FOUND FOR A REENTRANT CORNER OF SAID 247.572 ACRE TRACT;  
9 THENCE, NORTH 89 DEGREES 00 MINUTES 03 SECONDS WEST, ALONG THE MOST  
10 WESTERLY SOUTH LINE OF SAID 247.752 ACRE TRACT, A DISTANCE OF 843.54  
11 FEET TO A METAL FENCE CORN POST FOR A REENTRANT CORNER OF SAID  
12 247.752 ACRE TRACT;  
13 THENCE, SOUTH 55 DEGREES 11 MINUTES 18 SECONDS WEST, CONTINUING  
14 ALONG SAID SOUTH LINE, A DISTANCE OF 110.57 FEET TO AN ALUMINUM ROW  
15 CAP FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE  
16 HIGHWAY 35;  
17 THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY  
18 35 THE FOLLOWING COURSES AND DISTANCES:  
19 NORTH 69 DEGREES 23 MINUTES 45 SECONDS WEST, A DISTANCE OF  
20 56.69 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
21 NORTH 24 DEGREES 55 MINUTES 32 SECONDS WEST, A DISTANCE OF  
22 964.80 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
23 NORTH 26 DEGREES 02 MINUTES 39 SECONDS WEST, A DISTANCE OF  
24 1,792.48 FEET TO AN ALUMINUM ROW CAP FOR CORNER AND THE BEGINNING OF  
25 A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES 07  
26 MINUTES 36 SECONDS, A RADIUS OF 6,818.00 FEET, AND A LONG CHORD THAT  
27 BEARS NORTH 22 DEGREES 28 MINUTES 51 SECONDS WEST, A DISTANCE OF

1 847.49 FEET;  
2 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
3 848.04 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
4 NORTH 71 DEGREES 04 MINUTES 57 SECONDS EAST, A DISTANCE OF  
5 14.00 FEET TO AN ALUMINUM ROW CAP FOR CORNER AND THE BEGINNING OF A  
6 NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES  
7 16 MINUTES 27 SECONDS, A RADIUS OF 6,804.00 FEET, AND A LONG CHORD  
8 THAT BEARS NORTH 17 DEGREES 16 MINUTES 50 SECONDS WEST, A DISTANCE  
9 OF 388.75 FEET;  
10 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
11 388.80 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
12 SOUTH 74 DEGREES 21 MINUTES 23 SECONDS WEST, A DISTANCE OF  
13 14.00 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
14 NORTH 15 DEGREES 30 MINUTES 09 SECONDS WEST, A DISTANCE OF  
15 33.60 FEET TO AN ALUMINUM ROW CAP FOR CORNER AND THE BEGINNING OF A  
16 NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES  
17 48 MINUTES 31 SECONDS, A RADIUS OF 6,820.94 FEET, AND A LONG CHORD  
18 THAT BEARS NORTH 13 DEGREES 27 MINUTES 20 SECONDS WEST, A DISTANCE  
19 OF 453.32 FEET;  
20 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
21 453.41 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
22 NORTH 78 DEGREES 26 MINUTES 56 SECONDS EAST, A DISTANCE OF  
23 18.00 FEET TO AN ALUMINUM ROW CAP FOR CORNER AND THE BEGINNING OF A  
24 NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES  
25 38 MINUTES 13 SECONDS, A RADIUS OF 6,800.00 FEET, AND A LONG CHORD  
26 THAT BEARS NORTH 10 DEGREES 43 MINUTES 57 SECONDS WEST, A DISTANCE  
27 OF 194.28 FEET;

1           ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
2 194.29 FEET TO AN ALUMINUM ROW CAP FOR CORNER;

3           SOUTH 80 DEGREES 05 MINUTES 10 SECONDS WEST, A DISTANCE OF  
4 18.00 FEET TO AN ALUMINUM ROW CAP FOR CORNER AND THE BEGINNING OF A  
5 NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES  
6 02 MINUTES 55 SECONDS, A RADIUS OF 6,818.00 FEET, AND A LONG CHORD  
7 THAT BEARS NORTH 08 DEGREES 53 MINUTES 22 SECONDS WEST, A DISTANCE  
8 OF 243.78 FEET;

