

By: Flynn

H.B. No. 4711

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Hunt County Municipal Utility District No. 1; providing authority to impose a tax and issue bonds; granting a limited power of eminent domain.

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

SECTION 1. Subtitle F, Title 6, Special District Local Laws Code, is amended by adding Chapter 8341 to read as follows:

CHAPTER 8341. HUNT COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 8341.001. DEFINITIONS. In this chapter:

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

(2) "Director" means a board member.

(3) "District" means the Hunt County Municipal Utility District No. 1.

Sec. 8341.002. NATURE OF DISTRICT. The district is a municipal utility district created under Section 59, Article XVI, Texas Constitution.

Sec. 8341.003. CONFIRMATION AND DIRECTORS' ELECTION REQUIRED. (a) The temporary directors shall hold an election to confirm the creation of the district and to elect five permanent directors as provided by Section 49.102, Water Code.

(b) If the creation of the district is not confirmed at a confirmation election held under this section before September 1, 2013:

1           (1) the district is dissolved December 31, 2013,  
2 except that:

3                   (A) any debts incurred shall be paid;

4                   (B) any assets that remain after the payment of  
5 debts shall be transferred to Hunt County or the City of Greenville,  
6 as mutually determined by the governing bodies of Hunt County and  
7 the City of Greenville; and

8                   (C) the organization of the district shall be  
9 maintained until all debts are paid and remaining assets are  
10 transferred; and

11           (2) this chapter expires September 1, 2016.

12           Sec. 8341.004. CONSENT OF MUNICIPALITY REQUIRED. The  
13 temporary directors may not hold an election under Section 8341.003  
14 until each municipality in whose corporate limits or  
15 extraterritorial jurisdiction the district is located has  
16 consented by ordinance or resolution to the creation of the  
17 district and to the inclusion of land in the district.

18           Sec. 8341.005. DEVELOPMENT AGREEMENT REQUIRED. (a) The  
19 temporary directors may not hold an election under Section 8341.003  
20 until a development agreement, as described by Section 212.172,  
21 Local Government Code, covering the land described by Section 2 of  
22 the Act creating this chapter, is executed by the owners of the land  
23 covered by the development agreement and by the City of Greenville.

24           (b) The district may not annex land until:

25                   (1) the land proposed for annexation is covered by a  
26 development agreement executed by the owners of the land and the  
27 City of Greenville; or

1           (2) the governing bodies of the City of Greenville and  
2 Hunt County consent by ordinance or resolution to the annexation.

3           (c) Notwithstanding the requirement under Section  
4 212.172(b), Local Government Code, that a development agreement  
5 apply only to land located in the extraterritorial jurisdiction of  
6 a municipality, a development agreement described by this section  
7 may cover land outside the extraterritorial jurisdiction of the  
8 City of Greenville.

9           (d) Section 212.172(d), Local Government Code, does not  
10 apply to a development agreement described by this section, and the  
11 term of the development agreement may be renewed or extended as  
12 mutually agreed to by the owners of the land covered by the  
13 agreement and the City of Greenville.

14           Sec. 8341.006. FINDINGS OF PUBLIC PURPOSE AND BENEFIT. (a)  
15 The district is created to serve a public purpose and benefit.

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

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

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

23           (c) The creation of the district is in the public interest  
24 and is essential to accomplish the purposes of Section 52-a,  
25 Article III, Texas Constitution, and to:

26                   (1) further the public purposes of developing and  
27 diversifying the economy of the state;

1           (2) eliminate unemployment and underemployment; and

2           (3) develop or expand transportation and commerce.

3           (d) The district will:

4           (1) promote the health, safety, and general welfare of  
5 residents, employers, potential employees, employees, visitors,  
6 and consumers in the district, and of the public; and

7           (2) provide needed funding for the district to  
8 preserve, maintain, and enhance the economic health and vitality of  
9 the district territory as a community and business center.

10          (e) The district will not act as the agent or  
11 instrumentality of any private interest even though the district  
12 will benefit many private interests as well as the public.

13          Sec. 8341.007. INITIAL DISTRICT TERRITORY. (a) The  
14 district is initially composed of the territory described by  
15 Section 2 of the Act creating this chapter.

16          (b) The boundaries and field notes contained in Section 2 of  
17 the Act creating this chapter form a closure. A mistake made in the  
18 field notes or in copying the field notes in the legislative process  
19 does not affect the district's:

20           (1) organization, existence, or validity;

21           (2) right to issue any type of bond for the purposes  
22 for which the district is created or to pay the principal of and  
23 interest on a bond;

24           (3) right to impose a tax; or

25           (4) legality or operation.

26          [Sections 8341.008-8341.050 reserved for expansion]

1                   SUBCHAPTER B. BOARD OF DIRECTORS

2                   Sec. 8341.051. GOVERNING BODY; TERMS. (a) The district is  
3 governed by a board of five elected directors.

4                   (b) Except as provided by Section 8341.052, directors serve  
5 staggered four-year terms.

6                   Sec. 8341.052. TEMPORARY DIRECTORS. (a) The temporary  
7 board consists of:

8                   (1) Jason Claunch;

9                   (2) Jon Smalling;

10                   (3) Spencer Taylor;

11                   (4) Derek Rogers; and

12                   (5) Rome Barnes.

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

14                   (1) the date permanent directors are elected under  
15 Section 8341.003; or

16                   (2) September 1, 2013.

17                   (c) If permanent directors have not been elected under  
18 Section 8341.003 and the terms of the temporary directors have  
19 expired, successor temporary directors shall be appointed or  
20 reappointed as provided by Subsection (d) to serve terms that  
21 expire on the earlier of:

22                   (1) the date permanent directors are elected under  
23 Section 8341.003; or

24                   (2) the fourth anniversary of the date of the  
25 appointment or reappointment.

26                   (d) If Subsection (c) applies, the owner or owners of a  
27 majority of the assessed value of the real property in the district

1 may submit a petition to the Texas Commission on Environmental  
2 Quality requesting that the commission appoint as successor  
3 temporary directors the five persons named in the petition. The  
4 commission shall appoint as successor temporary directors the five  
5 persons named in the petition.

6 [Sections 8341.053-8341.100 reserved for expansion]

7 SUBCHAPTER C. POWERS AND DUTIES

8 Sec. 8341.101. GENERAL POWERS AND DUTIES. The district has  
9 the powers and duties necessary to accomplish the purposes for  
10 which the district is created.

11 Sec. 8341.102. MUNICIPAL UTILITY DISTRICT POWERS AND  
12 DUTIES. The district has the powers and duties provided by the  
13 general law of this state, including Chapters 49 and 54, Water Code,  
14 applicable to municipal utility districts created under Section 59,  
15 Article XVI, Texas Constitution.

16 Sec. 8341.103. WATER AND WASTEWATER FACILITIES AND  
17 SERVICES. (a) The district shall make available any district water  
18 or wastewater facility to each person that holds a certificate of  
19 convenience and necessity to which any land in the district is  
20 subject.

21 (b) The district may not provide retail water or wastewater  
22 services.

23 Sec. 8341.104. AUTHORITY FOR ROAD PROJECTS. Under Section  
24 52, Article III, Texas Constitution, the district may acquire,  
25 construct, improve, operate, and maintain macadamized, graveled,  
26 or paved roads, or improvements, including storm drainage, in aid  
27 of those roads.

1       Sec. 8341.105. ROAD STANDARDS AND REQUIREMENTS. (a) A road  
2 project must:

3           (1) meet all construction standards, zoning and  
4 subdivision requirements, and regulations of each municipality in  
5 whose corporate limits or extraterritorial jurisdiction the road  
6 project is located that apply to the construction, improvement,  
7 maintenance, repair, or operation of the road project; and

8           (2) comply with the development agreement required by  
9 Section 8341.005.

10       (b) If a road project is not located in the corporate limits  
11 or extraterritorial jurisdiction of a municipality, the road  
12 project must meet all applicable construction standards,  
13 subdivision requirements, and regulations of each county in which  
14 the road project is located.

15       (c) The district shall pay all costs associated with the  
16 maintenance or operation of a road project.

17       (d) If the state will maintain and operate the road, the  
18 Texas Transportation Commission must approve the plans and  
19 specifications of the road project.

20       Sec. 8341.106. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE  
21 OR RESOLUTION. The district shall comply with all applicable  
22 requirements of any ordinance or resolution that is adopted under  
23 Section 54.016 or 54.0165, Water Code, and that consents to the  
24 creation of the district or to the inclusion of land in the  
25 district.

26       Sec. 8341.107. ANNEXATION BY CITY OF GREENVILLE. The City  
27 of Greenville may annex a district created under this chapter on the

1 earlier of:

2 (1) the date that water, sanitary sewer, drainage, and  
3 road improvements and roads have been constructed to serve 90  
4 percent of the land in the district; or

5 (2) the 15th anniversary of the date of the election  
6 held to confirm the creation of the district or any new district  
7 created by the division of the district.

8 Sec. 8341.108. RAIL FACILITIES. The district may  
9 construct, acquire, improve, maintain, and operate rail facilities  
10 and improvements in aid of those facilities.

11 Sec. 8341.109. LIMITATION ON USE OF EMINENT DOMAIN. The  
12 district may not exercise the power of eminent domain outside the  
13 district to acquire a site or easement for:

14 (1) a road project authorized by Section 8341.104; or  
15 (2) a recreational facility as defined by Section  
16 49.462, Water Code.

17 Sec. 8341.110. DIVISION OF DISTRICT. (a) The district may  
18 be divided into two or more new districts only if:

19 (1) the district has no outstanding bonded debt;  
20 (2) the district is not imposing ad valorem taxes; and  
21 (3) the requirements of Subsection (i) are satisfied.

22 (b) This chapter applies to any new district created by the  
23 division of the district, and a new district has all the powers and  
24 duties of the district.

25 (c) Any new district created by the division of the district  
26 may not, at the time the new district is created, contain any land  
27 outside the area described by Section 2 of the Act creating this



1 chapter.

2 (d) The board, on its own motion or on receipt of a petition  
3 signed by the owner or owners of a majority of the assessed value of  
4 the real property in the district, may adopt an order dividing the  
5 district.

6 (e) The board may adopt an order dividing the district  
7 before or after the date the board holds an election under Section  
8 8341.003 to confirm the district's creation.

9 (f) An order dividing the district shall:

10 (1) name each new district;

11 (2) include the metes and bounds description of the  
12 territory of each new district;

13 (3) appoint temporary directors for each new district;

14 and

15 (4) provide for the division of assets and liabilities  
16 between or among the new districts.

17 (g) On or before the 30th day after the date of adoption of  
18 an order dividing the district, the district shall file the order  
19 with the Texas Commission on Environmental Quality and record the  
20 order in the real property records of each county in which the  
21 district is located.

22 (h) Any new district created by the division of the district  
23 shall hold a confirmation and directors' election as required by  
24 Section 8341.003.

25 (i) If the district is located wholly or partly in the  
26 corporate limits or the extraterritorial jurisdiction of a  
27 municipality, the district may not divide under this section unless

1 the municipality by resolution or ordinance first consents to the  
2 division of the district. If the district is not located wholly or  
3 partly in the corporate limits or the extraterritorial jurisdiction  
4 of a municipality, the district may not divide under this section  
5 unless the commissioners court of each county in which the district  
6 is wholly or partly located first adopts a resolution or order in  
7 support of the division of the district.

8 (j) Any new district created by the division of the district  
9 must hold an election as required by this chapter to obtain voter  
10 approval before the district may impose a maintenance tax or issue  
11 bonds payable wholly or partly from ad valorem taxes.

12 [Sections 8341.111-8341.150 reserved for expansion]

13 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

14 Sec. 8341.151. ELECTIONS REGARDING TAXES OR BONDS. (a) The  
15 district may issue, without an election, bonds and other  
16 obligations secured by:

17 (1) revenue other than ad valorem taxes; or

18 (2) contract payments described by Section 8341.153.

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

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

27 Sec. 8341.152. OPERATION AND MAINTENANCE TAX. (a) If

1 authorized at an election held under Section 8341.151, the district  
2 may impose an operation and maintenance tax on taxable property in  
3 the district in accordance with Section 49.107, Water Code.

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

6 Sec. 8341.153. CONTRACT TAXES. (a) In accordance with  
7 Section 49.108, Water Code, the district may impose a tax other than  
8 an operation and maintenance tax and use the revenue derived from  
9 the tax to make payments under a contract after the provisions of  
10 the contract have been approved by a majority of the district voters  
11 voting at an election held for that purpose.

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

15 [Sections 8341.154-8341.200 reserved for expansion]

16 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

17 Sec. 8341.201. AUTHORITY TO ISSUE BONDS AND OTHER  
18 OBLIGATIONS. The district may issue bonds or other obligations  
19 payable wholly or partly from ad valorem taxes, impact fees,  
20 revenue, contract payments, grants, revenue from economic  
21 development agreements under Chapter 380, Local Government Code,  
22 other district money, or any combination of those sources, to pay  
23 for any authorized district purpose.

24 Sec. 8341.202. TAXES FOR BONDS. At the time the district  
25 issues bonds payable wholly or partly from ad valorem taxes, the  
26 board shall provide for the annual imposition of a continuing  
27 direct ad valorem tax, without limit as to rate or amount, while all

1 or part of the bonds are outstanding as required and in the manner  
2 provided by Sections 54.601 and 54.602, Water Code.

3 Sec. 8341.203. BONDS FOR ROAD PROJECTS. At the time of  
4 issuance, the total principal amount of bonds or other obligations  
5 issued or incurred to finance road projects and payable from ad  
6 valorem taxes may not exceed one-fourth of the assessed value of the  
7 real property in the district.

8 Sec. 8341.204. LIMIT ON REFINANCING DEBT. The district may  
9 not refinance any debt incurred on behalf of the district more than  
10 one time without the prior written consent of the City of  
11 Greenville.

12 [Sections 8341.205-8341.250 reserved for expansion]

13 SUBCHAPTER F. DISSOLUTION

14 Sec. 8341.251. DISSOLUTION FOLLOWING ANNEXATION BY CITY OF  
15 GREENVILLE. (a) On annexation of the district by the City of  
16 Greenville, the district is dissolved in accordance with the  
17 ordinance of the City of Greenville authorizing the annexation.

18 (b) Section 43.075(d), Local Government Code, applies to  
19 the City of Greenville on the date the municipality adopts an  
20 ordinance described by Subsection (a).

21 Sec. 8341.252. COLLECTION OF REVENUE OTHER THAN AD VALOREM  
22 TAXES. If at the time of dissolution the district has outstanding  
23 bonds or other obligations secured by and payable from revenue  
24 described by Section 8341.201 other than ad valorem taxes, the  
25 municipality succeeds to the rights and obligations of the district  
26 regarding enforcement and collection of the revenue and shall  
27 enforce and collect revenue as necessary to pay for:

1           (1) the bonds or other obligations issued by the  
2 district when due and payable according to their terms; or

3           (2) special revenue or assessment bonds or other  
4 obligations issued by the City of Greenville to refund the  
5 outstanding bonds or obligations.

6           Sec. 8341.253. ASSUMPTION OF ASSETS AND LIABILITIES. (a)  
7 The City of Greenville assumes the obligations of the district  
8 after dissolution, including any bonds or other indebtedness  
9 payable from revenue described by Section 8341.201.

10           (b) On dissolution of the district, ownership of all  
11 district property is transferred to Hunt County or the City of  
12 Greenville as mutually determined by the governing bodies of Hunt  
13 County and the City of Greenville.

14           SECTION 2. The Hunt County Municipal Utility District No. 1  
15 initially includes all the territory contained in the following  
16 area:

17 TRACT 1

18 BEING A 668.169 ACRE TRACT OF LAND SITUATED IN THE JAMES MOORE  
19 SURVEY, ABSTRACT NO. 654, GEO VAN CLEAVE SURVEY, ABSTRACT NO. 1074  
20 AND WILLIAM KIZER SURVEY, ABSTRACT NO. 575, HUNT COUNTY, TEXAS, AND  
21 BEING ALL OF A 305.706 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO  
22 WALTON TEXAS, L.P., AS RECORDED IN VOLUME 1489, PAGE 637, OFFICIAL  
23 PUBLIC RECORDS, HUNT COUNTY, TEXAS AND BEING ALL OF A 157.467 ACRE  
24 TRACT OF LAND CONVEYED TO WALTON TEXAS, L.P., AS RECORDED IN VOLUME  
25 1489, PAGE 647, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS AND  
26 BEING ALL 31.979 ACRE TRACT OF LAND CONVEYED TO WALTON TEXAS, L.P.,  
27 AS RECORDED IN VOLUME 1795, PAGE 231, OFFICIAL PUBLIC RECORDS, HUNT

1 COUNTY, TEXAS AND BEING ALL OF A 173.016 ACRE TRACT OF LAND CONVEYED  
2 TO WALTON TEXAS, L.P., AS RECORDED IN VOLUME 1463, PAGE 539,  
3 OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS. SAID 668.169 ACRE  
4 TRACT WITH BEARING BASIS GRID NORTH, TEXAS STATE PLANE COORDINATES,  
5 NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE 2002), DETERMINED BY  
6 GPS OBSERVATIONS BETWEEN JULIAN DAY 253, 2004 AND JULIAN DAY 259,  
7 2004, CALCULATED FROM COLLIN CORS ARP (PID-DF8982) AND DALLAS CORS  
8 ARP (PID-DF8984). BEING MORE PARTICULARLY DESCRIBED BY METES AND  
9 BOUNDS AS FOLLOWS:

10 BEGINNING AT THE NORTHEAST CORNER OF SAID 305.706 ACRE TRACT AND THE  
11 SOUTHEAST CORNER OF A CALLED 66 ACRE TRACT OF LAND CONVEYED AS  
12 "TRACT ONE" TO J.B. McNATT BY DEED RECORDED IN VOLUME 576, PAGE 535,  
13 DEED RECORDS, HUNT COUNTY, TEXAS AND BEING ON THE WEST LINE OF A  
14 CALLED 36.178 ACRE TRACT OF LAND CONVEYED AS TRACT III TO LAWRENCE  
15 R. THOMAS BY DEED RECORDED IN VOLUME 250, PAGE 229, DEED RECORDS,  
16 HUNT COUNTY, TEXAS AND BEING AT THE INTERSECTION OF THE APPROXIMATE  
17 CENTERLINES OF HUNT COUNTY ROAD 1080 (A VARIABLE WIDTH PRESCRIPTIVE  
18 RIGHT-OF-WAY) AND HUNT COUNTY ROAD 1079 (A VARIABLE WIDTH  
19 PRESCRIPTIVE RIGHT-OF-WAY) FROM WHICH A 5/8 INCH IRON ROD WITH A  
20 YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR WITNESS BEARS  
21 SOUTH 51 DEGREES 58 MINUTES 38 SECONDS WEST, A DISTANCE OF 29.31  
22 FEET;

23 THENCE SOUTH 00 DEGREES 42 MINUTES 26 SECONDS WEST, ALONG THE EAST  
24 LINE OF SAID 305.706 ACRE TRACT AND THE COMMON WEST LINE OF SAID  
25 36.178 ACRE TRACT AND WITH THE APPROXIMATE CENTERLINE OF SAID HUNT  
26 COUNTY ROAD 1079, A DISTANCE OF 1564.57 FEET TO A 5/8 INCH IRON ROD  
27 WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

1 THENCE, CONTINUING ALONG THE EAST LINE OF SAID 305.706 ACRE TRACT,  
2 THE FOLLOWING COURSES AND DISTANCES:

3 NORTH 88 DEGREES 23 MINUTES 01 SECONDS EAST, A DISTANCE OF  
4 11.20 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
5 STAMPED "CARTER BURGESS" SET FOR CORNER;

6 SOUTH 00 DEGREES 18 MINUTES 24 SECONDS WEST, A DISTANCE OF  
7 3035.27 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

8 SOUTH 89 DEGREES 02 MINUTES 48 SECONDS WEST, A DISTANCE OF  
9 59.18 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
10 STAMPED "CARTER BURGESS" SET FOR THE INTERIOR ELL CORNER OF  
11 SAID 305.706 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A  
12 CALLED 20.000 ACRE TRACT OF LAND CONVEYED TO MIKE BITTLE AND  
13 WIFE, BONNIE BITTLE, AS RECORDED IN VOLUME 409, PAGE 731,  
14 DEED RECORDS, HUNT COUNTY, TEXAS;

15 SOUTH 00 DEGREES 00 MINUTES 02 SECONDS EAST, ALONG THE WEST  
16 LINE OF SAID 20.000 ACRE TRACT AND PASSING AT A DISTANCE OF  
17 206.34 FEET, A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
18 STAMPED "CARTER BURGESS" SET FOR A SOUTHEAST CORNER OF SAID  
19 305.706 ACRE TRACT AND THE NORTHEAST CORNER OF AFORESAID  
20 157.467 ACRE TRACT, AND CONTINUING ALONG THE EAST LINE OF  
21 SAID 157.467 ACRE TRACT AND THE WEST LINE OF SAID 20.000 ACRE  
22 TRACT, IN ALL A TOTAL DISTANCE OF 2178.64 FEET TO A 1/2 INCH  
23 IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 157.467 ACRE  
24 TRACT AND THE SOUTHWEST CORNER OF SAID 20.000 ACRE TRACT AND  
25 BEING ON THE APPROXIMATE CENTERLINE OF HUNT COUNTY ROAD NO.  
26 1071 (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);

27 THENCE, NORTH 89 DEGREES 59 MINUTES 21 SECONDS WEST, ALONG THE SOUTH

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1 LINE OF SAID 157.467 ACRE TRACT AND WITH THE APPROXIMATE CENTERLINE  
2 OF SAID HUNT COUNTY ROAD 1771, PASSING AT A DISTANCE OF 1307.23 FEET  
3 A 1/2 INCH IRON ROD FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF  
4 1311.67 FEET TO A POINT FOR AN INTERIOR ELL CORNER OF SAID 157.467  
5 ACRE TRACT AND BEING AT THE INTERSECTION OF THE APPROXIMATE  
6 CENTERLINE OF SAID HUNT COUNTY ROAD 1071 AND HUNT COUNTY ROAD NO.  
7 1074 (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY), FROM WHICH A 3/8  
8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF A CALLED 22.0 ACRE  
9 TRACT OF LAND CONVEYED TO GERALD HENRY CLEMENTS, AS RECORDED IN  
10 VOLUME 1014, PAGE 495, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS,  
11 BEARS SOUTH 69 DEGREES 22 MINUTES 52 SECONDS WEST, A DISTANCE OF  
12 6.90 FEET;

13 THENCE, SOUTH 00 DEGREES 37 MINUTES 07 SECONDS EAST, WITH THE EAST  
14 LINE OF SAID 157.467 ACRE TRACT AND THE APPROXIMATE CENTERLINE OF  
15 SAID HUNT COUNTY ROAD 1074, A DISTANCE OF 538.77 FEET TO A 3/8 INCH  
16 IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 22.0 ACRE TRACT AND  
17 THE NORTHWEST CORNER OF AFORESAID 173.016 ACRE TRACT;

18 THENCE, NORTH 89 DEGREES 41 MINUTES 33 SECONDS EAST, ALONG THE NORTH  
19 LINE OF SAID 173.016 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID  
20 22.0 ACRE TRACT, PASSING AT A DISTANCE OF 19.91 FEET A 1/2" IRON ROD  
21 FOUND WITH CAP STAMPED "WISDOM R.P.L.S. 3646" FOUND FOR WITNESS,  
22 CONTINUING IN ALL A TOTAL DISTANCE OF 1778.50 FEET TO A 1/2 INCH  
23 IRON ROD FOUND WITH CAP STAMPED "WISDOM R.P.L.S. 3646" FOR THE  
24 NORTHEAST CORNER OF SAID 173.016 ACRE TRACT AND THE SOUTHEAST  
25 CORNER OF SAID 22.0 ACRE TRACT, SAID POINT BEING IN THE WEST LINE OF  
26 A CALLED 97.784 ACRE TRACT OF LAND CONVEYED TO PAUL WIRTZBERGER BY  
27 DEED RECORDED IN VOLUME 575, PAGE 179, OFFICIAL PUBLIC RECORDS,



1 HUNT COUNTY, TEXAS;

2 THENCE, ALONG THE EAST LINE OF SAID 173.016 ACRE TRACT AND THE WEST  
3 LINE OF SAID 97.784 ACRE TRACT, THE FOLLOWING COURSES AND  
4 DISTANCES:

5 SOUTH 00 DEGREES 07 MINUTES 57 SECONDS WEST, A DISTANCE OF  
6 2019.66 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER;

7 SOUTH 00 DEGREES 22 MINUTES 50 SECONDS WEST, A DISTANCE OF  
8 388.78 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER;

9 SOUTH 00 DEGREES 07 MINUTES 29 SECONDS WEST, A DISTANCE OF  
10 2053.44 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST  
11 CORNER OF SAID 173.016 ACRE TRACT AND THE SOUTHWEST CORNER OF  
12 SAID 97.784 ACRE TRACT, SAID POINT ALSO BEING IN THE NORTH  
13 RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 1569 (A VARIABLE  
14 WIDTH RIGHT-OF-WAY);

15 THENCE, ALONG THE SOUTH LINE OF SAID 173.016 ACRE TRACT AND THE  
16 COMMON NORTH RIGHT-OF-WAY LINE OF SAID FARM TO MARKET ROAD NO. 1569,  
17 THE FOLLOWING COURSES AND DISTANCES:

18 SOUTH 89 DEGREES 33 MINUTES 34 SECONDS WEST, A DISTANCE OF  
19 1000.94 FEET TO A BROKEN CONCRETE MONUMENT FOUND FOR CORNER;

20 SOUTH 84 DEGREES 33 MINUTES 30 SECONDS WEST, A DISTANCE OF  
21 112.36 FEET TO A BROKEN CONCRETE MONUMENT FOUND FOR CORNER  
22 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A  
23 CENTRAL ANGLE OF 89 DEGREES 34 MINUTES 36 SECONDS, A RADIUS OF  
24 532.96 FEET, A LONG CHORD THAT BEARS, NORTH 45 DEGREES 39  
25 MINUTES 26 SECONDS WEST, A DISTANCE OF 750.93 FEET;

26 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
27 833.23 FEET TO A BROKEN CONCRETE MONUMENT FOUND FOR CORNER;

1 THENCE, ALONG THE WEST LINE OF SAID 173.016 ACRE TRACT AND THE  
2 COMMON EAST RIGHT-OF-WAY LINE OF SAID FARM TO MARKET ROAD NO. 1569,  
3 THE FOLLOWING COURSES AND DISTANCES:

4 NORTH 01 DEGREES 01 MINUTES 34 SECONDS WEST, A DISTANCE OF  
5 797.09 FEET TO A BROKEN CONCRETE MONUMENT FOUND FOR CORNER;  
6 NORTH 01 DEGREES 12 MINUTES 32 SECONDS WEST, A DISTANCE OF  
7 1152.33 FEET TO A BROKEN CONCRETE MONUMENT FOUND FOR CORNER;  
8 NORTH 04 DEGREES 02 MINUTES 50 SECONDS EAST, A DISTANCE OF  
9 100.47 FEET TO A BROKEN CONCRETE MONUMENT FOUND FOR CORNER;  
10 NORTH 01 DEGREES 20 MINUTES 07 SECONDS WEST, A DISTANCE OF  
11 209.81 FEET TO A BROKEN CONCRETE MONUMENT FOUND FOR CORNER  
12 AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A  
13 CENTRAL ANGLE OF 10 DEGREES 10 MINUTES 52 SECONDS, A RADIUS OF  
14 622.96 FEET, A LONG CHORD THAT BEARS, NORTH 06 DEGREES 25  
15 MINUTES 33 SECONDS WEST, A DISTANCE OF 110.55 FEET;  
16 ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF  
17 110.70 FEET TO A POINT FOR CORNER;  
18 NORTH 00 DEGREES 57 MINUTES 59 SECONDS WEST, A DISTANCE OF  
19 282.19 FEET TO A BROKEN CONCRETE MONUMENT FOUND FOR AN  
20 INTERIOR ELL CORNER OF SAID 173.016 ACRE TRACT;  
21 SOUTH 88 DEGREES 39 MINUTES 13 SECONDS WEST, A DISTANCE OF  
22 39.92 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN EXTERIOR ELL  
23 CORNER OF SAID 173.016 ACRE TRACT AND THE SOUTHEAST CORNER OF  
24 A CALLED 2.001 ACRE TRACT CONVEYED TO DONALD C. CASH, AS  
25 RECORDED IN VOLUME 1058, PAGE 698, OFFICIAL PUBLIC RECORDS,  
26 HUNT COUNTY, TEXAS, SAID POINT BEING IN THE APPROXIMATE  
27 CENTERLINE OF COUNTY ROAD NO. 1074 (A VARIABLE WIDTH

1           PRESCRIPTIVE RIGHT-OF-WAY);  
2   THENCE, ALONG THE WEST LINE OF SAID 173.016 ACRE TRACT AND THE  
3   COMMON EAST LINE OF SAID 2.001 ACRE TRACT, WITH THE GENERAL  
4   DIRECTION OF THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD NO.  
5   1074, THE FOLLOWING COURSES AND DISTANCES:

6           NORTH 01 DEGREES 32 MINUTES 05 SECONDS WEST, A DISTANCE OF  
7           122.14 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED  
8           "WISDOM R.P.L.S. 3646" FOR CORNER, FROM WHICH A 1/2 INCH IRON  
9           ROD FOUND WITH CAP STAMPED "WISDOM R.P.L.S. 3646" FOUND FOR  
10          WITNESS BEARS SOUTH 89 DEGREES 46 MINUTES 19 SECONDS EAST, A  
11          DISTANCE OF 14.82 FEET;

12          NORTH 01 DEGREES 39 MINUTES 50 SECONDS WEST, A DISTANCE OF  
13          302.03 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST  
14          CORNER OF SAID 2.001 ACRE TRACT AND THE SOUTHEAST CORNER OF A  
15          CALLED 3.500 ACRE TRACT CONVEYED TO LISA MARIE ROBLES BY DEED  
16          RECORDED IN VOLUME 1097, PAGE 595, OFFICIAL PUBLIC RECORDS,  
17          HUNT COUNTY, TEXAS;

18   THENCE, CONTINUING ALONG THE WEST LINE OF SAID 173.016 ACRE TRACT  
19   AND THE COMMON EAST LINE OF SAID 3.500 ACRE TRACT, WITH THE GENERAL  
20   DIRECTION OF THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD NO.  
21   1074, THE FOLLOWING COURSES AND DISTANCES:

22          NORTH 00 DEGREES 08 MINUTES 49 SECONDS EAST, A DISTANCE OF  
23          282.96 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, FROM  
24          WHICH A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED "WISDOM  
25          R.P.L.S. 3646" FOUND FOR WITNESS BEARS SOUTH 89 DEGREES 45  
26          MINUTES 56 SECONDS EAST, A DISTANCE OF 20.04 FEET;

27          NORTH 01 DEGREES 11 MINUTES 16 SECONDS WEST, A DISTANCE OF

1           234.74 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 3.500  
2           ACRE TRACT AND A SOUTHEAST CORNER OF AFORESAID 31.979 ACRE  
3           TRACT;

4   THENCE, SOUTH 88 DEGREES 35 MINUTES 54 SECONDS WEST, ALONG THE SOUTH  
5   LINE OF SAID 31.979 ACRE TRACT AND THE COMMON NORTH LINE OF SAID  
6   3.500 ACRE TRACT, PASSING AT A DISTANCE OF 20.00 FEET A 5/8 INCH  
7   IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR  
8   WITNESS, CONTINUING IN ALL A TOTAL DISTANCE OF 302.92 FEET TO A 1/2  
9   INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 3.500 ACRE  
10   TRACT;

11   THENCE, SOUTH 01 DEGREES 24 MINUTES 06 SECONDS EAST, ALONG THE EAST  
12   LINE OF SAID 31.979 ACRE TRACT AND THE COMMON WEST LINE OF SAID  
13   3.500 ACRE TRACT, A DISTANCE OF 517.78 FEET TO A 1/2 INCH IRON ROD  
14   FOUND FOR THE SOUTHWEST CORNER OF SAID 3.500 ACRE TRACT, SAID POINT  
15   BEING ON THE NORTH LINE OF AFORESAID 2.001 ACRE TRACT;

16   THENCE, SOUTH 88 DEGREES 23 MINUTES 58 SECONDS WEST, ALONG THE SOUTH  
17   LINE OF SAID 31.979 ACRE TRACT AND THE COMMON NORTH LINE OF SAID  
18   2.001 ACRE TRACT, A DISTANCE OF 81.14 FEET TO A 1/2 INCH IRON ROD  
19   WITH PLASTIC CAP STAMPED "STOVALL & ASSOC" FOUND FOR THE NORTHWEST  
20   CORNER OF SAID 2.001 ACRE TRACT AND BEING ON THE EAST LINE OF A 3.907  
21   ACRE TRACT OF LAND CONVEYED TO TRAVIS HOBBS BY DEED RECORDED IN  
22   VOLUME 1388, PAGE 105, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS;

23   THENCE, NORTH 35 DEGREES 06 MINUTES 00 SECONDS EAST, ALONG A WEST  
24   LINE OF SAID 31.979 ACRE TRACT AND THE COMMON EAST LINE OF SAID  
25   3.907 ACRE TRACT, A DISTANCE OF 78.00 FEET TO A 1/2 INCH IRON ROD  
26   WITH PLASTIC CAP STAMPED "STOVALL & ASSOC" FOUND FOR THE NORTHEAST  
27   CORNER OF SAID 3.907 ACRE TRACT;

1 THENCE, SOUTH 86 DEGREES 04 MINUTES 36 SECONDS WEST, ALONG THE SOUTH  
2 LINE OF SAID 31.979 ACRE TRACT AND THE COMMON NORTH LINE OF SAID  
3 3.907 ACRE TRACT, A DISTANCE OF 770.20 FEET TO A 1/2 INCH IRON ROD  
4 WITH PLASTIC CAP STAMPED "STOVALL & ASSOC" FOUND FOR THE NORTHWEST  
5 CORNER OF SAID 3.907 ACRE TRACT;

6 THENCE, SOUTH 01 DEGREES 46 MINUTES 57 SECONDS WEST, ALONG AN EAST  
7 LINE OF SAID 31.979 ACRE TRACT AND THE COMMON WEST LINE OF SAID  
8 3.907 ACRE TRACT, A DISTANCE OF 223.89 FEET TO A 1/2 INCH IRON ROD  
9 WITH PLASTIC CAP STAMPED "STOVALL & ASSOC" FOUND FOR THE SOUTHWEST  
10 CORNER OF SAID 3.907 ACRE TRACT AND BEING ON THE COMMON NORTH  
11 RIGHT-OF-WAY LINE OF AFORESAID FARM TO MARKET ROAD NO. 1569;

12 THENCE, SOUTH 89 DEGREES 20 MINUTES 25 SECONDS WEST, ALONG THE SOUTH  
13 LINE OF SAID 31.979 ACRE TRACT AND THE COMMON NORTH RIGHT-OF-WAY  
14 LINE OF SAID FARM TO MARKET ROAD NO. 1569, A DISTANCE OF 558.27 FEET  
15 TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER  
16 BURGESS" SET FOR CORNER;

17 THENCE, NORTH 03 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG A WEST  
18 LINE OF SAID 31.979 ACRE TRACT, OVER AND ACROSS A TRACT OF LAND  
19 CONVEYED TO W.G. MARTIN BY DEED RECORDED IN VOLUME 650, PAGE 283,  
20 DEED RECORDS, HUNT COUNTY, TEXAS A DISTANCE OF 470.89 FEET TO A 5/8  
21 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET  
22 FOR AN INTERIOR ELL CORNER OF SAID 31.979 ACRE TRACT;

23 THENCE, SOUTH 88 DEGREES 31 MINUTES 54 SECONDS WEST, ALONG A SOUTH  
24 LINE OF SAID 31.979 ACRE TRACT, CONTINUING OVER AND ACROSS SAID  
25 W.G. MARTIN TRACT, PASSING AT A DISTANCE OF 353.37 FEET A 5/8 INCH  
26 IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR  
27 WITNESS, CONTINUING IN ALL A TOTAL DISTANCE OF 372.37 FEET TO A

1 POINT FOR A SOUTHWEST CORNER OF SAID 31.979 ACRE TRACT, SAID POINT  
2 ALSO BEING ON THE EAST LINE OF A 39.791 ACRE TRACT OF LAND CONVEYED  
3 BY DEED TO NORMAN HALL, AS RECORDED IN VOLUME 203, PAGE 619, DEED  
4 RECORDS, HUNT COUNTY, TEXAS AND THE APPROXIMATE CENTERLINE OF  
5 COUNTY ROAD NO. 1075 (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);  
6 THENCE, ALONG THE WEST LINE OF SAID 31.979 ACRE TRACT, THE COMMON  
7 EAST LINE OF SAID 39.791 ACRE TRACT AND WITH THE APPROXIMATE  
8 CENTERLINE OF SAID COUNTY ROAD NO. 1075, THE FOLLOWING COURSES AND  
9 DISTANCES:

10 NORTH 00 DEGREES 46 MINUTES 29 SECONDS WEST, A DISTANCE OF  
11 457.72 FEET TO A POINT FOR CORNER;

12 NORTH 09 DEGREES 57 MINUTES 20 SECONDS EAST, A DISTANCE OF  
13 69.13 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 31.979  
14 ACRE TRACT AND THE SOUTHWEST CORNER OF AFORESAID 157.467 ACRE  
15 TRACT;

16 THENCE, ALONG THE WEST LINE OF SAID 157.467 ACRE TRACT, THE COMMON  
17 EAST LINE OF SAID 39.791 ACRE TRACT AND WITH THE APPROXIMATE  
18 CENTERLINE OF SAID COUNTY ROAD NO. 1075, THE FOLLOWING COURSES AND  
19 DISTANCES:

20 NORTH 09 DEGREES 57 MINUTES 20 SECONDS EAST, A DISTANCE OF  
21 30.33 FEET TO A POINT FOR CORNER;

22 NORTH 27 DEGREES 51 MINUTES 02 SECONDS EAST, A DISTANCE OF  
23 617.11 FEET TO A POINT FOR CORNER;

24 NORTH 75 DEGREES 30 MINUTES 15 SECONDS EAST, A DISTANCE OF  
25 152.78 FEET TO A POINT FOR CORNER;

26 NORTH 40 DEGREES 43 MINUTES 36 SECONDS EAST, A DISTANCE OF  
27 59.14 FEET TO A POINT FOR CORNER;

1 NORTH 08 DEGREES 29 MINUTES 05 SECONDS WEST, A DISTANCE OF  
2 242.89 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST  
3 CORNER OF SAID 39.791 ACRE TRACT AND THE SOUTHEAST CORNER OF A  
4 101.55 ACRE TRACT OF LAND CONVEYED TO DOROTHY JEAN SANCHEZ  
5 AND HUSBAND, MANUEL RICHARD SANCHEZ, AS RECORDED IN VOLUME  
6 568, PAGE 86, DEED RECORDS, HUNT COUNTY, TEXAS;  
7 THENCE, NORTH 00 DEGREES 57 MINUTES 57 SECONDS WEST, CONTINUING  
8 ALONG THE WEST LINE OF SAID 157.467 ACRE TRACT, THE COMMON EAST LINE  
9 OF SAID 101.55 ACRE TRACT AND WITH THE APPROXIMATE CENTERLINE OF  
10 AFORESAID HUNT COUNTY ROAD 1075, A DISTANCE OF 1734.56 FEET TO A 1/2  
11 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 157.467 ACRE  
12 TRACT AND THE NORTHEAST CORNER OF SAID 101.55 ACRE TRACT AND BEING  
13 AT THE APPROXIMATE CENTERLINE INTERSECTION OF SAID HUNT COUNTY ROAD  
14 1075 AND AFORESAID HUNT COUNTY ROAD 1074;  
15 THENCE, NORTH 89 DEGREES 35 MINUTES 14 SECONDS EAST, ALONG THE NORTH  
16 LINE OF SAID 157.467 ACRE TRACT AND WITH THE APPROXIMATE CENTERLINE  
17 OF AFORESAID HUNT COUNTY ROAD 1074, A DISTANCE OF 970.56 FEET TO A  
18 1/2 INCH IRON ROD FOUND FOR THE OCCUPIED SOUTHEAST CORNER OF A  
19 CALLED 80 ACRE TRACT OF LAND CONVEYED AS "TRACT ONE" TO NORMAN AND  
20 LINDA OLIVER LIVING TRUST, AS RECORDED IN VOLUME 1331, PAGE 540,  
21 OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS AND BEING THE SOUTHWEST  
22 CORNER OF AFORESAID 305.706 ACRE TRACT;  
23 THENCE, NORTH 00 DEGREES 17 MINUTES 44 SECONDS WEST, ALONG THE WEST  
24 LINE OF SAID 305.706 ACRE TRACT AND THE COMMON EAST LINE OF SAID 80  
25 ACRE TRACT, A DISTANCE OF 1846.41 FEET TO A 3/8 INCH IRON ROD FOUND  
26 FOR THE NORTHEAST CORNER OF SAID 80 ACRE TRACT;  
27 THENCE, NORTH 89 DEGREES 52 MINUTES 27 SECONDS WEST, ALONG THE SOUTH