9           ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
10 243.79 FEET TO AN ALUMINUM ROW CAP FOR CORNER;

11           NORTH 04 DEGREES 01 MINUTES 11 SECONDS EAST, A DISTANCE OF  
12 148.35 FEET TO AN ALUMINUM ROW CAP FOR CORNER;

13           NORTH 07 DEGREES 24 MINUTES 43 SECONDS WEST, A DISTANCE OF  
14 97.02 FEET TO AN ALUMINUM ROW CAP FOR CORNER;

15           NORTH 20 DEGREES 56 MINUTES 06 SECONDS WEST, A DISTANCE OF  
16 100.89 FEET TO AN ALUMINUM ROW CAP FOR CORNER AND THE BEGINNING OF A  
17 NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES  
18 33 MINUTES 08 SECONDS, A RADIUS OF 6,779.98 FEET, AND A LONG CHORD  
19 THAT BEARS NORTH 04 DEGREES 43 MINUTES 39 SECONDS WEST, A DISTANCE  
20 OF 65.34 FEET;

21           ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
22 65.34 FEET TO AN ALUMINUM ROW CAP FOR CORNER;

23           NORTH 03 DEGREES 02 MINUTES 35 SECONDS WEST, A DISTANCE OF  
24 1,198.43 FEET TO AN ALUMINUM ROW CAP FOR CORNER;

25           NORTH 11 DEGREES 00 MINUTES 15 SECONDS EAST, A DISTANCE OF  
26 133.20 FEET TO AN ALUMINUM ROW CAP FOR CORNER;

27           NORTH 03 DEGREES 02 MINUTES 02 SECONDS WEST, A DISTANCE OF

1 600.00 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
2 NORTH 01 DEGREES 23 MINUTES 39 SECONDS WEST, A DISTANCE OF  
3 69.32 FEET TO AN ALUMINUM ROW CAP FOR CORNER AND THE BEGINNING OF A  
4 NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES  
5 37 MINUTES 24 SECONDS, A RADIUS OF 6,388.56 FEET, AND A LONG CHORD  
6 THAT BEARS NORTH 00 DEGREES 31 MINUTES 29 SECONDS EAST, A DISTANCE  
7 OF 849.38 FEET;

8 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
9 850.01 FEET TO AN ALUMINUM ROW CAP FOR CORNER;

10 NORTH 38 DEGREES 15 MINUTES 47 SECONDS EAST, A DISTANCE OF  
11 59.79 FEET TO AN ALUMINUM ROW CAP FOR CORNER AND THE BEGINNING OF A  
12 NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES  
13 19 MINUTES 59 SECONDS, A RADIUS OF 5,747.00 FEET, AND A LONG CHORD  
14 THAT BEARS NORTH 06 DEGREES 40 MINUTES 40 SECONDS EAST, A DISTANCE  
15 OF 334.28 FEET;

16 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
17 334.33 FEET TO AN ALUMINUM ROW CAP FOR CORNER AND THE BEGINNING OF A  
18 COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 00  
19 MINUTES 05 SECONDS, A RADIUS OF 5,854.38 FEET, AND A LONG CHORD THAT  
20 BEARS NORTH 08 DEGREES 51 MINUTES 33 SECONDS EAST, A DISTANCE OF  
21 102.32 FEET;

22 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
23 102.32 FEET TO AN ALUMINUM ROW CAP FOR CORNER;

24 NORTH 05 DEGREES 39 MINUTES 04 SECONDS WEST, A DISTANCE OF  
25 254.75 FEET TO AN ALUMINUM ROW CAP FOR CORNER;

26 NORTH 09 DEGREES 21 MINUTES 52 SECONDS EAST, A DISTANCE OF  
27 1,102.93 FEET TO AN ALUMINUM ROW CAP FOR CORNER AND THE BEGINNING OF