1 LINE OF SAID 305.706 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 80  
2 ACRE TRACT, PASSING AT A DISTANCE OF 1975.47 FEET A 3/8 INCH IRON  
3 ROD FOUND FOR WITNESS, CONTINUING IN ALL A TOTAL DISTANCE OF 1993.80  
4 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 80  
5 ACRE TRACT AND BEING ON THE EAST LINE OF A 115.5 ACRE TRACT OF LAND  
6 CONVEYED AS "TRACT TWO" TO NORMAN AND LINDA OLIVER LIVING TRUST, AS  
7 RECORDED IN VOLUME 1331, PAGE 540, OFFICIAL PUBLIC RECORDS, HUNT  
8 COUNTY, TEXAS AND BEING ON THE APPROXIMATE CENTERLINE OF AFORESAID  
9 HUNT COUNTY ROAD 1074;  
10 THENCE, NORTH 00 DEGREES 00 MINUTES 17 SECONDS WEST, ALONG THE WEST  
11 LINE OF SAID 305.706 ACRE TRACT AND THE COMMON EAST LINE OF SAID  
12 115.5 ACRE TRACT AND WITH THE APPROXIMATE CENTERLINE OF SAID HUNT  
13 COUNTY ROAD 1074, A DISTANCE OF 1099.92 FEET TO A POINT FOR THE  
14 NORTHEAST CORNER OF SAID 115.5 ACRE TRACT;  
15 THENCE, SOUTH 89 DEGREES 36 MINUTES 33 SECONDS WEST, ALONG THE SOUTH  
16 LINE OF SAID 305.706 ACRE TRACT AND THE COMMON NORTH LINE OF SAID  
17 115.5 ACRE TRACT, PASSING AT A DISTANCE OF 21.33 FEET A 3/8 INCH  
18 IRON ROD FOUND FOR WITNESS, CONTINUING IN ALL A TOTAL DISTANCE OF  
19 1997.32 FEET TO FENCE CORNER POST FOUND FOR THE NORTHWEST CORNER OF  
20 SAID 115.5 ACRE TRACT AND BEING ON THE EAST LINE OF A 50 ACRE TRACT  
21 OF LAND CONVEYED TO DOYLE FAMILY REVOCABLE LIVING TRUST, AS  
22 RECORDED IN VOLUME 902, PAGE 681, DEED RECORDS, HUNT COUNTY, TEXAS;  
23 THENCE, NORTH 01 DEGREES 11 MINUTES 31 SECONDS WEST, ALONG THE WEST  
24 LINE OF SAID 305.706 ACRE TRACT AND THE EAST LINE OF SAID 50 ACRE  
25 TRACT, A DISTANCE OF 564.66 FEET TO A FENCE CORNER POST FOUND FOR  
26 THE SOUTHWEST CORNER OF A CALLED 143.51 ACRE TRACT OF LAND CONVEYED  
27 TO JACKY G. LEINART AND JERRY L. LEINART, AS RECORDED IN VOLUME 136,



1 PAGE 557, DEED RECORDS, HUNT COUNTY, TEXAS;  
2 THENCE, NORTH 89 DEGREES 16 MINUTES 24 SECONDS EAST, ALONG THE NORTH  
3 LINE OF SAID 305.706 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID  
4 143.51 ACRE TRACT, PASSING AT A DISTANCE OF 1991.01 FEET A 3/8 INCH  
5 IRON ROD FOUND FOR WITNESS, CONTINUING IN ALL A TOTAL DISTANCE OF  
6 2009.13 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 143.51 ACRE  
7 TRACT AND BEING ON AFORESAID HUNT COUNTY ROAD NO. 1074;  
8 THENCE, NORTH 00 DEGREES 00 MINUTES 17 SECONDS WEST, ALONG THE WEST  
9 LINE OF SAID 305.706 ACRE TRACT AND THE COMMON EAST LINE OF SAID  
10 143.51 ACRE TRACT, A DISTANCE OF 205.79 FEET TO A 3/8 INCH IRON ROD  
11 FOUND FOR THE SOUTHWEST CORNER OF A 17.75 ACRE TRACT OF LAND  
12 CONVEYED AS "TRACT THREE" TO SHERMAN A. GREEN, AS RECORDED IN VOLUME  
13 603, PAGE 120, DEED RECORDS, HUNT COUNTY, TEXAS;  
14 THENCE, ALONG THE NORTH LINE OF SAID 305.706 ACRE TRACT AND WITH THE  
15 APPROXIMATE CENTERLINE OF AFORESAID HUNT COUNTY ROAD 1080, THE  
16 FOLLOWING COURSES AND DISTANCES:

17 NORTH 89 DEGREES 45 MINUTES 23 SECONDS EAST, ALONG THE COMMON  
18 SOUTH LINE OF SAID 17.75 ACRE TRACT AND THE COMMON SOUTH LINE  
19 OF A 22.304 ACRE TRACT OF LAND CONVEYED AS "TRACT TWO" TO J.B.  
20 McNATT, AS RECORDED IN VOLUME 576, PAGE 535, DEED RECORDS,  
21 HUNT COUNTY, TEXAS AND THE COMMON SOUTH LINE OF A 66 ACRE  
22 TRACT OF LAND CONVEYED AS "TRACT ONE" TO J.B. McNATT, AS  
23 RECORDED IN VOLUME 576, PAGE 535, DEED RECORDS, HUNT COUNTY,  
24 TEXAS, A DISTANCE OF 1984.50 FEET TO A POINT FOR CORNER, FROM  
25 WHICH A 3/8 INCH IRON ROD FOUND FOR WITNESS BEARS, SOUTH 00  
26 DEGREES 17 MINUTES 11 SECONDS EAST, A DISTANCE OF 21.19 FEET;  
27 NORTH 89 DEGREES 42 MINUTES 49 SECONDS EAST, CONTINUING ALONG

1 THE COMMON SOUTH LINE OF SAID 66 ACRE TRACT, A DISTANCE OF  
2 1087.57 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
3 STAMPED "CARTER BURGESS" SET FOR THE SOUTHEAST CORNER OF SAID  
4 66 ACRE TRACT;

5 THENCE, NORTH 00 DEGREES 14 MINUTES 29 SECONDS WEST, ALONG THE WEST  
6 LINE OF SAID 305.706 ACRE TRACT, A COMMON EAST LINE OF SAID 66 ACRE  
7 TRACT AND WITH THE APPROXIMATE CENTERLINE OF SAID HUNT COUNTY ROAD  
8 1080, A DISTANCE OF 1040.80 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW  
9 PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR A NORTHWEST CORNER OF  
10 SAID 305.706 ACRE TRACT AND THE INTERIOR ELL CORNER OF SAID 66 ACRE  
11 TRACT;

12 THENCE, NORTH 89 DEGREES 45 MINUTES 31 SECONDS EAST, ALONG THE NORTH  
13 LINE OF SAID 305.706 ACRE TRACT, THE COMMON SOUTH LINE OF SAID 66  
14 ACRE TRACT AND WITH THE APPROXIMATE CENTERLINE OF SAID HUNT COUNTY  
15 ROAD 1080, A DISTANCE OF 932.78 FEET TO THE POINT OF BEGINNING AND  
16 CONTAINING 668.169 ACRES OF LAND, MORE OR LESS.

17 TRACT 2

18 BEING A 36.077 ACRE TRACT OF LAND SITUATED IN THE JAMES MOORE  
19 SURVEY, ABSTRACT NO. 654, AND THE JULIET PORTER SURVEY, ABSTRACT  
20 NO. 819, HUNT COUNTY, TEXAS, AND BEING ALL OF A 36.077 ACRE TRACT OF  
21 LAND CONVEYED TO WALTON TEXAS, L.P., AS RECORDED IN VOLUME 1489,  
22 PAGE 637, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS. SAID 36.077  
23 ACRE TRACT WITH BEARING BASIS GRID NORTH, TEXAS STATE PLANE  
24 COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE 2002),  
25 DETERMINED BY GPS OBSERVATIONS BETWEEN JULIAN DAY 253, 2004 AND  
26 JULIAN DAY 259, 2004, CALCULATED FROM COLLIN CORS ARP (PID-DF8982)  
27 AND DALLAS CORS ARP (PID-DF8984). BEING MORE PARTICULARLY DESCRIBED

1 BY METES AND BOUNDS AS FOLLOWS:  
2 BEGINNING AT A 1/2 INCH CAPPED IRON ROD STAMPED "USA INC" FOUND FOR  
3 THE SOUTHWEST CORNER OF AFORESAID 36.077 ACRE TRACT AND BEING A  
4 SOUTHEAST CORNER OF A 20.000 ACRE TRACT OF LAND CONVEYED TO MIKE  
5 BITTLE AND WIFE, BONNIE BITTLE, AS RECORDED IN VOLUME 409, PAGE 731,  
6 DEED RECORDS, HUNT COUNTY, TEXAS AND BEING ON THE APPROXIMATE  
7 CENTERLINE OF HUNT COUNTY ROAD 1071 (A VARIABLE WIDTH PRESCRIPTIVE  
8 RIGHT-OF-WAY);  
9 THENCE, NORTH 00 DEGREES 00 MINUTES 36 SECONDS EAST, ALONG THE WEST  
10 LINE OF SAID 36.077 ACRE TRACT AND THE COMMON EAST LINE OF SAID  
11 20.000 ACRE TRACT, A DISTANCE OF 1465.20 FEET TO A 1/2 INCH IRON ROD  
12 FOUND FOR THE NORTHWEST CORNER OF SAID 36.077 ACRE TRACT AND BEING  
13 THE INTERIOR ELL CORNER OF SAID 20.000 ACRE TRACT;  
14 THENCE, NORTH 89 DEGREES 47 MINUTES 49 SECONDS EAST, ALONG THE NORTH  
15 LINE OF SAID 36.077 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID  
16 20.000 ACRE TRACT, A DISTANCE OF 1080.73 FEET TO A 1/2 INCH IRON ROD  
17 FOUND FOR THE NORTHEAST CORNER OF SAID 36.077 ACRE TRACT AND A  
18 SOUTHEAST CORNER OF SAID 20.000 ACRE TRACT;  
19 THENCE, SOUTH 00 DEGREES 38 MINUTES 52 SECONDS WEST, ALONG THE EAST  
20 LINE OF SAID 36.077 ACRE TRACT, PASSING AT A DISTANCE OF 1439.34  
21 FEET A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER  
22 BURGESS" SET FOR WITNESS, CONTINUING IN ALL A TOTAL DISTANCE OF  
23 1465.34 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 36.077 ACRE  
24 TRACT AND BEING IN THE APPROXIMATE CENTERLINE OF AFORESAID HUNT  
25 COUNTY ROAD 1071;  
26 THENCE, SOUTH 89 DEGREES 47 MINUTES 48 SECONDS WEST, ALONG THE SOUTH  
27 LINE OF SAID 36.077 ACRE TRACT AND WITH THE APPROXIMATE CENTERLINE

1 OF SAID HUNT COUNTY ROAD 1071, A DISTANCE OF 1064.42 FEET TO THE  
2 POINT OF BEGINNING, AND CONTAINING 36.077 ACRES OF LAND, MORE OR  
3 LESS.

4 TRACT 3

5 BEING A 1742.436 ACRE TRACT OF LAND SITUATED IN THE JESSE  
6 BILLINGSLEY SURVEY, ABSTRACT NO. 37, THE T.H. FREESE SURVEY,  
7 ABSTRACT NO. 336, THE ENOS MURPHY SURVEY, ABSTRACT NO. 647, THE  
8 JAMES MOORE SURVEY, ABSTRACT NO. 654, THE M.E.P. & R.R.R. SURVEY,  
9 ABSTRACT NO. 772, THE JULIET PORTER SURVEY, ABSTRACT NO. 819, THE  
10 NANCY K. WOODSON SURVEY, ABSTRACT NO. 1100, THE S.K. WOODSON  
11 SURVEY, ABSTRACT NO. 1101, THE WILLIAM C. YOUNG SURVEY, ABSTRACT  
12 NO. 1181, HUNT COUNTY, TEXAS, AND BEING ALL OF A 34.984 ACRE TRACT  
13 OF LAND CONVEYED TO WALTON TEXAS, L.P., AS RECORDED IN VOLUME 1652,  
14 PAGE 439, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, ALL OF A  
15 240.184 ACRE TRACT OF LAND CONVEYED TO WALTON TEXAS, L.P., AS  
16 RECORDED IN VOLUME 1662, PAGE 597, OFFICIAL PUBLIC RECORDS, HUNT  
17 COUNTY, TEXAS, ALL OF A 133.764 ACRE TRACT CONVEYED TO WALTON TEXAS,  
18 L.P., AS RECORDED IN VOLUME 1681, PAGE 508, OFFICIAL PUBLIC  
19 RECORDS, HUNT COUNTY, TEXAS, ALL OF A 71.177 ACRE TRACT OF LAND  
20 CONVEYED TO WALTON TEXAS, L.P., AS RECORDED IN VOLUME 1783, PAGE  
21 172, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, ALL OF A 30.000  
22 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO GARY R. PICKETT, AS  
23 RECORDED IN VOLUME 1074, PAGE 569, OFFICIAL RECORDS, HUNT COUNTY,  
24 TEXAS, ALL OF A 41.562 ACRE TRACT OF LAND CONVEYED AS "TRACT 5" TO  
25 GARY R. PICKETT, AS RECORDED IN VOLUME 1075, PAGE 269, OFFICIAL  
26 RECORDS, HUNT COUNTY, TEXAS ALL OF A 829.635 ACRE TRACT OF LAND  
27 CONVEYED AS "TRACT B" AND ALL OF A 51.548 ACRE TRACT OF LAND

1 CONVEYED AS "TRACT C" TO WALTON TEXAS, L.P., AS RECORDED IN VOLUME  
2 1637, PAGE 551, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, ALL OF  
3 A 96.166 ACRE TRACT OF LAND CONVEYED TO WALTON TEXAS, L.P., AS  
4 RECORDED IN VOLUME 1682, PAGE 467, OFFICIAL PUBLIC RECORDS, HUNT  
5 COUNTY, TEXAS, ALL OF A 24.973 ACRE TRACT OF LAND CONVEYED TO WALTON  
6 TEXAS, L.P., AS RECORDED IN VOLUME 1682, PAGE 462, OFFICIAL PUBLIC  
7 RECORDS, HUNT COUNTY, TEXAS, ALL OF A 95.781 ACRE TRACT OF LAND  
8 CONVEYED AS "TRACT 1" TO VICKI MAYABB, AS RECORDED IN VOLUME 1074,  
9 PAGE 573, OFFICIAL RECORDS, HUNT COUNTY, TEXAS, ALL OF A 15.000 ACRE  
10 TRACT OF LAND CONVEYED TO VICKI MAYABB, AS RECORDED IN VOLUME 1535,  
11 PAGE 30, OFFICIAL RECORDS, HUNT COUNTY, TEXAS, AND ALL OF A 75.574  
12 ACRE TRACT OF LAND CONVEYED TO BILLY DON EUDY, AS RECORDED IN VOLUME  
13 245, PAGE 58, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS. SAID  
14 1742.436 ACRE TRACT WITH BEARING BASIS GRID NORTH, TEXAS STATE  
15 PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE  
16 2002), DETERMINED BY GPS OBSERVATIONS BETWEEN JULIAN DAY 253, 2004  
17 AND JULIAN DAY 259, 2004, CALCULATED FROM COLLIN CORS ARP  
18 (PID-DF8982) AND DALLAS CORS ARP (PID-DF8984). BEING MORE  
19 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

20 BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF  
21 SAID 34.984 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A 34.871  
22 ACRE TRACT OF LAND CONVEYED TO EDWIN N. KIRKENDOLL, AS RECORDED IN  
23 VOLUME 936, PAGE 560, DEED RECORDS, HUNT COUNTY, TEXAS AND BEING ON  
24 THE SOUTH RIGHT-OF-WAY OF F.M. 1569 (A VARIABLE WIDTH  
25 RIGHT-OF-WAY);

26 THENCE, SOUTH 00 DEGREES 39 MINUTES 19 SECONDS EAST, ALONG THE EAST  
27 LINE OF SAID 34.984 ACRE TRACT AND THE COMMON WEST LINE OF SAID

1 34.871 ACRE TRACT, A DISTANCE OF 1574.58 FEET TO A 1/2 INCH IRON ROD  
2 FOUND FOR THE SOUTHEAST CORNER OF SAID 34.984 ACRE TRACT AND THE  
3 SOUTHWEST CORNER OF SAID 34.871 ACRE TRACT AND BEING ON THE NORTH  
4 LINE OF A 80.561 ACRE TRACT OF LAND CONVEYED TO DORTHY JEAN SANCHEZ,  
5 AS RECORDED IN VOLUME 1353, PAGE 597, OFFICIAL RECORDS, HUNT  
6 COUNTY, TEXAS;

7 THENCE, SOUTH 89 DEGREES 52 MINUTES 12 SECONDS WEST, ALONG THE SOUTH  
8 LINE OF SAID 34.984 ACRE TRACT AND THE COMMON NORTH LINE OF SAID  
9 80.561 ACRE TRACT, A DISTANCE OF 958.06 FEET TO A 1/2 INCH IRON ROD  
10 WITH A PLASTIC CAP STAMPED "STOVALL" FOUND FOR THE NORTHWEST CORNER  
11 OF SAID 80.561 ACRE TRACT SAID POINT BEING ON THE EAST LINE OF  
12 AFORESAID 240.184 ACRE TRACT, FROM WHICH A 5/8 INCH IRON ROD WITH A  
13 YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE SOUTHWEST  
14 CORNER OF SAID 34.984 ACRE TRACT AND BEING IN THE APPROXIMATE  
15 CENTERLINE OF A CLOSED COUNTY ROAD, BEARS SOUTH 89 DEGREES 52  
16 MINUTES 12 SECONDS WEST, A DISTANCE OF 12.85 FEET;

17 THENCE, SOUTH 01 DEGREES 11 MINUTES 18 SECONDS EAST, ALONG THE EAST  
18 LINE OF SAID 240.184 ACRE TRACT AND THE COMMON WEST LINE OF SAID  
19 80.561 ACRE TRACT, A DISTANCE OF 1769.48 FEET TO A 1/2 INCH IRON ROD  
20 WITH A PLASTIC CAP STAMPED "STOVALL" FOUND FOR THE SOUTHEAST CORNER  
21 OF SAID 240.184 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 80.561  
22 ACRE TRACT, SAID POINT BEING ON THE NORTH LINE OF AFORESAID 133.764  
23 ACRE TRACT;

24 THENCE, NORTH 89 DEGREES 50 MINUTES 44 SECONDS EAST, ALONG THE NORTH  
25 LINE OF SAID 133.764 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID  
26 80.561 ACRE TRACT, A DISTANCE OF 1437.36 FEET TO A 1/2 INCH IRON ROD  
27 WITH A PLASTIC CAP STAMPED "STOVALL" FOUND FOR THE NORTHEAST CORNER

1 OF SAID 133.764 ACRE TRACT  
2 THENCE, SOUTH 00 DEGREES 33 MINUTES 13 SECONDS EAST, ALONG THE EAST  
3 LINE OF SAID 133.764 ACRE TRACT AND THE COMMON WEST LINE OF A 30.007  
4 ACRE TRACT OF LAND CONVEYED TO JAMES HORACE COTTON, AS RECORDED IN  
5 VOLUME 672, PAGE 610, DEED RECORDS, HUNT COUNTY, TEXAS, PASSING AT A  
6 DISTANCE OF 2113.47 FEET A 1 INCH IRON PIPE FOUND FOR THE SOUTHWEST  
7 CORNER OF SAID 30.007 ACRE TRACT AND THE NORTHEAST CORNER OF A 31  
8 ACRE TRACT OF LAND CONVEYED TO TOMMY L. MANLEY, AS RECORDED IN  
9 VOLUME 391, PAGE 797, OFFICIAL RECORDS, HUNT COUNTY, TEXAS,  
10 CONTINUING ALONG THE EAST LINE OF SAID 133.764 ACRE TRACT AND THE  
11 COMMON WEST LINE OF SAID 31 ACRE TRACT, IN ALL A TOTAL DISTANCE OF  
12 2545.93 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
13 STAMPED "CARTER BURGESS" SET FOR THE SOUTHEAST CORNER OF SAID  
14 133.764 ACRE TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND  
15 CONVEYED AS "TRACT 1" TO CURTIS ELLENBURG AND WIFE, DONNA  
16 ELLENBURG, AS RECORDED IN VOLUME 360, PAGE 46, OFFICIAL RECORDS,  
17 HUNT COUNTY, TEXAS;  
18 THENCE, SOUTH 89 DEGREES 34 MINUTES 11 SECONDS WEST, ALONG THE SOUTH  
19 LINE OF SAID 134.897 ACRE TRACT AND THE COMMON NORTH LINE OF SAID  
20 TRACT 1 AND THE COMMON NORTH LINE OF A TRACT OF LAND CONVEYED AS  
21 "TRACT 2" TO CURTIS ELLENBURG AND WIFE, DONNA ELLENBURG, AS  
22 RECORDED IN VOLUME 360, PAGE 46, OFFICIAL RECORDS, HUNT COUNTY,  
23 TEXAS, A DISTANCE OF 1321.99 FEET TO A POINT FOR THE NORTHWEST  
24 CORNER OF SAID TRACT 2;  
25 THENCE, SOUTH 00 DEGREES 03 MINUTES 53 SECONDS WEST, ALONG THE WEST  
26 LINE OF SAID TRACT 2, PASSING AT A DISTANCE OF 6.30 FEET A 1/2 INCH  
27 IRON ROD FOUND FOR THE NORTHEAST CORNER OF AFORESAID 71.177 ACRE

1 TRACT, CONTINUING ALONG AN EAST LINE OF SAID 71.177 ACRE TRACT, AND  
2 THE COMMON WEST LINE OF SAID TRACT 2, AND ALONG THE APPROXIMATE  
3 CENTER LINE OF COUNTY ROAD NO. 1061 (A VARIABLE WIDTH PRESCRIPTIVE  
4 RIGHT-OF-WAY), PASSING AT A DISTANCE OF 658.46 FEET TO A 5/8 INCH  
5 IRON WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR A  
6 SOUTHEAST CORNER OF SAID 71.177 ACRE TRACT, CONTINUING OVER AND  
7 ACROSS A REMAINDER OF A CALLED 71.734 ACRE TRACT OF LAND CONVEYED  
8 TO JAMES LAMM, AS RECORDED IN VOLUME 981, PAGE 434, DEED RECORDS,  
9 HUNT COUNTY, TEXAS, IN ALL A TOTAL DISTANCE OF 781.06 FEET TO A  
10 POINT FOR THE SOUTHEAST CORNER OF SAID 71.734 ACRE TRACT;  
11 THENCE, SOUTH 88 DEGREES 18 MINUTES 27 SECONDS WEST, CONTINUING  
12 OVER AND ACROSS SAID 71.734 ACRE TRACT, A DISTANCE OF 273.07 FEET TO  
13 A 1/2 INCH IRON ROD FOUND FOR CORNER ON AN EAST LINE OF SAID 71.177  
14 ACRE TRACT AND THE COMMON WEST LINE OF A 5.535 ACRE TRACT OF LAND  
15 CONVEYED TO TOMMY L. MANLEY, AS RECORDED IN VOLUME 1290, PAGE 184,  
16 OFFICIAL RECORDS, HUNT COUNTY, TEXAS;  
17 THENCE, SOUTH 00 DEGREES 32 MINUTES 09 SECONDS EAST, ALONG AN EAST  
18 LINE OF SAID 177.177 ACRE TRACT AND THE COMMON WEST LINE OF SAID  
19 5.535 ACRE TRACT, A DISTANCE OF 377.78 FEET TO A 5/8 INCH IRON WITH A  
20 YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE SOUTHEAST  
21 CORNER OF SAID 71.177 ACRE TRACT AND THE NORTHEAST CORNER OF A  
22 19.999 ACRE TRACT OF LAND CONVEYED AS "SECOND TRACT" TO TOMMY L.  
23 MANLEY, AS RECORDED IN VOLUME 891, PAGE 794, OFFICIAL RECORDS, HUNT  
24 COUNTY, TEXAS;  
25 THENCE, SOUTH 89 DEGREES 38 MINUTES 29 SECONDS WEST, ALONG THE SOUTH  
26 LINE OF SAID 71.177 ACRE TRACT AND THE COMMON NORTH LINE OF SAID  
27 19.999 ACRE TRACT, A DISTANCE OF 1031.57 FEET TO A 1/2 INCH IRON ROD



1 FOUND FOR THE NORTHEAST CORNER OF AFORESAID 30.000 ACRE PICKETT  
2 TRACT AND THE COMMON NORTHWEST CORNER OF SAID 19.999 ACRE TRACT;  
3 THENCE, SOUTH 00 DEGREES 29 MINUTES 16 SECONDS EAST, ALONG THE EAST  
4 LINE OF SAID 30.000 ACRE PICKETT TRACT AND THE COMMON WEST LINE OF  
5 SAID 19.999 ACRE TRACT, PASSING AT A DISTANCE OF 865.72 FEET THE  
6 SOUTHWEST CORNER OF SAID 19.999 ACRE TRACT AND THE COMMON NORTHWEST  
7 CORNER OF 84.296 ACRE TRACT OF LAND CONVEYED TO JOHN RANDALL COOPER,  
8 JOE G. COOPER, JOHN S. COOPER, AND THOMAS E. COOPER, AS RECORDED IN  
9 VOLUME 541, PAGE 42, OFFICIAL RECORDS, HUNT COUNTY, TEXAS, AND  
10 CONTINUING ALONG THE EAST LINE OF SAID 30.000 ACRE PICKETT TRACT AND  
11 THE COMMON WEST LINE OF SAID 84.296 ACRE TRACT, IN ALL A TOTAL  
12 DISTANCE OF 917.05 FEET TO A 1/2 INCH IRON ROD FOUND FOR A SOUTHEAST  
13 CORNER OF SAID 30.000 ACRE PICKETT TRACT AND A NORTHEAST CORNER OF A  
14 REMAINDER OF 53.351 ACRE TRACT OF LAND CONVEYED TO W.G. MCNATT, AS  
15 RECORDED IN VOLUME 506, PAGE 568, DEED RECORDS, HUNT COUNTY, TEXAS;  
16 THENCE, SOUTH 89 DEGREES 32 MINUTES 19 SECONDS WEST, ALONG A SOUTH  
17 LINE OF SAID 30.000 ACRE PICKETT TRACT AND THE COMMON NORTH LINE OF  
18 SAID 53.351 ACRE TRACT, PASSING AT A DISTANCE OF 306.01 FEET A 5/8  
19 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET  
20 FOR A 25 FOOT OFFSET OF BRIAR CREEK, AND CONTINUING IN ALL A TOTAL  
21 DISTANCE OF 331.01 FEET TO A POINT FOR CORNER BEING ON THE  
22 APPROXIMATE CENTER LINE OF SAID BRIAR CREEK;  
23 THENCE, ALONG THE EAST LINE OF AFORESAID 41.562 ACRE PICKETT TRACT  
24 AND THE COMMON WEST LINE OF SAID 53.351 ACRE TRACT, AND ALONG THE  
25 APPROXIMATE CENTERLINE OF BRIAR CREEK, THE FOLLOWING COURSES AND  
26 DISTANCES:

27 SOUTH 59 DEGREES 51 MINUTES 41 SECONDS WEST, A DISTANCE OF

1 36.32 FEET TO A POINT FOR CORNER;  
2 SOUTH 43 DEGREES 45 MINUTES 27 SECONDS WEST, A DISTANCE OF  
3 34.44 FEET TO A POINT FOR CORNER;  
4 SOUTH 08 DEGREES 39 MINUTES 46 SECONDS EAST, A DISTANCE OF  
5 40.56 FEET TO A POINT FOR CORNER;  
6 SOUTH 00 DEGREES 12 MINUTES 36 SECONDS WEST, A DISTANCE OF  
7 107.91 FEET TO A POINT FOR CORNER;  
8 SOUTH 13 DEGREES 08 MINUTES 39 SECONDS WEST, A DISTANCE OF  
9 42.29 FEET TO A POINT FOR CORNER;  
10 SOUTH 01 DEGREES 41 MINUTES 29 SECONDS WEST, A DISTANCE OF  
11 49.28 FEET TO A POINT FOR CORNER;  
12 SOUTH 06 DEGREES 48 MINUTES 54 SECONDS EAST, A DISTANCE OF  
13 116.15 FEET TO A POINT FOR CORNER;  
14 SOUTH 00 DEGREES 04 MINUTES 17 SECONDS EAST, A DISTANCE OF  
15 27.87 FEET TO A POINT FOR CORNER;  
16 SOUTH 07 DEGREES 55 MINUTES 23 SECONDS EAST, A DISTANCE OF  
17 90.52 FEET TO A POINT FOR CORNER;  
18 SOUTH 03 DEGREES 27 MINUTES 17 SECONDS WEST, A DISTANCE OF  
19 39.78 FEET TO A POINT FOR CORNER;  
20 SOUTH 30 DEGREES 20 MINUTES 01 SECONDS WEST, A DISTANCE OF  
21 35.81 FEET TO A POINT FOR CORNER;  
22 SOUTH 01 DEGREES 29 MINUTES 33 SECONDS WEST, A DISTANCE OF  
23 86.37 FEET TO A POINT FOR CORNER;  
24 SOUTH 09 DEGREES 16 MINUTES 14 SECONDS EAST, A DISTANCE OF  
25 46.31 FEET TO A POINT FOR CORNER;  
26 SOUTH 05 DEGREES 53 MINUTES 35 SECONDS EAST, A DISTANCE OF  
27 136.91 FEET TO A POINT FOR CORNER;

1 SOUTH 08 DEGREES 28 MINUTES 25 SECONDS WEST, A DISTANCE OF  
2 84.67 FEET TO A POINT FOR CORNER;  
3 SOUTH 07 DEGREES 49 MINUTES 52 SECONDS EAST, A DISTANCE OF  
4 26.80 FEET TO A POINT FOR CORNER;  
5 SOUTH 09 DEGREES 08 MINUTES 50 SECONDS EAST, A DISTANCE OF  
6 91.47 FEET TO A POINT FOR CORNER;  
7 SOUTH 06 DEGREES 24 MINUTES 04 SECONDS EAST, A DISTANCE OF  
8 52.11 FEET TO A POINT FOR CORNER;  
9 SOUTH 02 DEGREES 31 MINUTES 18 SECONDS WEST, A DISTANCE OF  
10 62.07 FEET TO A POINT FOR CORNER;  
11 SOUTH 03 DEGREES 21 MINUTES 40 SECONDS EAST, A DISTANCE OF  
12 150.58 FEET TO A POINT FOR CORNER;  
13 SOUTH 11 DEGREES 04 MINUTES 07 SECONDS WEST, A DISTANCE OF  
14 28.98 FEET TO A POINT FOR CORNER;  
15 SOUTH 15 DEGREES 12 MINUTES 45 SECONDS WEST, A DISTANCE OF  
16 9.50 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 41.562  
17 ACRE PICKETT TRACT, SAID POINT BEING ON THE APPROXIMATE  
18 CENTER LINE OF HUNT COUNTY ROAD NO. 1057, (A VARIABLE WIDTH  
19 PRESCRIPTIVE RIGHT-OF-WAY);  
20 THENCE, SOUTH 89 DEGREES 26 MINUTES 39 SECONDS WEST, ALONG THE SOUTH  
21 LINE OF SAID 41.562 ACRE PICKETT TRACT AND WITH THE APPROXIMATE  
22 CENTERLINE OF SAID HUNT COUNTY ROAD NO. 1057, A DISTANCE OF 37.92  
23 FEET TO A POINT FOR CORNER;  
24 THENCE, SOUTH 10 DEGREES 58 MINUTES 46 SECONDS EAST, OVER AND ACROSS  
25 SAID HUNT COUNTY ROAD NO. 1057, PASSING AT A DISTANCE OF 18.09 FEET  
26 A 1/2 INCH IRON ROD FOUND FOR A NORTHEAST CORNER OF AFORESAID  
27 829.635 ACRE TRACT AND THE NORTHWEST CORNER OF A 119.988 ACRE TRACT

1 OF LAND CONVEYED TO JAN C. MORGAN, CHRISTIAN A. COOPER AND MARK E.  
2 COOPER, AS RECORDED IN VOLUME 908, PAGE 680, DEED RECORDS, HUNT  
3 COUNTY, TEXAS, CONTINUING ALONG AN EAST LINE OF SAID 829.635 ACRE  
4 TRACT AND THE COMMON WEST LINE OF SAID 119.988 ACRE TRACT, IN ALL A  
5 TOTAL DISTANCE OF 1905.02 FEET TO A 1/2 INCH IRON ROD FOUND FOR  
6 CORNER AN INTERIOR ELL CORNER OF SAID 829.635 ACRE TRACT AND THE  
7 SOUTHWEST CORNER OF SAID 119.988 ACRE TRACT;

8 THENCE, NORTH 89 DEGREES 46 MINUTES 06 SECONDS EAST, ALONG A NORTH  
9 LINE OF SAID 829.635 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID  
10 119.988 ACRE TRACT, PASSING AT A DISTANCE OF 2171.15 FEET A 1/2 INCH  
11 IRON ROD FOUND FOR WITNESS, CONTINUING IN ALL A TOTAL DISTANCE OF  
12 2194.88 FEET TO A 1/2 INCH IRON ROD FOUND FOR A NORTHEAST CORNER OF  
13 SAID 829.635 ACRE TRACT, AND BEING IN THE APPROXIMATE CENTERLINE OF  
14 HUNT COUNTY ROAD NO. 1064 (A VARIABLE WIDTH PRESCRIPTIVE  
15 RIGHT-OF-WAY);

16 THENCE, ALONG THE EAST LINE OF SAID 829.635 ACRE TRACT AND WITH THE  
17 APPROXIMATE CENTER LINE OF SAID HUNT COUNTY ROAD NO. 1064, THE  
18 FOLLOWING COURSES AND DISTANCES:

19 SOUTH 00 DEGREES 27 MINUTES 14 SECONDS EAST, A DISTANCE OF  
20 2708.36 FEET TO A POINT FOR CORNER;

21 SOUTH 00 DEGREES 03 MINUTES 14 SECONDS EAST, A DISTANCE OF  
22 2332.91 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID  
23 829.635 ACRE TRACT, BEING ON THE NORTH RIGHT-OF-WAY OF KANSAS  
24 CITY SOUTHERN RAILROAD (A 100' RIGHT-OF-WAY), FROM WHICH A  
25 1/2 INCH CAPPED IRON ROD FOUND BEARS, SOUTH 00 DEGREES 04  
26 MINUTES 02 SECONDS EAST, A DISTANCE OF 0.89 FEET AND 1/2 INCH  
27 CAPPED IRON ROD FOUND FOR WITNESS BEARS, NORTH 86 DEGREES 41

1           MINUTES 52 SECONDS WEST, A DISTANCE OF 20.41 FEET;  
2   THENCE, NORTH 84 DEGREES 05 MINUTES 43 SECONDS WEST, ALONG THE SOUTH  
3   LINE OF SAID 829.635 ACRE TRACT AND THE COMMON NORTH RIGHT-OF-WAY  
4   LINE OF SAID KANSAS CITY SOUTHERN RAILROAD, A DISTANCE OF 1626.28  
5   FEET TO A POINT FOR CORNER IN THE APPROXIMATE CENTERLINE OF EAST  
6   CADDO CREEK, FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND BEARS,  
7   SOUTH 83 DEGREES 33 MINUTES 20 SECONDS EAST, A DISTANCE OF 25.34  
8   FEET;  
9   THENCE, ALONG THE SOUTH LINE OF SAID 829.635 ACRE TRACT AND ALONG  
10  THE APPROXIMATE CENTERLINE OF SAID EAST CADDO CREEK, THE FOLLOWING  
11  COURSES AND DISTANCES:  
12           NORTH 39 DEGREES 38 MINUTES 11 SECONDS WEST, A DISTANCE OF  
13           11.69 FEET TO A POINT FOR CORNER;  
14           NORTH 48 DEGREES 01 MINUTES 48 SECONDS WEST, A DISTANCE OF  
15           27.72 FEET TO A POINT FOR CORNER;  
16           NORTH 42 DEGREES 24 MINUTES 43 SECONDS WEST, A DISTANCE OF  
17           26.99 FEET TO A POINT FOR CORNER;  
18           NORTH 33 DEGREES 41 MINUTES 23 SECONDS WEST, A DISTANCE OF  
19           47.22 FEET TO A POINT FOR CORNER;  
20           NORTH 49 DEGREES 57 MINUTES 15 SECONDS WEST, A DISTANCE OF  
21           60.41 FEET TO A POINT FOR CORNER;  
22           NORTH 67 DEGREES 40 MINUTES 57 SECONDS WEST, A DISTANCE OF  
23           43.94 FEET TO A POINT FOR CORNER;  
24           NORTH 52 DEGREES 48 MINUTES 04 SECONDS WEST, A DISTANCE OF  
25           74.31 FEET TO A POINT FOR CORNER;  
26           SOUTH 56 DEGREES 01 MINUTES 56 SECONDS WEST, A DISTANCE OF  
27           55.51 FEET TO A POINT FOR CORNER;

1 NORTH 76 DEGREES 12 MINUTES 55 SECONDS WEST, A DISTANCE OF  
2 24.91 FEET TO A POINT FOR CORNER;  
3 NORTH 34 DEGREES 05 MINUTES 29 SECONDS WEST, A DISTANCE OF  
4 33.59 FEET TO A POINT FOR CORNER;  
5 NORTH 49 DEGREES 09 MINUTES 27 SECONDS WEST, A DISTANCE OF  
6 32.85 FEET TO A POINT FOR CORNER;  
7 NORTH 58 DEGREES 13 MINUTES 14 SECONDS WEST, A DISTANCE OF  
8 42.71 FEET TO A POINT FOR CORNER;  
9 NORTH 51 DEGREES 42 MINUTES 35 SECONDS WEST, A DISTANCE OF  
10 21.22 FEET TO A POINT FOR CORNER;  
11 NORTH 38 DEGREES 57 MINUTES 36 SECONDS WEST, A DISTANCE OF  
12 29.55 FEET TO A POINT FOR CORNER;  
13 NORTH 16 DEGREES 51 MINUTES 31 SECONDS WEST, A DISTANCE OF  
14 69.18 FEET TO A POINT FOR CORNER;  
15 NORTH 67 DEGREES 13 MINUTES 59 SECONDS WEST, A DISTANCE OF  
16 29.78 FEET TO A POINT FOR CORNER;  
17 NORTH 87 DEGREES 23 MINUTES 44 SECONDS WEST, A DISTANCE OF  
18 75.97 FEET TO A POINT FOR CORNER;  
19 NORTH 56 DEGREES 54 MINUTES 08 SECONDS WEST, A DISTANCE OF  
20 41.83 FEET TO A POINT FOR CORNER;  
21 NORTH 27 DEGREES 26 MINUTES 04 SECONDS WEST, A DISTANCE OF  
22 17.08 FEET TO A POINT FOR CORNER;  
23 NORTH 07 DEGREES 24 MINUTES 41 SECONDS WEST, A DISTANCE OF  
24 15.00 FEET TO A POINT FOR CORNER;  
25 NORTH 31 DEGREES 33 MINUTES 02 SECONDS EAST, A DISTANCE OF  
26 66.75 FEET TO A POINT FOR CORNER;  
27 NORTH 40 DEGREES 30 MINUTES 16 SECONDS WEST, A DISTANCE OF

1           22.11 FEET TO A POINT FOR CORNER;  
2           NORTH 89 DEGREES 18 MINUTES 44 SECONDS WEST, A DISTANCE OF  
3           40.53 FEET TO A POINT FOR CORNER;  
4           NORTH 59 DEGREES 53 MINUTES 46 SECONDS WEST, A DISTANCE OF  
5           26.70 FEET TO A POINT FOR CORNER;  
6           NORTH 41 DEGREES 19 MINUTES 43 SECONDS WEST, A DISTANCE OF  
7           19.93 FEET TO A POINT FOR CORNER;  
8           NORTH 24 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF  
9           15.25 FEET TO A POINT FOR CORNER;  
10          NORTH 54 DEGREES 28 MINUTES 35 SECONDS EAST, A DISTANCE OF  
11          30.17 FEET TO A POINT FOR CORNER;  
12          NORTH 45 DEGREES 05 MINUTES 08 SECONDS EAST, A DISTANCE OF  
13          17.94 FEET TO A POINT FOR CORNER;  
14          NORTH 08 DEGREES 15 MINUTES 10 SECONDS EAST, A DISTANCE OF  
15          42.47 FEET TO A POINT FOR CORNER;  
16          NORTH 24 DEGREES 06 MINUTES 40 SECONDS WEST, A DISTANCE OF  
17          11.22 FEET TO A POINT FOR CORNER;  
18          NORTH 65 DEGREES 13 MINUTES 25 SECONDS WEST, A DISTANCE OF  
19          13.65 FEET TO A POINT FOR CORNER;  
20          NORTH 80 DEGREES 18 MINUTES 50 SECONDS WEST, A DISTANCE OF  
21          22.82 FEET TO A POINT FOR CORNER;  
22          SOUTH 89 DEGREES 44 MINUTES 41 SECONDS WEST, A DISTANCE OF  
23          4.48 FEET TO A POINT FOR CORNER;  
24    THENCE, NORTH 01 DEGREES 24 MINUTES 46 SECONDS WEST, ALONG A WEST  
25    LINE OF SAID 829.635 ACRE TRACT, PASSING AT A DISTANCE OF 25.54 FEET  
26    A 1/2 INCH CAPPED IRON ROD FOUND, CONTINUING IN ALL A TOTAL DISTANCE  
27    OF 1024.73 FEET, A 1/2 INCH CAPPED IRON ROD FOUND FOR AN INTERIOR