1 A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 21  
2 MINUTES 59 SECONDS, A RADIUS OF 4,032.00 FEET, AND A LONG CHORD THAT  
3 BEARS NORTH 08 DEGREES 40 MINUTES 53 SECONDS EAST, A DISTANCE OF  
4 96.16 FEET;

5 ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 96.16  
6 FEET TO AN ALUMINUM ROW CAP FOR CORNER;

7 NORTH 22 DEGREES 35 MINUTES 10 SECONDS EAST, A DISTANCE OF  
8 17.28 FEET TO AN ALUMINUM ROW CAP FOR CORNER;

9 SOUTH 80 DEGREES 28 MINUTES 40 SECONDS EAST, A DISTANCE OF  
10 1.01 FEET TO AN ALUMINUM ROW CAP FOR CORNER;

11 NORTH 30 DEGREES 17 MINUTES 47 SECONDS EAST, A DISTANCE OF  
12 154.27 FEET TO AN ALUMINUM ROW CAP FOR CORNER AND THE BEGINNING OF A  
13 NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES  
14 06 MINUTES 14 SECONDS, A RADIUS OF 4,099.00 FEET, AND A LONG CHORD  
15 THAT BEARS NORTH 04 DEGREES 13 MINUTES 01 SECONDS EAST, A DISTANCE  
16 OF 222.03 FEET;

17 ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF  
18 222.06 FEET TO AN ALUMINUM ROW CAP FOR CORNER;

19 NORTH 22 DEGREES 02 MINUTES 28 SECONDS WEST, A DISTANCE OF  
20 160.11 FEET TO AN ALUMINUM ROW CAP FOR CORNER;

21 NORTH 02 DEGREES 41 MINUTES 49 SECONDS EAST, A DISTANCE OF  
22 549.98 FEET TO AN ALUMINUM ROW CAP FOR CORNER;

23 NORTH 16 DEGREES 11 MINUTES 33 SECONDS EAST, A DISTANCE OF  
24 51.42 FEET TO AN ALUMINUM ROW CAP FOR CORNER;

25 NORTH 02 DEGREES 41 MINUTES 49 SECONDS EAST, A DISTANCE OF  
26 100.00 FEET TO AN ALUMINUM ROW CAP FOR CORNER;

27 NORTH 10 DEGREES 47 MINUTES 56 SECONDS WEST, A DISTANCE OF

1 51.42 FEET TO AN ALUMINUM ROW CAP FOR CORNER;

2 NORTH 02 DEGREES 41 MINUTES 49 SECONDS EAST, A DISTANCE OF  
3 30.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,560.911 ACRES  
4 OF LAND, MORE OR LESS.

5 SECTION 3. (a) The legal notice of the intention to  
6 introduce this Act, setting forth the general substance of this  
7 Act, has been published as provided by law, and the notice and a  
8 copy of this Act have been furnished to all persons, agencies,  
9 officials, or entities to which they are required to be furnished  
10 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
11 Government Code.

12 (b) The governor, one of the required recipients, has  
13 submitted the notice and Act to the Texas Commission on  
14 Environmental Quality.

15 (c) The Texas Commission on Environmental Quality has filed  
16 its recommendations relating to this Act with the governor, the  
17 lieutenant governor, and the speaker of the house of  
18 representatives within the required time.

19 (d) All requirements of the constitution and laws of this  
20 state and the rules and procedures of the legislature with respect  
21 to the notice, introduction, and passage of this Act are fulfilled  
22 and accomplished.

23 SECTION 4. (a) If this Act does not receive a two-thirds  
24 vote of all the members elected to each house, Subchapter C, Chapter  
25 7987A, Special District Local Laws Code, as added by Section 1 of  
26 this Act, is amended by adding Section 7987A.0307 to read as  
27 follows:

1        Sec. 7987A.0307. NO EMINENT DOMAIN POWER. The district may  
2 not exercise the power of eminent domain.

3            (b) This section is not intended to be an expression of a  
4 legislative interpretation of the requirements of Section 17(c),  
5 Article I, Texas Constitution.

6            SECTION 5. This Act takes effect September 1, 2023.