1 ELL CORNER OF SAID 829.635 ACRE TRACT;  
2 THENCE, SOUTH 88 DEGREES 53 MINUTES 22 SECONDS WEST, ALONG THE SOUTH  
3 LINE OF SAID 829.635 ACRE TRACT, PASSING AT A DISTANCE OF 858.52  
4 FEET, A 1/2 INCH CAPPED IRON ROD FOUND, CONTINUING IN ALL A TOTAL  
5 DISTANCE OF 914.50 FEET TO A POINT FOR CORNER IN THE APPROXIMATE  
6 CENTERLINE OF AFORESAID EAST CADDO CREEK;  
7 THENCE, ALONG THE SOUTH LINE OF SAID 829.635 ACRE TRACT AND ALONG  
8 THE APPROXIMATE CENTERLINE OF SAID EAST CADDO CREEK, THE FOLLOWING  
9 COURSES AND DISTANCES:  
10 NORTH 32 DEGREES 42 MINUTES 15 SECONDS EAST, A DISTANCE OF  
11 20.10 FEET TO A POINT FOR CORNER;  
12 NORTH 64 DEGREES 06 MINUTES 05 SECONDS EAST, A DISTANCE OF  
13 34.97 FEET TO A POINT FOR CORNER;  
14 NORTH 33 DEGREES 30 MINUTES 05 SECONDS EAST, A DISTANCE OF  
15 21.58 FEET TO A POINT FOR CORNER;  
16 NORTH 04 DEGREES 23 MINUTES 16 SECONDS WEST, A DISTANCE OF  
17 20.43 FEET TO A POINT FOR CORNER;  
18 NORTH 23 DEGREES 59 MINUTES 15 SECONDS WEST, A DISTANCE OF  
19 28.47 FEET TO A POINT FOR CORNER;  
20 NORTH 69 DEGREES 32 MINUTES 05 SECONDS WEST, A DISTANCE OF  
21 37.40 FEET TO A POINT FOR CORNER;  
22 NORTH 59 DEGREES 06 MINUTES 41 SECONDS WEST, A DISTANCE OF  
23 53.90 FEET TO A POINT FOR CORNER;  
24 NORTH 43 DEGREES 07 MINUTES 34 SECONDS WEST, A DISTANCE OF  
25 30.77 FEET TO A POINT FOR CORNER;  
26 NORTH 16 DEGREES 49 MINUTES 06 SECONDS WEST, A DISTANCE OF  
27 15.98 FEET TO A POINT FOR CORNER;



1 SOUTH 85 DEGREES 39 MINUTES 54 SECONDS WEST, A DISTANCE OF  
2 16.69 FEET TO A POINT FOR CORNER;  
3 SOUTH 76 DEGREES 21 MINUTES 35 SECONDS WEST, A DISTANCE OF  
4 18.08 FEET TO A POINT FOR CORNER;  
5 NORTH 82 DEGREES 23 MINUTES 17 SECONDS WEST, A DISTANCE OF  
6 15.67 FEET TO A POINT FOR CORNER;  
7 SOUTH 65 DEGREES 12 MINUTES 47 SECONDS WEST, A DISTANCE OF  
8 23.32 FEET TO A POINT FOR CORNER;  
9 SOUTH 25 DEGREES 25 MINUTES 43 SECONDS WEST, A DISTANCE OF  
10 18.58 FEET TO A POINT FOR CORNER;  
11 SOUTH 04 DEGREES 04 MINUTES 20 SECONDS WEST, A DISTANCE OF  
12 14.39 FEET TO A POINT FOR CORNER;  
13 SOUTH 27 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF  
14 12.05 FEET TO A POINT FOR CORNER;  
15 SOUTH 11 DEGREES 59 MINUTES 02 SECONDS EAST, A DISTANCE OF  
16 45.59 FEET TO A POINT FOR CORNER;  
17 SOUTH 03 DEGREES 50 MINUTES 31 SECONDS WEST, A DISTANCE OF  
18 45.56 FEET TO A POINT FOR CORNER;  
19 SOUTH 08 DEGREES 27 MINUTES 37 SECONDS EAST, A DISTANCE OF  
20 20.59 FEET TO A POINT FOR CORNER;  
21 SOUTH 14 DEGREES 10 MINUTES 14 SECONDS WEST, A DISTANCE OF  
22 10.46 FEET TO A POINT FOR CORNER;  
23 SOUTH 50 DEGREES 42 MINUTES 27 SECONDS WEST, A DISTANCE OF  
24 11.73 FEET TO A POINT FOR CORNER;  
25 NORTH 89 DEGREES 21 MINUTES 04 SECONDS WEST, A DISTANCE OF  
26 12.16 FEET TO A POINT FOR CORNER;  
27 NORTH 71 DEGREES 21 MINUTES 52 SECONDS WEST, A DISTANCE OF

1 29.42 FEET TO A POINT FOR CORNER;  
2 NORTH 75 DEGREES 57 MINUTES 57 SECONDS WEST, A DISTANCE OF  
3 35.31 FEET TO A POINT FOR CORNER;  
4 NORTH 50 DEGREES 13 MINUTES 47 SECONDS WEST, A DISTANCE OF  
5 30.02 FEET TO A POINT FOR CORNER;  
6 NORTH 09 DEGREES 33 MINUTES 41 SECONDS WEST, A DISTANCE OF  
7 30.97 FEET TO A POINT FOR CORNER;  
8 NORTH 20 DEGREES 10 MINUTES 17 SECONDS WEST, A DISTANCE OF  
9 30.58 FEET TO A POINT FOR CORNER;  
10 NORTH 34 DEGREES 07 MINUTES 43 SECONDS WEST, A DISTANCE OF  
11 83.05 FEET TO A POINT FOR CORNER;  
12 NORTH 73 DEGREES 00 MINUTES 39 SECONDS WEST, A DISTANCE OF  
13 10.29 FEET TO A POINT FOR CORNER;  
14 NORTH 32 DEGREES 53 MINUTES 40 SECONDS WEST, A DISTANCE OF  
15 46.35 FEET TO A POINT FOR CORNER;  
16 NORTH 42 DEGREES 09 MINUTES 43 SECONDS WEST, A DISTANCE OF  
17 18.54 FEET TO A POINT FOR CORNER;  
18 NORTH 69 DEGREES 46 MINUTES 51 SECONDS WEST, A DISTANCE OF  
19 27.20 FEET TO A POINT FOR CORNER;  
20 SOUTH 83 DEGREES 22 MINUTES 43 SECONDS WEST, A DISTANCE OF  
21 22.51 FEET TO A POINT FOR CORNER;  
22 SOUTH 64 DEGREES 30 MINUTES 57 SECONDS WEST, A DISTANCE OF  
23 20.44 FEET TO A POINT FOR CORNER;  
24 SOUTH 27 DEGREES 29 MINUTES 26 SECONDS WEST, A DISTANCE OF  
25 36.96 FEET TO A POINT FOR CORNER;  
26 SOUTH 40 DEGREES 19 MINUTES 38 SECONDS WEST, A DISTANCE OF  
27 38.88 FEET TO A POINT FOR CORNER;

1 SOUTH 26 DEGREES 37 MINUTES 05 SECONDS WEST, A DISTANCE OF  
2 33.90 FEET TO A POINT FOR CORNER;  
3 SOUTH 44 DEGREES 38 MINUTES 03 SECONDS WEST, A DISTANCE OF  
4 13.16 FEET TO A POINT FOR CORNER;  
5 SOUTH 86 DEGREES 32 MINUTES 11 SECONDS WEST, A DISTANCE OF  
6 38.52 FEET TO A POINT FOR CORNER;  
7 NORTH 68 DEGREES 33 MINUTES 11 SECONDS WEST, A DISTANCE OF  
8 21.22 FEET TO A POINT FOR CORNER;  
9 NORTH 56 DEGREES 34 MINUTES 13 SECONDS WEST, A DISTANCE OF  
10 32.71 FEET TO A POINT FOR CORNER;  
11 NORTH 51 DEGREES 13 MINUTES 35 SECONDS WEST, A DISTANCE OF  
12 43.49 FEET TO A POINT FOR CORNER;  
13 NORTH 21 DEGREES 19 MINUTES 29 SECONDS WEST, A DISTANCE OF  
14 25.76 FEET TO A POINT FOR CORNER;  
15 NORTH 00 DEGREES 28 MINUTES 27 SECONDS EAST, A DISTANCE OF  
16 31.48 FEET TO A POINT FOR CORNER;  
17 NORTH 11 DEGREES 53 MINUTES 02 SECONDS EAST, A DISTANCE OF  
18 3.44 FEET TO A POINT FOR CORNER;  
19 THENCE, NORTH 86 DEGREES 16 MINUTES 58 SECONDS WEST, CONTINUING  
20 ALONG THE SOUTH LINE OF SAID 829.635 ACRE TRACT, PASSING AT A  
21 DISTANCE OF 22.16 FEET, A 1/2 INCH CAPPED IRON ROD FOUND FOR  
22 WITNESS, CONTINUING IN ALL A TOTAL DISTANCE A DISTANCE OF 214.57  
23 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR CORNER ON THE NORTH  
24 RIGHT-OF-WAY OF HUNT COUNTY ROAD NO. 1065;  
25 THENCE, NORTH 89 DEGREES 28 MINUTES 19 SECONDS WEST, CONTINUING  
26 ALONG THE SOUTH LINE OF SAID 829.635 ACRE TRACT AND THE COMMON NORTH  
27 RIGHT-OF-WAY LINE OF SAID HUNT COUNTY ROAD NO. 1065, PASSING AT A

1 DISTANCE OF 2465.01 FEET, A 1/2 INCH CAPPED IRON ROD FOUND FOR  
2 WITNESS, CONTINUING IN ALL A TOTAL DISTANCE OF 2605.22 FEET TO A  
3 POINT FOR CORNER ON THE EAST LINE OF AFORESAID 51.548 ACRE TRACT,  
4 FROM WHICH A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
5 "CARTER BURGESS" SET FOR THE NORTHEAST CORNER OF SAID 51.548 ACRE  
6 TRACT BEARS, NORTH 01 DEGREES 01 MINUTES 03 SECONDS WEST, A DISTANCE  
7 OF 98.80 FEET;

8 THENCE, SOUTH 01 DEGREES 01 MINUTES 03 SECONDS EAST, ALONG THE EAST  
9 LINE OF SAID 51.548 ACRE TRACT, A DISTANCE OF 1360.94 FEET TO A  
10 POINT FOR THE SOUTHEAST CORNER OF SAID 51.548 ACRE TRACT AND BEING  
11 ON THE NORTH RIGHT-OF-WAY LINE OF AFORESAID KANSAS CITY SOUTHERN  
12 RAILROAD, FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND BEARS, SOUTH  
13 01 DEGREES 01 MINUTES 03 SECONDS EAST, A DISTANCE OF 0.27 FEET;

14 THENCE, NORTH 84 DEGREES 05 MINUTES 43 SECONDS WEST, ALONG THE SOUTH  
15 LINE OF SAID 51.548 ACRE TRACT AND THE COMMON NORTH RIGHT-OF-WAY OF  
16 SAID KANSAS CITY SOUTHERN RAILROAD, A DISTANCE OF 1573.55 FEET TO A  
17 CONCRETE HIGHWAY MONUMENT (BROKEN) FOUND FOR THE SOUTHWEST CORNER  
18 OF SAID 51.548 ACRE TRACT, BEING ON THE EAST RIGHT-OF-WAY LINE OF  
19 F.M. 903 (A VARIABLE WIDTH RIGHT-OF-WAY) CONVEYED AS "TRACT 1" TO  
20 THE STATE OF TEXAS, AS RECORDED IN VOLUME 496, PAGE 327, DEED  
21 RECORDS, HUNT COUNTY, TEXAS;

22 THENCE, ALONG THE WEST LINE OF SAID 51.548 ACRE TRACT AND THE COMMON  
23 EAST RIGHT-OF-WAY LINE OF SAID F.M. 903, THE FOLLOWING COURSES AND  
24 DISTANCES:

25 NORTH 00 DEGREES 27 MINUTES 39 SECONDS EAST, A DISTANCE OF  
26 1275.21 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR CORNER;

27 NORTH 52 DEGREES 10 MINUTES 40 SECONDS EAST, A DISTANCE OF

1 128.01 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR CORNER;  
2 NORTH 00 DEGREES 23 MINUTES 49 SECONDS EAST, A DISTANCE OF  
3 39.97 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR THE  
4 NORTHWEST CORNER OF SAID 51.548 ACRE TRACT, BEING IN THE  
5 APPROXIMATE CENTERLINE OF AFORESAID HUNT COUNTY ROAD NO.  
6 1065;

7 THENCE, NORTH 00 DEGREES 28 MINUTES 45 SECONDS EAST, CONTINUING  
8 ALONG THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 903, OVER AND ACROSS  
9 SAID HUNT COUNTY ROAD NO. 1065, A DISTANCE OF 17.85 FEET TO A 1/2  
10 INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF AFORESAID  
11 829.635 ACRE TRACT, BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID  
12 HUNT COUNTY ROAD NO. 1065;

13 THENCE, ALONG THE WEST LINE OF SAID 829.635 ACRE TRACT AND THE  
14 COMMON EAST RIGHT-OF-WAY LINE OF SAID F.M. 903, THE FOLLOWING  
15 COURSES AND DISTANCES:

16 NORTH 00 DEGREES 29 MINUTES 22 SECONDS WEST, A DISTANCE OF  
17 23.34 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
18 STAMPED "CARTER BURGESS" SET FOR CORNER;

19 NORTH 47 DEGREES 28 MINUTES 10 SECONDS WEST, A DISTANCE OF  
20 135.78 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
21 STAMPED "CARTER BURGESS" SET FOR CORNER;

22 NORTH 00 DEGREES 28 MINUTES 01 SECONDS EAST, A DISTANCE OF  
23 2689.93 FEET TO A 3/8 INCH IRON ROD FOUND FOR AN EXTERIOR ELL  
24 CORNER OF SAID 829.635 ACRE TRACT AND THE SOUTHWEST CORNER OF  
25 A 1.500 ACRE TRACT OF LAND CONVEYED TO GLENDA SUE LANDRUM, AS  
26 RECORDED IN VOLUME 850, PAGE 407, OFFICIAL RECORDS, HUNT  
27 COUNTY, TEXAS;

1 THENCE, SOUTH 89 DEGREES 19 MINUTES 39 SECONDS EAST, ALONG A NORTH  
2 LINE OF SAID 829.635 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID  
3 1.500 ACRE TRACT, A DISTANCE OF 260.41 FEET TO A 5/8 INCH IRON ROD  
4 WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR AN  
5 INTERIOR ELL CORNER OF SAID 829.635 ACRE TRACT AND THE SOUTHEAST  
6 CORNER OF SAID 1.500 ACRE TRACT;

7 THENCE, NORTH 00 DEGREES 39 MINUTES 31 SECONDS EAST, ALONG THE WEST  
8 LINE OF SAID 829.635 ACRE TRACT AND THE COMMON EAST LINE OF SAID  
9 1.500 ACRE TRACT, A DISTANCE OF 249.64 FEET TO A 5/8 INCH IRON ROD  
10 FOUND FOR AN INTERIOR ELL CORNER OF SAID 829.635 ACRE TRACT AND THE  
11 NORTHEAST CORNER OF SAID 1.500 ACRE TRACT;

12 THENCE, NORTH 89 DEGREES 19 MINUTES 39 SECONDS WEST, ALONG A SOUTH  
13 LINE OF SAID 829.635 ACRE TRACT AND THE COMMON NORTH LINE OF SAID  
14 1.500 ACRE TRACT, A DISTANCE OF 260.41 FEET TO A POINT FOR AN  
15 EXTERIOR ELL CORNER OF SAID 829.635 ACRE TRACT AND THE NORTHWEST  
16 CORNER OF SAID 1.500 ACRE TRACT, SAID POINT BEING ON THE EAST  
17 RIGHT-OF-WAY LINE OF AFORESAID F.M. 903;

18 THENCE, NORTH 00 DEGREES 26 MINUTES 44 SECONDS EAST, ALONG THE WEST  
19 LINE OF SAID 829.635 ACRE TRACT AND THE COMMON EAST RIGHT-OF-WAY  
20 LINE OF SAID F.M. 903, A DISTANCE OF 753.66 FEET TO A 5/8 INCH IRON  
21 ROD FOUND FOR THE NORTHWEST CORNER OF SAID 829.635 ACRE TRACT AND  
22 THE SOUTHWEST CORNER OF AFORESAID 96.166 ACRE TRACT;

23 THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 903, THE  
24 FOLLOWING COURSES AND DISTANCES:

25 NORTH 00 DEGREES 26 MINUTES 58 SECONDS EAST, ALONG THE WEST  
26 LINE OF SAID 96.166 ACRE TRACT, A DISTANCE OF 639.66 FEET TO A  
27 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER

1           BURGESS" SET FOR CORNER;  
2           NORTH 00 DEGREES 13 MINUTES 02 SECONDS WEST, CONTINUING ALONG  
3           THE WEST LINE OF SAID 96.166 ACRE TRACT, PASSING AT A DISTANCE  
4           OF 725.62 FEET, A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST  
5           CORNER OF SAID 96.166 ACRE TRACT AND THE SOUTHWEST CORNER OF  
6           AFORESAID 24.973 ACRE TRACT, CONTINUING ALONG THE WEST LINE  
7           OF SAID 24.973 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 1298.17  
8           FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 24.973 ACRE  
9           TRACT AND THE SOUTHWEST CORNER OF A 10.00 ACRE TRACT OF LAND  
10          CONVEYED TO JASON BROOKS AND JENIFER BROOKS, AS RECORDED IN  
11          VOLUME 1267, PAGE 298, OFFICIAL RECORDS, HUNT COUNTY, TEXAS,  
12          FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND BEARS SOUTH 84  
13          DEGREES 46 MINUTES 14 SECONDS WEST, A DISTANCE OF 0.39 FEET;  
14          THENCE, ALONG THE NORTH LINE OF SAID 24.973 ACRE TRACT AND THE  
15          COMMON SOUTH LINE OF SAID 10.00 ACRE TRACT, THE FOLLOWING COURSES  
16          AND DISTANCES:

17                NORTH 87 DEGREES 37 MINUTES 55 SECONDS EAST, A DISTANCE OF  
18                421.99 FEET TO A FENCE CORNER FOUND FOR CORNER;

19                SOUTH 29 DEGREES 14 MINUTES 49 SECONDS EAST, A DISTANCE OF  
20                54.38 FEET TO A FENCE CORNER FOUND FOR CORNER;

21                NORTH 88 DEGREES 06 MINUTES 03 SECONDS EAST, A DISTANCE OF  
22                123.18 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP  
23                STAMPED "CARTER BURGESS" SET FOR CORNER;

24                NORTH 82 DEGREES 16 MINUTES 58 SECONDS EAST, A DISTANCE OF  
25                249.36 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR THE  
26                SOUTHEAST CORNER OF SAID 10.00 ACRE TRACT AND A SOUTHWEST  
27                CORNER OF AFORESAID 15.000 ACRE MAYABB TRACT;

1 THENCE, NORTH 20 DEGREES 19 MINUTES 00 SECONDS WEST, ALONG THE WEST  
2 LINE OF SAID 15.000 ACRE MAYABB TRACT AND THE COMMON EAST LINE OF  
3 SAID 10.00 ACRE TRACT, A DISTANCE OF 670.02 FEET TO A 1/2 INCH  
4 CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 10.00 ACRE  
5 TRACT AND THE NORTHEAST CORNER OF SAID 15.000 ACRE MAYABB TRACT AND  
6 BEING IN THE APPROXIMATE CENTERLINE OF SAID HUNT COUNTY ROAD NO.  
7 1062 (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY) AND BEING ON THE  
8 SOUTH LINE OF A 131.1 ACRE TRACT OF LAND CONVEYED TO J.B. MCNATT AND  
9 WIFE, ELIZABETH MCNATT, AS RECORDED IN VOLUME 604, PAGE 138,  
10 OFFICIAL RECORDS, HUNT COUNTY, TEXAS

11 THENCE, ALONG THE NORTH LINE OF SAID 15.000 ACRE MAYABB TRACT AND  
12 THE COMMON SOUTH LINE OF SAID 131.1 ACRE TRACT AND THE COMMON SOUTH  
13 LINE OF A 15.51 ACRE TRACT OF LAND CONVEYED TO BARRY TIPPER MCNATT  
14 AND WIFE, CINDY GAYE MCNATT, AS RECORDED IN VOLUME 474, PAGE 681,  
15 OFFICIAL RECORDS, HUNT COUNTY, TEXAS AND THE COMMON SOUTH LINE OF A  
16 REMAINDER OF A CALLED 99.682 ACRE TRACT OF LAND CONVEYED TO BARRY  
17 TIPPER MCNATT, AS RECORDED IN VOLUME 426, PAGE 111, OFFICIAL  
18 RECORDS, HUNT COUNTY, TEXAS AND THE APPROXIMATE CENTERLINE OF SAID  
19 HUNT COUNTY ROAD NO. 1062, THE FOLLOWING COURSES AND DISTANCES:

20 NORTH 89 DEGREES 15 MINUTES 59 SECONDS EAST, A DISTANCE OF  
21 281.76 FEET TO A POINT FOR CORNER;

22 NORTH 87 DEGREES 16 MINUTES 25 SECONDS EAST, A DISTANCE OF  
23 338.48 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR CORNER;

24 SOUTH 86 DEGREES 29 MINUTES 35 SECONDS EAST, A DISTANCE OF  
25 296.28 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR CORNER;

26 NORTH 89 DEGREES 52 MINUTES 34 SECONDS EAST, A DISTANCE OF  
27 295.25 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR THE



1           NORTHEAST CORNER OF SAID 15.000 ACRE MAYABB TRACT AND THE  
2           NORTHWEST CORNER OF AFORESAID 95.781 ACRE MAYABB TRACT;  
3    THENCE, NORTH 89 DEGREES 38 MINUTES 00 SECONDS EAST, ALONG THE NORTH  
4    LINE OF SAID 95.781 ACRE MAYABB TRACT AND THE COMMON SOUTH LINE OF  
5    LEGACY PARK ESTATES, AN ADDITION TO HUNT COUNTY, AS RECORDED IN  
6    CABINET E, PAGE 223, PLAT RECORDS, HUNT COUNTY, TEXAS, A DISTANCE OF  
7    2535.62 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR THE NORTHEAST  
8    CORNER OF SAID 95.781 ACRE MAYABB TRACT AND BEING ON THE WEST LINE  
9    OF AFORESAID 30.000 ACRE PICKETT TRACT AND BEING THE SOUTHEAST  
10   CORNER OF SAID LEGACY PARK ESTATES AND BEING AT THE INTERSECTION OF  
11   THE APPROXIMATE CENTERLINE OF AFORESAID HUNT COUNTY ROAD NO. 1057  
12   AND THE APPROXIMATE CENTERLINE OF SAID HUNT COUNTY ROAD NO. 1062;  
13   THENCE, NORTH 00 DEGREES 39 MINUTES 15 SECONDS WEST, ALONG THE WEST  
14   LINE OF SAID 30.000 ACRE PICKETT TRACT, THE COMMON EAST LINE OF SAID  
15   LEGACY PARK ESTATES AND WITH THE APPROXIMATE CENTERLINE OF SAID  
16   HUNT COUNTY ROAD NO. 1057, A DISTANCE OF 501.72 FEET TO A 1/2 INCH  
17   IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 30.000 ACRE PICKETT  
18   TRACT AND THE SOUTHWEST CORNER OF AFORESAID 71.177 ACRE TRACT;  
19   THENCE, NORTH 00 DEGREES 14 MINUTES 01 SECONDS WEST, ALONG THE WEST  
20   LINE OF SAID 71.177 ACRE TRACT, THE COMMON EAST LINE OF SAID LEGACY  
21   PARK ESTATES AND WITH THE APPROXIMATE CENTERLINE OF SAID HUNT  
22   COUNTY ROAD NO. 1057, A DISTANCE OF 1077.24 FEET TO A 1/2 INCH IRON  
23   ROD FOUND FOR THE NORTHWEST CORNER OF SAID 71.177 ACRE TRACT AND THE  
24   NORTHEAST CORNER OF SAID LEGACY PARK ESTATES, SAID POINT BEING ON  
25   THE SOUTH LINE OF AFORESAID 75.574 ACRE EUDY TRACT, SAID POINT ALSO  
26   BEING IN THE APPROXIMATE INTERSECTION OF SAID HUNT COUNTY ROAD 1057  
27   AND AFORESAID HUNT COUNTY ROAD NO. 1061;

1 THENCE, SOUTH 89 DEGREES 32 MINUTES 48 SECONDS WEST, ALONG THE SOUTH  
2 LINE OF SAID 75.574 ACRE EUDY TRACT, A DISTANCE OF 600.55 FEET TO A  
3 POINT FOR CORNER;  
4 THENCE, NORTH 01 DEGREES 20 MINUTES 36 SECONDS WEST, ALONG THE WEST  
5 LINE OF SAID 75.574 ACRE EUDY TRACT, A DISTANCE OF 1350.27 FEET TO A  
6 POINT FOR CORNER;  
7 THENCE, ALONG THE NORTH LINE OF SAID 75.574 ACRE EUDY TRACT, THE  
8 FOLLOWING COURSES AND DISTANCES:  
9 NORTH 89 DEGREES 26 MINUTES 45 SECONDS EAST, A DISTANCE OF  
10 1124.18 FEET TO A POINT FOR CORNER;  
11 SOUTH 01 DEGREES 34 MINUTES 39 SECONDS EAST, A DISTANCE OF  
12 428.71 FEET TO A POINT FOR CORNER;  
13 NORTH 88 DEGREES 26 MINUTES 38 SECONDS EAST, A DISTANCE OF  
14 300.07 FEET TO A POINT FOR CORNER;  
15 NORTH 04 DEGREES 23 MINUTES 33 SECONDS EAST, A DISTANCE OF  
16 210.91 FEET TO A POINT FOR CORNER;  
17 NORTH 86 DEGREES 56 MINUTES 44 SECONDS EAST, A DISTANCE OF  
18 697.44 FEET TO A POINT FOR CORNER;  
19 SOUTH 03 DEGREES 26 MINUTES 48 SECONDS EAST, A DISTANCE OF  
20 147.74 FEET TO A POINT FOR CORNER;  
21 NORTH 89 DEGREES 54 MINUTES 21 SECONDS EAST, A DISTANCE OF  
22 228.29 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
23 STAMPED "CARTER BURGESS" SET FOR A SOUTHWEST OF AFORESAID  
24 133.764 ACRE TRACT AND BEING A SOUTHEAST OF A 83.811 ACRE  
25 TRACT OF LAND CONVEYED TO JOANNE COLEMAN, AS RECORDED IN  
26 VOLUME 363, PAGE 521, OFFICIAL RECORDS, HUNT COUNTY, TEXAS;  
27 THENCE, NORTH 00 DEGREES 15 MINUTES 33 SECONDS EAST, ALONG THE WEST

1 LINE OF SAID 133.764 ACRE TRACT AND THE COMMON EAST LINE OF SAID  
2 83.811 ACRE TRACT A DISTANCE OF 1441.67 FEET TO A 5/8 INCH IRON ROD  
3 WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR AN  
4 INTERIOR ELL CORNER OF SAID 133.764 ACRE TRACT AND THE NORTHEAST  
5 CORNER OF SAID 83.811 ACRE TRACT;  
6 THENCE, NORTH 89 DEGREES 04 MINUTES 07 SECONDS WEST, ALONG A SOUTH  
7 LINE OF SAID 133.764 ACRE TRACT AND A COMMON NORTH LINE OF SAID  
8 83.811 ACRE TRACT, PASSING AT A DISTANCE OF 61.46 FEET, A 5/8 INCH  
9 IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR  
10 AN EXTERIOR ELL CORNER OF SAID 133.764 ACRE TRACT AND A SOUTHEAST  
11 CORNER OF AFORESAID 240.184 ACRE TRACT, CONTINUING ALONG THE NORTH  
12 LINE OF SAID 83.811 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID  
13 240.184 ACRE TRACT, A DISTANCE OF 1261.61 FEET TO A POINT FOR THE  
14 SOUTHWEST CORNER OF SAID 240.184 ACRE TRACT AND BEING A NORTHWEST  
15 CORNER OF SAID 83.811 ACRE TRACT, FROM WHICH A 1" BUGGY AXLE  
16 (DISTURBED) BEARS NORTH 28 DEGREES 18 MINUTES 03 SECONDS WEST, A  
17 DISTANCE OF 0.42 FEET;  
18 THENCE, NORTH 01 DEGREES 07 MINUTES 48 SECONDS WEST, ALONG THE WEST  
19 LINE OF SAID 240.184 ACRE TRACT, PASSING AT A DISTANCE OF 640.99  
20 FEET A 3/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF HOMEPLACE  
21 ESTATES, AN ADDITION TO HUNT COUNTY, AS RECORDED IN CABINET E, PAGE  
22 186, PLAT RECORDS, HUNT COUNTY, TEXAS AND BEING THE SOUTHEAST  
23 CORNER OF A 23.000 ACRE TRACT OF LAND CONVEYED TO MARVIN LEROY  
24 FARROW, AS RECORDED IN VOLUME 817, PAGE 677, DEED RECORDS, HUNT  
25 COUNTY, TEXAS, CONTINUING ALONG THE WEST LINE OF SAID 240.184 ACRE  
26 TRACT AND THE COMMON EAST LINE OF SAID 23.000 ACRE TRACT AND THE  
27 COMMON EAST LINE OF A 16.882 ACRE TRACT OF LAND CONVEYED DARRELL M.

1 FARROW, AS RECORDED IN VOLUME 817, PAGE 690, OFFICIAL RECORDS, HUNT  
2 COUNTY, TEXAS, IN ALL A TOTAL DISTANCE OF 1289.67 FEET TO A 12 INCH  
3 HACKBERRY TREE FOUND FOR THE SOUTHEAST CORNER OF SAID 70 ACRE TRACT  
4 AND THE NORTHEAST CORNER OF SAID 16.882 ACRE TRACT;

5 THENCE, NORTH 89 DEGREES 49 MINUTES 02 SECONDS WEST, ALONG THE SOUTH  
6 LINE OF SAID 240.184 ACRE TRACT AND THE COMMON NORTH LINE OF SAID  
7 16.882 ACRE TRACT, A DISTANCE OF 1503.02 FEET TO A 5/8 INCH IRON ROD  
8 WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE  
9 SOUTHWEST CORNER OF SAID 240.184 ACRE TRACT AND BEING THE SOUTHEAST  
10 CORNER OF A 51.222 ACRE TRACT OF LAND CONVEYED TO W. HOMER MARTIN,  
11 AS RECORDED IN VOLUME 207, PAGE 67, OFFICIAL RECORDS, HUNT COUNTY,  
12 TEXAS;

13 THENCE, NORTH 00 DEGREES 18 MINUTES 05 SECONDS WEST, ALONG THE WEST  
14 LINE OF SAID 240.184 ACRE TRACT AND THE COMMON EAST LINE OF SAID  
15 51.222 ACRE TRACT, PASSING A 1/2 INCH IRON ROD FOUND AT A DISTANCE  
16 OF 1998.17 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 1998.86 FEET  
17 TO A POINT FOR THE NORTHWEST CORNER OF SAID 240.184 ACRE TRACT AND  
18 NORTHEAST CORNER OF SAID 51.222 ACRE TRACT AND BEING ON THE SOUTH  
19 RIGHT-OF-WAY OF AFORESAID F.M. 1569;

20 THENCE, ALONG THE NORTH LINE OF SAID 240.184 ACRE TRACT AND THE  
21 COMMON SOUTH RIGHT-OF-WAY OF SAID F.M. 1569, THE FOLLOWING COURSES  
22 AND DISTANCES:

23 NORTH 89 DEGREES 58 MINUTES 22 SECONDS EAST, A DISTANCE OF  
24 363.01 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
25 STAMPED "CARTER BURGESS" SET FOR CORNER AND THE BEGINNING OF  
26 A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05  
27 DEGREES 27 MINUTES 22 SECONDS, A RADIUS OF 5769.58 FEET, A

1 CHORD BEARING OF NORTH 87 DEGREES 14 MINUTES 41 SECONDS EAST,  
2 A CHORD LENGTH OF 549.22 FEET;  
3 ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 549.43  
4 FEET, TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
5 "CARTER BURGESS" SET FOR CORNER;  
6 NORTH 84 DEGREES 31 MINUTES 00 SECONDS EAST, A DISTANCE OF  
7 94.39 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
8 STAMPED "CARTER BURGESS" SET FOR CORNER;  
9 NORTH 88 DEGREES 30 MINUTES 25 SECONDS EAST, A DISTANCE OF  
10 26.77 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
11 STAMPED "CARTER BURGESS" SET FOR CORNER ON THE WEST LINE OF A  
12 TRACT OF LAND CONVEYED TO BOBBY FISCHER, AS RECORDED IN  
13 VOLUME 855, PAGE 643, OFFICIAL RECORDS, HUNT COUNTY, TEXAS;  
14 THENCE, SOUTH 00 DEGREES 18 MINUTES 51 SECONDS EAST, ALONG THE WEST  
15 LINE OF SAID BOBBY FISCHER TRACT, A DISTANCE OF 455.54 FEET TO A 5/8  
16 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET  
17 FOR THE SOUTHWEST CORNER OF SAID BOBBY FISCHER TRACT;  
18 THENCE, NORTH 89 DEGREES 41 MINUTES 09 SECONDS EAST, ALONG THE SOUTH  
19 LINE OF SAID BOBBY FISCHER TRACT, A DISTANCE OF 450.00 FEET TO A 5/8  
20 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET  
21 FOR THE SOUTHEAST CORNER OF SAID BOBBY FISCHER TRACT;  
22 THENCE, NORTH 00 DEGREES 18 MINUTES 51 SECONDS WEST, ALONG THE EAST  
23 LINE TO SAID BOBBY FISCHER TRACT, A DISTANCE OF 478.04 FEET TO A 5/8  
24 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET  
25 FOR CORNER ON THE SOUTH RIGHT-OF-WAY OF SAID F.M. 1569;  
26 THENCE, ALONG THE NORTH LINE OF SAID 240.184 ACRE TRACT AND THE  
27 COMMON SOUTH RIGHT-OF-WAY OF SAID F.M. 1569, THE FOLLOWING COURSES

1 AND DISTANCES:

2 NORTH 84 DEGREES 31 MINUTES 00 SECONDS EAST, A DISTANCE OF  
3 118.80 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
4 STAMPED "CARTER BURGESS" SET FOR CORNER;

5 NORTH 81 DEGREES 31 MINUTES 10 SECONDS EAST, A DISTANCE OF  
6 191.26 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
7 STAMPED "CARTER BURGESS" SET FOR CORNER;

8 NORTH 84 DEGREES 31 MINUTES 00 SECONDS EAST, A DISTANCE OF  
9 665.50 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
10 STAMPED "CARTER BURGESS" SET FOR CORNER AND THE BEGINNING OF  
11 A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04  
12 DEGREES 44 MINUTES 38 SECONDS, A RADIUS OF 5679.58 FEET, A  
13 CHORD BEARING OF NORTH 86 DEGREES 53 MINUTES 19 SECONDS EAST,  
14 A CHORD LENGTH OF 470.10 FEET;

15 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 470.24  
16 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
17 "CARTER BURGESS" SET FOR CORNER;

18 NORTH 89 DEGREES 15 MINUTES 37 SECONDS EAST, A DISTANCE OF  
19 816.41 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND FOR THE  
20 NORTHEAST CORNER OF SAID 240.184 ACRE TRACT AND BEING ON THE  
21 EAST LINE OF AFORESAID 34.984 ACRE TRACT;

22 THENCE, NORTH 00 DEGREES 39 MINUTES 57 SECONDS WEST, ALONG THE WEST  
23 LINE OF SAID 34.984 ACRE TRACT AND ALONG THE COMMON SOUTH  
24 RIGHT-OF-WAY OF SAID F.M. 1569, A DISTANCE OF 10.00 FEET TO A 5/8  
25 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET  
26 FOR THE NORTHWEST CORNER OF SAID 34.984 ACRE TRACT AND BEING ON THE  
27 SOUTH RIGHT-OF-WAY OF SAID F.M. 1569, FROM WHICH A CONCRETE

1 RIGHT-OF-WAY MONUMENT (DISTURBED) BEARS, SOUTH 00 DEGREES 39  
2 MINUTES 56 SECONDS EAST, A DISTANCE OF 0.75 FEET;  
3 THENCE, NORTH 89 DEGREES 15 MINUTES 37 SECONDS EAST, ALONG THE NORTH  
4 LINE OF SAID 34.984 ACRE TRACT AND THE COMMON SOUTH RIGHT-OF-WAY OF  
5 SAID F.M. 1569, A DISTANCE OF 971.15 FEET TO THE POINT OF BEGINNING,  
6 CONTAINING 1742.436 ACRES OF LAND, MORE OR LESS.

7 TRACT 4

8 BEING A 2012.391 ACRE TRACT OF LAND SITUATED IN THE JESSE  
9 BILLINGSLEY SURVEY, ABSTRACT NO. 37, THE P.B. CORZINE SURVEY,  
10 ABSTRACT NO. 197, THE E. HILLBURN SURVEY, ABSTRACT NO. 486, THE ENOS  
11 MURPHY SURVEY, ABSTRACT NO. 647, , THE ALEXANDER McBANE SURVEY,  
12 ABSTRACT NO. 670, THE R.W. McBANE SURVEY, ABSTRACT NO. 671 AND THE  
13 JOHN YEARY SURVEY, ABSTRACT NO. 1182, HUNT COUNTY, TEXAS, AND BEING  
14 ALL OF A 1139.667 ACRE TRACT OF LAND CONVEYED AS "TRACT A" TO WALTON  
15 TEXAS, L.P., AS RECORDED IN VOLUME 1578, PAGE 398, OFFICIAL PUBLIC  
16 RECORDS, HUNT COUNTY, TEXAS, ALL OF A 616.275 ACRE TRACT OF LAND  
17 CONVEYED AS "TRACT TWO" TO WALTON TEXAS, L.P., AS RECORDED IN VOLUME  
18 1637, PAGE 620, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS AND ALL  
19 OF A 255.411 ACRE TRACT OF LAND CONVEYED TO WALTON TEXAS, L.P., AS  
20 RECORDED IN VOLUME 1720, PAGE 155, OFFICIAL PUBLIC RECORDS, HUNT  
21 COUNTY, TEXAS. SAID 2012.391 ACRE TRACT WITH BEARING BASIS GRID  
22 NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83  
23 (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS BETWEEN  
24 JULIAN DAY 253, 2004 AND JULIAN DAY 259, 2004, CALCULATED FROM  
25 COLLIN CORS ARP (PID-DF8982) AND DALLAS CORS ARP (PID-DF8984).  
26 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
27 BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF

1 SAID 1139.667 ACRE TRACT AND THE SOUTHWEST CORNER OF A 57.960 ACRE  
2 TRACT OF LAND CONVEYED TO RAY A. ROCKHILL, AS RECORDED IN VOLUME  
3 1366, PAGE 634, OFFICIAL RECORDS, HUNT COUNTY, TEXAS AND BEING THE  
4 AT THE INTERSECTION OF THE APPROXIMATE CENTERLINE OF HUNT COUNTY  
5 ROAD NO. 1114 (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY) AND THE  
6 APPROXIMATE CENTERLINE OF HUNT COUNTY ROAD NO. 1115 (A VARIABLE  
7 WIDTH PRESCRIPTIVE RIGHT-OF-WAY);

8 THENCE, NORTH 89 DEGREES 01 MINUTES 44 SECONDS EAST, ALONG A NORTH  
9 LINE OF SAID 1139.667 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID  
10 57.960 ACRE TRACT AND THE COMMON SOUTH LINE OF A 30.275 ACRE TRACT  
11 OF LAND CONVEYED AS "TRACT 1" TO JAIME FERNANDES, AS RECORDED IN  
12 VOLUME 1174, PAGE 370, OFFICIAL RECORDS, HUNT COUNTY, TEXAS AND THE  
13 COMMON SOUTH LINE OF A 4.781 ACRE TRACT OF LAND CONVEYED AS "TRACT  
14 2" TO JAIME FERNANDES, AS RECORDED IN VOLUME 1174, PAGE 370,  
15 OFFICIAL RECORDS, HUNT COUNTY, TEXAS AND THE APPROXIMATE CENTERLINE  
16 OF SAID HUNT COUNTY ROAD NO. 1114, A DISTANCE OF 2007.34 FEET TO A  
17 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF A 1.610 ACRE  
18 TRACT OF LAND CONVEYED TO FELIX A. LEWIS, AS RECORDED VOLUME 120,  
19 PAGE 35, OFFICIAL RECORDS, HUNT COUNTY, TEXAS;

20 THENCE, SOUTH 00 DEGREES 36 MINUTES 33 SECONDS EAST, ALONG THE WEST  
21 LINE OF SAID 1.610 ACRE TRACT, A DISTANCE OF 1354.32 FEET TO A 1/2  
22 INCH IRON ROD FOUND FOR A SOUTHWEST CORNER OF SAID 1.610 ACRE TRACT;

23 THENCE, NORTH 89 DEGREES 39 MINUTES 19 SECONDS EAST, ALONG THE SOUTH  
24 LINE OF SAID 1.610 ACRE TRACT, A DISTANCE OF 1555.16 FEET TO A 1/2  
25 INCH IRON ROD FOUND FOR A NORTHWEST CORNER OF A 137.824 ACRE TRACT  
26 OF LAND CONVEYED AS "TRACT A-2" TO SPEIR INVESTMENTS, LTD., AS  
27 RECORDED IN VOLUME 760, PAGE 57, OFFICIAL RECORDS, HUNT COUNTY,



1 TEXAS;

2 THENCE, SOUTH 00 DEGREES 01 MINUTES 25 SECONDS EAST, ALONG A EAST  
3 LINE OF SAID 1169.667 ACRE TRACT AND THE COMMON WEST LINE OF SAID  
4 137.824 ACRE TRACT, A DISTANCE OF 1421.40 FEET TO A 3/8 INCH IRON  
5 ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 1139.667 ACRE TRACT AND  
6 THE SOUTHWEST CORNER OF SAID 137.824 ACRE TRACT;

7 THENCE, SOUTH 88 DEGREES 20 MINUTES 26 SECONDS EAST, ALONG A NORTH  
8 LINE OF SAID 1139.667 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID  
9 137.824 ACRE TRACT, A DISTANCE OF 1936.78 FEET TO A 3/8 INCH IRON  
10 ROD FOUND FOR A NORTHEAST CORNER OF SAID 1139.667 ACRE TRACT AND THE  
11 NORTHWEST CORNER OF A 0.864 ACRE TRACT OF LAND CONVEYED TO SPEIR  
12 INVESTMENTS, LTD., AS RECORDED IN VOLUME 1222, PAGE 4, OFFICIAL  
13 RECORDS, HUNT COUNTY, TEXAS;

14 THENCE, SOUTH 00 DEGREES 54 MINUTES 20 SECONDS WEST, ALONG AN EAST  
15 LINE OF SAID 1139.667 ACRE TRACT AND THE COMMON WEST LINE OF SAID  
16 0.864 ACRE TRACT, A DISTANCE OF 227.27 FEET TO A 3/8 INCH IRON ROD  
17 FOUND FOR THE SOUTHWEST CORNER OF SAID 0.864 ACRE TRACT;

18 THENCE, SOUTH 89 DEGREES 21 MINUTES 06 SECONDS EAST, ALONG THE SOUTH  
19 LINE OF SAID 0.864 ACRE TRACT, A DISTANCE OF 33.49 FEET TO A 3/8 INCH  
20 IRON ROD FOUND FOR THE NORTHWEST CORNER OF A 1.546 ACRE TRACT OF  
21 LAND CONVEYED TO WILLIAM F. SMITH AND SHERRY LYNN SMITH, AS RECORDED  
22 IN VOLUME 826, PAGE 156, OFFICIAL RECORDS, HUNT COUNTY, TEXAS;

23 THENCE, SOUTH 00 DEGREES 55 MINUTES 56 SECONDS WEST, ALONG AN EAST  
24 LINE OF SAID 1139.667 ACRE TRACT AND THE COMMON WEST LINE OF SAID  
25 1.546 ACRE TRACT, A DISTANCE OF 517.17 FEET TO A 1/2 INCH IRON ROD  
26 FOUND FOR THE SOUTHWEST CORNER OF SAID 1.546 ACRE TRACT;

27 THENCE, SOUTH 87 DEGREES 58 MINUTES 43 SECONDS EAST, ALONG THE SOUTH

H.B. No. 4711

1 LINE OF SAID 1.546 ACRE TRACT, A DISTANCE OF 129.59 FEET TO A 3/8  
2 INCH IRON ROD FOUND FOR A NORTHEAST CORNER OF SAID 1139.667 ACRE  
3 TRACT AND THE SOUTHEAST CORNER OF SAID 1.546 ACRE TRACT AND BEING ON  
4 THE WEST RIGHT-OF-WAY OF F.M. 903 (A VARIABLE WIDTH RIGHT-OF-WAY)  
5 CONVEYED AS "TRACT 2" TO THE STATE OF TEXAS, AS RECORDED IN VOLUME  
6 496, PAGE 327, DEED RECORDS, HUNT COUNTY, TEXAS;

7 THENCE, ALONG THE EAST LINE OF SAID 1139.667 ACRE TRACT AND THE  
8 COMMON WEST RIGHT-OF-WAY LINE OF SAID F.M. 903, THE FOLLOWING  
9 COURSES AND DISTANCES:

10 SOUTH 01 DEGREES 10 MINUTES 28 SECONDS WEST, A DISTANCE OF  
11 983.32 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

12 SOUTH 12 DEGREES 29 MINUTES 22 SECONDS WEST, A DISTANCE OF  
13 102.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
14 STAMPED "CARTER BURGESS" SET FOR CORNER;

15 SOUTH 01 DEGREES 10 MINUTES 22 SECONDS WEST, A DISTANCE OF  
16 300.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
17 STAMPED "CARTER BURGESS" SET FOR CORNER FROM WHICH A 1/2 INCH  
18 IRON ROD FOUND BEARS NORTH 00 DEGREES 15 MINUTES 12 SECONDS  
19 EAST, A DISTANCE OF 2.55 FEET;

20 SOUTH 10 DEGREES 08 MINUTES 38 SECONDS EAST, A DISTANCE OF  
21 102.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
22 STAMPED "CARTER BURGESS" SET FOR CORNER;

23 SOUTH 01 DEGREES 10 MINUTES 22 SECONDS WEST, A DISTANCE OF  
24 1373.30 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
25 STAMPED "CARTER BURGESS" SET FOR CORNER;

26 SOUTH 00 DEGREES 11 MINUTES 38 SECONDS EAST, A DISTANCE OF  
27 427.70 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP

1 STAMPED "CARTER BURGESS" SET FOR CORNER;  
2 SOUTH 42 DEGREES 04 MINUTES 22 SECONDS WEST, A DISTANCE OF  
3 148.70 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER;  
4 SOUTH 00 DEGREES 11 MINUTES 38 SECONDS EAST, PASSING AT A  
5 DISTANCE OF 20.00 FEET, A 5/8 INCH IRON ROD WITH A YELLOW  
6 PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE SOUTHEAST  
7 CORNER OF SAID 1139.667 ACRE TRACT AND BEING ON THE NORTH  
8 RIGHT-OF-WAY LINE OF HUNT COUNTY ROAD NO. 1116 (A VARIABLE  
9 WIDTH PRESCRIPTIVE RIGHT-OF-WAY), CONTINUING OVER AND ACROSS  
10 SAID HUNT COUNTY ROAD, AND PASSING AT A DISTANCE OF 19.98  
11 FEET, A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
12 "CARTER BURGESS" SET FOR THE NORTHEAST CORNER OF AFORESAID  
13 616.275 ACRE TRACT, CONTINUING ALONG THE EAST LINE OF SAID  
14 616.275 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 80.00 FEET TO A  
15 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER  
16 BURGESS" SET FOR CORNER;

17 THENCE, ALONG THE EAST LINE OF SAID 616.275 ACRE TRACT AND THE  
18 COMMON WEST RIGHT-OF-WAY LINE OF SAID F.M. 903, THE FOLLOWING  
19 COURSES AND DISTANCES:

20 SOUTH 47 DEGREES 28 MINUTES 38 SECONDS EAST, A DISTANCE OF  
21 88.40 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
22 STAMPED "CARTER BURGESS" SET FOR CORNER;

23 SOUTH 00 DEGREES 11 MINUTES 38 SECONDS EAST, A DISTANCE OF  
24 250.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
25 STAMPED "CARTER BURGESS" SET FOR CORNER;

26 SOUTH 10 DEGREES 29 MINUTES 36 SECONDS EAST, A DISTANCE OF  
27 204.85 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

1 SOUTH 00 DEGREES 13 MINUTES 16 SECONDS EAST, A DISTANCE OF  
2 1368.46 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
3 SOUTH 00 DEGREES 27 MINUTES 57 SECONDS WEST, A DISTANCE OF  
4 1231.78 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
5 STAMPED "CARTER BURGESS" SET FOR CORNER;  
6 SOUTH 03 DEGREES 18 MINUTES 18 SECONDS WEST, A DISTANCE OF  
7 200.20 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
8 SOUTH 00 DEGREES 25 MINUTES 41 SECONDS WEST, A DISTANCE OF  
9 700.23 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
10 SOUTH 02 DEGREES 28 MINUTES 50 SECONDS EAST, A DISTANCE OF  
11 200.29 FEET TO A 60D NAIL FOUND FOR CORNER;  
12 SOUTH 00 DEGREES 28 MINUTES 43 SECONDS WEST, A DISTANCE OF  
13 2050.49 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
14 STAMPED "CARTER BURGESS" SET FOR CORNER;  
15 SOUTH 28 DEGREES 58 MINUTES 33 SECONDS WEST, A DISTANCE OF  
16 41.90 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
17 STAMPED "CARTER BURGESS" SET FOR CORNER;  
18 NORTH 89 DEGREES 32 MINUTES 27 SECONDS WEST, A DISTANCE OF  
19 80.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
20 STAMPED "CARTER BURGESS" SET FOR CORNER;  
21 SOUTH 00 DEGREES 27 MINUTES 33 SECONDS WEST, A DISTANCE OF  
22 80.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
23 STAMPED "CARTER BURGESS" SET FOR CORNER;  
24 SOUTH 49 DEGREES 46 MINUTES 27 SECONDS EAST, A DISTANCE OF  
25 130.10 FEET TO A /2 INCH IRON ROD FOUND FOR CORNER;  
26 SOUTH 00 DEGREES 27 MINUTES 33 SECONDS WEST, A DISTANCE OF  
27 1100.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP

1 STAMPED "CARTER BURGESS" SET FOR CORNER;  
2 SOUTH 45 DEGREES 58 MINUTES 56 SECONDS WEST, A DISTANCE OF  
3 139.69 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
4 SOUTH 00 DEGREES 16 MINUTES 06 SECONDS WEST, PASSING AT A  
5 DISTANCE OF 29.28 FEET, A 1/2 INCH IRON ROD FOUND, CONTINUING  
6 IN ALL A TOTAL DISTANCE OF 30.76 FEET TO A POINT FOR THE  
7 SOUTHEAST CORNER OF SAID 616.275 ACRE TRACT BEING ON THE  
8 NORTH RIGHT-OF-WAY OF HUNT COUNTY ROAD NO. 1156 (A 30'  
9 PRESCRIPTIVE WIDTH RIGHT-OF-WAY), BEING 130.00 FEET FROM THE  
10 CENTERLINE OF KANSAS CITY SOUTHERN RAILROAD (A 100'  
11 RIGHT-OF-WAY);  
12 THENCE, NORTH 84 DEGREES 06 MINUTES 14 SECONDS WEST, ALONG THE SOUTH  
13 LINE OF SAID 203.348 ACRE TRACT AND THE COMMON NORTH LINE OF SAID  
14 HUNT COUNTY ROAD NO. 1156, PASSING AT A DISTANCE OF 2405.39 FEET, A  
15 POINT IN THE APPROXIMATE CENTERLINE OF ELM CREEK FOR THE SOUTHWEST  
16 CORNER OF SAID 616.275 ACRE TRACT AND THE SOUTHEAST CORNER OF  
17 AFORESAID 255.411 ACRE TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND  
18 FOR WITNESS BEARS SOUTH 85 DEGREES 12 MINUTES 09 SECONDS EAST, A  
19 DISTANCE 44.39 FEET, CONTINUING ALONG THE SOUTH LINE OF SAID  
20 255.411 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 5879.63 FEET TO A 5/8  
21 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET  
22 FOR THE SOUTHWEST CORNER OF SAID 255.411 ACRE TRACT, SAID POINT  
23 BEING ON THE EAST LINE OF A 75.344 ACRE TRACT OF LAND CONVEYED TO  
24 ROBERT GRAHAM ELIZABETH GRAHAM, AND CHRISTOPHER BILL GRAHAM, AS  
25 RECORDED IN VOLUME 556, PAGE 518, OFFICIAL RECORDS, HUNT COUNTY,  
26 TEXAS;  
27 THENCE, NORTH 00 DEGREES 18 MINUTES 42 SECONDS WEST, ALONG THE WEST

1 LINE OF SAID 255.411 ACRE TRACT AND THE COMMON EAST LINE OF SAID  
2 75.344 ACRE TRACT, A DISTANCE OF 3523.60 FEET TO A 5/8 INCH IRON ROD  
3 WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE  
4 NORTHEAST CORNER OF SAID 75.344 ACRE TRACT AND THE COMMON SOUTHEAST  
5 CORNER OF A 100 ACRE TRACT OF LAND CONVEYED TO DAVE W. BELL, WILLIAM  
6 HIXSON, AND DENNIS W. BELL, AS RECORDED IN VOLUME 128, PAGE 18,  
7 OFFICIAL RECORDS, HUNT COUNTY, TEXAS;  
8 THENCE, NORTH 00 DEGREES 31 MINUTES 21 SECONDS WEST, CONTINUING  
9 ALONG THE WEST LINE OF SAID 255.411 ACRE TRACT AND THE COMMON EAST  
10 LINE OF SAID 100 ACRE TRACT, A DISTANCE OF 1061.59 FEET TO A 1/2 INCH  
11 IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 255.411 ACRE TRACT  
12 AND THE COMMON SOUTHWEST CORNER OF A 70.000 ACRE TRACT OF LAND  
13 CONVEYED AS "TRACT 1", TO GESSELL MARTINEZ, AS RECORDED IN VOLUME  
14 1483, PAGE 212, OFFICIAL RECORDS, HUNT COUNTY, TEXAS;  
15 THENCE, NORTH 89 DEGREES 41 MINUTES 12 SECONDS EAST, ALONG THE NORTH  
16 LINE OF SAID 255.411 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID  
17 70.000 ACRE TRACT, PASSING AT A DISTANCE OF 843.85 FEET TO A 1/2  
18 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "OWENS" FOUND FOR THE  
19 SOUTHEAST CORNER OF SAID 70.000 ACRE TRACT AND THE SOUTHWEST CORNER  
20 OF A 53.127 ACRE TRACT OF LAND CONVEYED TO J. SCOTT HOLLAND AND  
21 NATALIE HUDGINS, AS RECORDED IN VOLUME 861, PAGE 628, OFFICIAL  
22 RECORDS, HUNT COUNTY, TEXAS, AND CONTINUING ALONG THE SOUTH LINE OF  
23 SAID 53.127 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 1323.37 FEET TO A  
24 POINT FOR CORNER ON THE WEST LINE OF AFORESAID 616.275 ACRE TRACT,  
25 SAID POINT BEING ON THE APPROXIMATE CENTER LINE OF ELM CREEK;  
26 THENCE, NORTH 34 DEGREES 26 MINUTES 51 SECONDS WEST, ALONG THE WEST  
27 LINE OF SAID 616.275 ACRE TRACT, A DISTANCE OF 2.35 FEET TO A POINT

1 FOR THE NORTHWEST CORNER OF SAID 616.275 ACRE TRACT;  
2 THENCE, NORTH 89 DEGREES 49 MINUTES 12 SECONDS EAST, ALONG A NORTH  
3 LINE OF SAID 616.275 ACRE TRACT AND BEING ON THE SOUTH LINE OF SAID  
4 AFORESAID 53.127 ACRE TRACT, PASSING AT A DISTANCE OF 63.24 FEET, A  
5 1/2 INCH IRON ROD FOUND FOR WITNESS, CONTINUING IN ALL A TOTAL  
6 DISTANCE OF 1251.53 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE  
7 SOUTHEAST CORNER OF SAID 53.127 ACRE TRACT AND AN INTERIOR ELL  
8 CORNER OF SAID 616.275 ACRE TRACT;  
9 THENCE, NORTH 00 DEGREES 05 MINUTES 55 SECONDS WEST, ALONG THE WEST  
10 LINE OF SAID 616.275 ACRE TRACT AND THE COMMON EAST LINE OF SAID  
11 53.127 ACRE TRACT, PASSING AT A DISTANCE OF 2477.60 FEET A 1/2 INCH  
12 IRON ROD FOUND FOR WITNESS AND PASSING AT A DISTANCE OF 2498.79 FEET  
13 A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER  
14 BURGESS" SET FOR THE NORTHWEST CORNER OF SAID 616.275 ACRE TRACT AND  
15 THE NORTHEAST CORNER OF SAID 53.127 ACRE TRACT AND BEING IN THE  
16 APPROXIMATE CENTER LINE OF AFORESAID HUNT COUNTY ROAD NO. 1116,  
17 CONTINUING OVER AND ACROSS SAID HUNT COUNTY ROAD IN ALL A TOTAL  
18 DISTANCE OF 2518.29 FEET TO A POINT FOR CORNER ON THE SOUTH LINE OF  
19 AFORESAID 1139.667 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF  
20 SAID HUNT COUNTY ROAD NO. 1116;  
21 THENCE, SOUTH 89 DEGREES 29 MINUTES 54 SECONDS WEST, ALONG THE SOUTH  
22 LINE OF SAID 1139.667 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF  
23 SAID HUNT COUNTY ROAD NO. 1116, A DISTANCE OF 60.76 FEET TO A POINT  
24 FOR THE SOUTHWEST CORNER OF SAID 1139.667 ACRE TRACT;  
25 THENCE, ALONG THE WEST LINE OF SAID 1139.667 ACRE TRACT, THE  
26 FOLLOWING COURSES AND DISTANCES:  
27 NORTH 00 DEGREES 18 MINUTES 55 SECONDS WEST, PASSING AT A

1 DISTANCE OF 7.29 FEET, A 1/2 INCH IRON ROD FOUND FOR WITNESS,  
2 CONTINUING IN ALL A TOTAL DISTANCE OF 1570.39 FEET TO A FENCE  
3 CORNER POST FOUND FOR CORNER;  
4 NORTH 79 DEGREES 11 MINUTES 19 SECONDS WEST, A DISTANCE OF  
5 32.79 FEET TO A FENCE CORNER POST FOUND FOR CORNER ON THE EAST  
6 LINE OF A CALLED 32.210 ACRE TRACT OF LAND CONVEYED AS "TRACT  
7 4" TO KENNETH R. BUTLER AND GENELLE L. BUTLER, AS RECORDED IN  
8 VOLUME 1230, PAGE 407, OFFICIAL RECORDS, HUNT COUNTY, TEXAS;  
9 NORTH 00 DEGREES 14 MINUTES 12 SECONDS WEST, ALONG THE COMMON  
10 EAST LINE OF SAID 32.210 ACRE TRACT, A DISTANCE OF 1728.39  
11 FEET TO A FENCE CORNER POST FOUND FOR CORNER;  
12 NORTH 86 DEGREES 12 MINUTES 13 SECONDS WEST, A DISTANCE OF  
13 55.07 FEET TO A FENCE CORNER POST FOUND FOR CORNER;  
14 NORTH 00 DEGREES 17 MINUTES 59 SECONDS WEST, ALONG THE COMMON  
15 EAST LINE OF SAID 32.210 ACRE TRACT, A DISTANCE OF 626.72 FEET  
16 TO A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID  
17 32.210 ACRE TRACT;  
18 THENCE, SOUTH 89 DEGREES 49 MINUTES 42 SECONDS WEST, ALONG A SOUTH  
19 LINE OF SAID 1139.667 ACRE TRACT AND THE COMMON NORTH LINE OF SAID  
20 32.210 ACRE TRACT, THE COMMON NORTH LINE OF A 11.859 ACRE TRACT OF  
21 LAND CONVEYED TO BOBBY G. BUTLER, AS RECORDED IN VOLUME 55, PAGE  
22 184, OFFICIAL RECORDS, HUNT COUNTY, TEXAS AND THE COMMON NORTH LINE  
23 OF A 11.859 ACRE TRACT OF LAND CONVEYED TO DONALD H. BUTLER, AS  
24 RECORDED IN VOLUME 55, PAGE 190, OFFICIAL RECORDS, HUNT COUNTY,  
25 TEXAS, PASSING AT A DISTANCE OF 1956.80 FEET A 1/2 INCH CAPPED IRON  
26 ROD FOUND FOR WITNESS, CONTINUING IN ALL A TOTAL DISTANCE OF 1973.46  
27 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR A SOUTHWEST CORNER OF



1 SAID 1139.667 ACRE TRACT AND BEING ON THE EAST LINE OF A 93.89 ACRE  
2 TRACT OF LAND CONVEYED AS "TRACT A-1" TO SPEIR INVESTMENTS, LTD., AS  
3 RECORDED IN VOLUME 760, PAGE 57, OFFICIAL RECORDS, HUNT COUNTY,  
4 TEXAS AND BEING IN THE APPROXIMATE CENTERLINE OF AFORESAID HUNT  
5 COUNTY ROAD NO. 1115;  
6 THENCE, NORTH 00 DEGREES 11 MINUTES 24 SECONDS WEST, ALONG A WEST  
7 LINE OF SAID 1139.667 ACRE TRACT, THE COMMON EAST LINE OF SAID 93.89  
8 ACRE TRACT, THE COMMON EAST LINE OF A 7.9 ACRE TRACT OF LAND  
9 CONVEYED TO DAVID L. TRAYNHAM AND MARIA A. TRAYNHAM, AS RECORDED IN  
10 VOLUME 657, PAGE 402, OFFICIAL RECORDS, HUNT COUNTY, TEXAS AND THE  
11 APPROXIMATE CENTERLINE OF SAID HUNT COUNTY ROAD NO. 1115, A  
12 DISTANCE OF 1143.48 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE  
13 NORTHEAST CORNER OF SAID 7.9 ACRE TRACT;  
14 THENCE, SOUTH 89 DEGREES 48 MINUTES 44 SECONDS WEST, ALONG A SOUTH  
15 LINE OF SAID 1139.667 ACRE TRACT AND THE COMMON NORTH LINE OF SAID  
16 7.9 ACRE TRACT, A DISTANCE OF 914.22 FEET TO A 1/2 INCH IRON ROD  
17 FOUND FOR CORNER;  
18 THENCE, SOUTH 89 DEGREES 47 MINUTES 54 SECONDS WEST, CONTINUING  
19 ALONG A SOUTH LINE OF SAID 1139.667 ACRE TRACT, THE COMMON NORTH  
20 LINE OF SAID 7.9 ACRE TRACT AND THE COMMON NORTH LINE OF A 93.886  
21 ACRE TRACT OF LAND CONVEYED TO THE REDEEMED CHRISTIAN CHURCH OF GOD  
22 (NORTH AMERICA), INC., AS RECORDED IN VOLUME 1374, PAGE 57,  
23 OFFICIAL RECORDS, HUNT COUNTY, TEXAS, A DISTANCE OF 809.78 FEET TO A  
24 1/2 INCH IRON ROD FOUND FOR CORNER;  
25 THENCE, NORTH 89 DEGREES 21 MINUTES 24 SECONDS WEST, CONTINUING  
26 ALONG A SOUTH LINE OF SAID 1139.667 ACRE TRACT, THE COMMON NORTH  
27 LINE OF SAID 93.886 ACRE TRACT AND A COMMON NORTH LINE OF A 243.597

1 ACRE TRACT OF LAND CONVEYED TO VAN K. DAVIS, TRUSTEE, AS RECORDED IN  
2 VOLUME 928, PAGE 539, OFFICIAL RECORDS, HUNT COUNTY, TEXAS, A  
3 DISTANCE OF 859.21 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN EXTERIOR  
4 ELL CORNER OF SAID 1139.667 ACRE TRACT AND AN INTERIOR ELL CORNER OF  
5 SAID 243.597 ACRE TRACT;  
6 THENCE, NORTH 00 DEGREES 14 MINUTES 41 SECONDS WEST, ALONG A WEST  
7 LINE OF SAID 1139.667 ACRE TRACT AND THE COMMON EAST LINE OF SAID  
8 243.597 ACRE TRACT, A DISTANCE OF 882.25 FEET TO A 3/8 INCH IRON ROD  
9 FOUND FOR THE NORTHEAST CORNER OF SAID 243.597 ACRE TRACT;  
10 THENCE, NORTH 89 DEGREES 47 MINUTES 35 SECONDS WEST, ALONG A SOUTH  
11 LINE OF SAID 1139.667 ACRE TRACT AND THE COMMON NORTH LINE OF SAID  
12 243.597 ACRE TRACT, A DISTANCE OF 844.09 FEET TO A 1/2 INCH IRON ROD  
13 FOUND FOR AN EXTERIOR ELL CORNER OF SAID 1139.667 ACRE TRACT AND THE  
14 SOUTHEAST CORNER OF A 60.0 ACRE TRACT OF LAND CONVEYED TO RONALD  
15 MIKE TREVINO, ALBERT JOE TREVINO AND VICTOR TREVINO, AS RECORDED IN  
16 VOLUME 259, PAGE 234, OFFICIAL RECORDS, HUNT COUNTY, TEXAS;  
17 THENCE, NORTH 00 DEGREES 13 MINUTES 54 SECONDS WEST, ALONG THE WEST  
18 LINE OF SAID 1139.667 ACRE TRACT AND THE COMMON EAST LINE OF SAID  
19 60.0 ACRE TRACT, A DISTANCE OF 1609.31 FEET TO A 3/8 INCH IRON ROD  
20 FOUND FOR CORNER;  
21 THENCE, NORTH 00 DEGREES 30 MINUTES 31 SECONDS WEST, CONTINUING  
22 ALONG THE WEST LINE OF SAID 1139.667 ACRE TRACT, THE COMMON EAST  
23 LINE OF A 82.616 ACRE TRACT OF LAND CONVEYED AS "TRACT 2" TO JAMES H.  
24 BLAKEMORE AND EDITH L. BLAKEMORE, AS RECORDED IN VOLUME 707, PAGE  
25 331, DEED RECORDS, HUNT COUNTY, TEXAS AND THE COMMON EAST LINE OF A  
26 40 ACRE TRACT OF LAND CONVEYED TO J.H. BLAKEMORE AND WIFE, EDITH L.  
27 BLAKEMORE, AS RECORDED IN VOLUME 540, PAGE 623, DEED RECORDS, HUNT

1 COUNTY, TEXAS, A DISTANCE OF 2189.68 FEET TO A 1/2 INCH IRON ROD  
2 FOUND FOR THE NORTHEAST CORNER OF SAID 40 ACRE TRACT;  
3 THENCE, SOUTH 88 DEGREES 59 MINUTES 44 SECONDS WEST, ALONG A SOUTH  
4 LINE OF SAID 1139.667 ACRE TRACT AND THE COMMON NORTH LINE OF SAID  
5 40 ACRE TRACT, A DISTANCE OF 1548.59 FEET TO A POINT CORNER IN THE  
6 APPROXIMATE CENTERLINE OF MIDDLE CADDO CREEK;  
7 THENCE, ALONG THE WEST LINE OF SAID 1139.667 ACRE TRACT AND THE  
8 COMMON APPROXIMATE CENTERLINE OF SAID MIDDLE CADDO CREEK, THE  
9 FOLLOWING COURSES AND DISTANCES:

10 NORTH 21 DEGREES 00 MINUTES 15 SECONDS WEST, A DISTANCE OF  
11 6.21 FEET TO A POINT FOR CORNER;

12 NORTH 34 DEGREES 09 MINUTES 23 SECONDS EAST, A DISTANCE OF  
13 63.91 FEET TO A POINT FOR CORNER;

14 NORTH 12 DEGREES 40 MINUTES 10 SECONDS EAST, A DISTANCE OF  
15 26.28 FEET TO A POINT FOR CORNER;

16 NORTH 26 DEGREES 12 MINUTES 21 SECONDS WEST, A DISTANCE OF  
17 6.32 FEET TO A POINT FOR CORNER;

18 NORTH 20 DEGREES 42 MINUTES 04 SECONDS WEST, A DISTANCE OF  
19 38.17 FEET TO A POINT FOR CORNER;

20 NORTH 21 DEGREES 26 MINUTES 17 SECONDS WEST, A DISTANCE OF  
21 39.25 FEET TO A POINT FOR CORNER;

22 NORTH 35 DEGREES 13 MINUTES 45 SECONDS EAST, A DISTANCE OF  
23 31.01 FEET TO A POINT FOR CORNER;

24 NORTH 60 DEGREES 49 MINUTES 41 SECONDS EAST, A DISTANCE OF  
25 38.89 FEET TO A POINT FOR CORNER;

26 NORTH 32 DEGREES 52 MINUTES 06 SECONDS EAST, A DISTANCE OF  
27 66.78 FEET TO A POINT FOR CORNER;

1 NORTH 06 DEGREES 16 MINUTES 43 SECONDS EAST, A DISTANCE OF  
2 25.14 FEET TO A POINT FOR CORNER;  
3 NORTH 29 DEGREES 02 MINUTES 56 SECONDS WEST, A DISTANCE OF  
4 26.91 FEET TO A POINT FOR CORNER;  
5 NORTH 46 DEGREES 27 MINUTES 41 SECONDS WEST, A DISTANCE OF  
6 52.95 FEET TO A POINT FOR CORNER;  
7 NORTH 65 DEGREES 10 MINUTES 49 SECONDS WEST, A DISTANCE OF  
8 44.93 FEET TO A POINT FOR CORNER;  
9 NORTH 26 DEGREES 06 MINUTES 17 SECONDS WEST, A DISTANCE OF  
10 29.56 FEET TO A POINT FOR CORNER;  
11 NORTH 13 DEGREES 19 MINUTES 05 SECONDS EAST, A DISTANCE OF  
12 61.59 FEET TO A POINT FOR CORNER;  
13 NORTH 65 DEGREES 47 MINUTES 32 SECONDS EAST, A DISTANCE OF  
14 62.65 FEET TO A POINT FOR CORNER;  
15 NORTH 51 DEGREES 18 MINUTES 24 SECONDS EAST, A DISTANCE OF  
16 37.86 FEET TO A POINT FOR CORNER;  
17 NORTH 34 DEGREES 49 MINUTES 10 SECONDS EAST, A DISTANCE OF  
18 67.22 FEET TO A POINT FOR CORNER;  
19 NORTH 00 DEGREES 09 MINUTES 44 SECONDS WEST, A DISTANCE OF  
20 28.50 FEET TO A POINT FOR CORNER;  
21 NORTH 44 DEGREES 55 MINUTES 39 SECONDS WEST, A DISTANCE OF  
22 36.21 FEET TO A POINT FOR CORNER;  
23 NORTH 85 DEGREES 07 MINUTES 33 SECONDS WEST, A DISTANCE OF  
24 26.04 FEET TO A POINT FOR CORNER;  
25 NORTH 83 DEGREES 48 MINUTES 09 SECONDS WEST, A DISTANCE OF  
26 81.95 FEET TO A POINT FOR CORNER;  
27 NORTH 65 DEGREES 20 MINUTES 02 SECONDS WEST, A DISTANCE OF

1 52.40 FEET TO A POINT FOR CORNER;  
2 NORTH 70 DEGREES 02 MINUTES 58 SECONDS WEST, A DISTANCE OF  
3 61.21 FEET TO A POINT FOR CORNER;  
4 NORTH 50 DEGREES 53 MINUTES 09 SECONDS WEST, A DISTANCE OF  
5 27.81 FEET TO A POINT FOR CORNER;  
6 NORTH 09 DEGREES 48 MINUTES 38 SECONDS WEST, A DISTANCE OF  
7 94.86 FEET TO A POINT FOR CORNER;  
8 NORTH 52 DEGREES 21 MINUTES 14 SECONDS WEST, A DISTANCE OF  
9 47.81 FEET TO A POINT FOR CORNER;  
10 SOUTH 88 DEGREES 07 MINUTES 56 SECONDS WEST, A DISTANCE OF  
11 46.23 FEET TO A POINT FOR CORNER;  
12 NORTH 82 DEGREES 46 MINUTES 51 SECONDS WEST, A DISTANCE OF  
13 60.70 FEET TO A POINT FOR CORNER;  
14 NORTH 00 DEGREES 54 MINUTES 56 SECONDS WEST, A DISTANCE OF  
15 34.95 FEET TO A POINT FOR CORNER;  
16 NORTH 06 DEGREES 26 MINUTES 19 SECONDS EAST, A DISTANCE OF  
17 33.86 FEET TO A POINT FOR CORNER;  
18 NORTH 19 DEGREES 52 MINUTES 12 SECONDS EAST, A DISTANCE OF  
19 75.18 FEET TO A POINT FOR CORNER;  
20 NORTH 08 DEGREES 51 MINUTES 47 SECONDS EAST, A DISTANCE OF  
21 21.98 FEET TO A POINT FOR CORNER;  
22 NORTH 51 DEGREES 14 MINUTES 55 SECONDS WEST, A DISTANCE OF  
23 15.56 FEET TO A POINT FOR CORNER;  
24 NORTH 67 DEGREES 44 MINUTES 23 SECONDS WEST, A DISTANCE OF  
25 48.94 FEET TO A POINT FOR CORNER;  
26 NORTH 44 DEGREES 48 MINUTES 26 SECONDS WEST, A DISTANCE OF  
27 46.84 FEET TO A POINT FOR CORNER;

1 NORTH 71 DEGREES 56 MINUTES 01 SECONDS WEST, A DISTANCE OF  
2 56.21 FEET TO A POINT FOR CORNER;  
3 NORTH 56 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF  
4 64.81 FEET TO A POINT FOR CORNER;  
5 NORTH 24 DEGREES 20 MINUTES 05 SECONDS WEST, A DISTANCE OF  
6 54.93 FEET TO A POINT FOR CORNER;  
7 NORTH 64 DEGREES 45 MINUTES 50 SECONDS EAST, A DISTANCE OF  
8 59.42 FEET TO A POINT FOR CORNER;  
9 NORTH 79 DEGREES 49 MINUTES 14 SECONDS EAST, A DISTANCE OF  
10 30.85 FEET TO A POINT FOR CORNER;  
11 NORTH 59 DEGREES 46 MINUTES 01 SECONDS EAST, A DISTANCE OF  
12 42.98 FEET TO A POINT FOR CORNER;  
13 NORTH 44 DEGREES 48 MINUTES 48 SECONDS WEST, A DISTANCE OF  
14 52.64 FEET TO A POINT FOR CORNER;  
15 NORTH 57 DEGREES 08 MINUTES 41 SECONDS WEST, A DISTANCE OF  
16 61.18 FEET TO A POINT FOR CORNER;  
17 NORTH 25 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF  
18 67.83 FEET TO A POINT FOR CORNER;  
19 NORTH 33 DEGREES 37 MINUTES 31 SECONDS EAST, A DISTANCE OF  
20 61.74 FEET TO A POINT FOR CORNER;  
21 NORTH 75 DEGREES 17 MINUTES 59 SECONDS EAST, A DISTANCE OF  
22 41.29 FEET TO A POINT FOR CORNER;  
23 NORTH 87 DEGREES 23 MINUTES 13 SECONDS EAST, A DISTANCE OF  
24 49.41 FEET TO A POINT FOR CORNER;  
25 NORTH 38 DEGREES 47 MINUTES 16 SECONDS EAST, A DISTANCE OF  
26 37.99 FEET TO A POINT FOR CORNER;  
27 NORTH 69 DEGREES 48 MINUTES 22 SECONDS EAST, A DISTANCE OF

1 67.94 FEET TO A POINT FOR CORNER;  
2 NORTH 23 DEGREES 59 MINUTES 27 SECONDS EAST, A DISTANCE OF  
3 40.40 FEET TO A POINT FOR CORNER;  
4 NORTH 33 DEGREES 58 MINUTES 09 SECONDS WEST, A DISTANCE OF  
5 20.48 FEET TO A POINT FOR CORNER;  
6 NORTH 44 DEGREES 20 MINUTES 14 SECONDS WEST, A DISTANCE OF  
7 23.31 FEET TO A POINT FOR CORNER;  
8 SOUTH 74 DEGREES 13 MINUTES 43 SECONDS WEST, A DISTANCE OF  
9 35.67 FEET TO A POINT FOR CORNER;  
10 SOUTH 87 DEGREES 53 MINUTES 22 SECONDS WEST, A DISTANCE OF  
11 58.07 FEET TO A POINT FOR CORNER;  
12 NORTH 64 DEGREES 32 MINUTES 24 SECONDS WEST, A DISTANCE OF  
13 62.27 FEET TO A POINT FOR CORNER;  
14 NORTH 03 DEGREES 53 MINUTES 53 SECONDS WEST, A DISTANCE OF  
15 66.73 FEET TO A POINT FOR CORNER;  
16 NORTH 84 DEGREES 44 MINUTES 09 SECONDS EAST, A DISTANCE OF  
17 62.95 FEET TO A POINT FOR CORNER;  
18 SOUTH 72 DEGREES 08 MINUTES 47 SECONDS EAST, A DISTANCE OF  
19 54.95 FEET TO A POINT FOR CORNER;  
20 NORTH 74 DEGREES 09 MINUTES 16 SECONDS EAST, A DISTANCE OF  
21 32.84 FEET TO A POINT FOR CORNER;  
22 NORTH 62 DEGREES 27 MINUTES 21 SECONDS EAST, A DISTANCE OF  
23 55.15 FEET TO A POINT FOR CORNER;  
24 SOUTH 89 DEGREES 34 MINUTES 47 SECONDS EAST, A DISTANCE OF  
25 41.41 FEET TO A POINT FOR CORNER;  
26 NORTH 50 DEGREES 52 MINUTES 18 SECONDS EAST, A DISTANCE OF  
27 39.73 FEET TO A POINT FOR CORNER;

1 NORTH 35 DEGREES 47 MINUTES 05 SECONDS WEST, A DISTANCE OF  
2 39.52 FEET TO A POINT FOR CORNER;  
3 NORTH 53 DEGREES 11 MINUTES 28 SECONDS WEST, A DISTANCE OF  
4 56.58 FEET TO A POINT FOR CORNER;  
5 NORTH 01 DEGREES 29 MINUTES 22 SECONDS EAST, A DISTANCE OF  
6 29.58 FEET TO A POINT FOR CORNER;  
7 NORTH 34 DEGREES 19 MINUTES 05 SECONDS EAST, A DISTANCE OF  
8 40.10 FEET TO A POINT FOR CORNER;  
9 NORTH 33 DEGREES 35 MINUTES 40 SECONDS WEST, A DISTANCE OF  
10 43.80 FEET TO A POINT FOR CORNER;  
11 NORTH 54 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF  
12 58.64 FEET TO A POINT FOR CORNER;  
13 NORTH 59 DEGREES 06 MINUTES 28 SECONDS WEST, A DISTANCE OF  
14 53.89 FEET TO A POINT FOR CORNER;  
15 NORTH 66 DEGREES 44 MINUTES 26 SECONDS WEST, A DISTANCE OF  
16 64.30 FEET TO A POINT FOR CORNER;  
17 NORTH 20 DEGREES 21 MINUTES 59 SECONDS WEST, A DISTANCE OF  
18 47.18 FEET TO A POINT FOR CORNER;  
19 NORTH 04 DEGREES 17 MINUTES 58 SECONDS WEST, A DISTANCE OF  
20 49.47 FEET TO A POINT FOR CORNER;  
21 NORTH 60 DEGREES 05 MINUTES 12 SECONDS EAST, A DISTANCE OF  
22 23.20 FEET TO A POINT FOR CORNER;  
23 SOUTH 85 DEGREES 17 MINUTES 54 SECONDS EAST, A DISTANCE OF  
24 10.58 FEET TO A POINT FOR CORNER;  
25 NORTH 61 DEGREES 55 MINUTES 20 SECONDS EAST, A DISTANCE OF  
26 12.40 FEET TO A POINT FOR CORNER;  
27 NORTH 10 DEGREES 07 MINUTES 13 SECONDS EAST, A DISTANCE OF



1 59.37 FEET TO A POINT FOR CORNER;  
2 NORTH 03 DEGREES 06 MINUTES 12 SECONDS EAST, A DISTANCE OF  
3 71.13 FEET TO A POINT FOR CORNER;  
4 NORTH 07 DEGREES 53 MINUTES 39 SECONDS WEST, A DISTANCE OF  
5 37.89 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID  
6 1139.667 ACRE TRACT AND ON THE SOUTH LINE OF WOLFE RUN ESTATES  
7 AN ADDITION RECORDED IN CABINET D, PAGE 359, PLAT RECORDS,  
8 HUNT COUNTY, TEXAS;

9 THENCE, ALONG THE NORTH LINE OF SAID 1139.667 ACRE TRACT, THE  
10 FOLLOWING COURSES AND DISTANCES:

11 SOUTH 89 DEGREES 50 MINUTES 52 SECONDS EAST, ALONG THE COMMON  
12 SOUTH LINE OF SAID WOLFE RUN ESTATES, THE COMMON SOUTH LINE OF  
13 A 20.491 ACRE TRACT OF LAND CONVEYED TO LUTHER BENNETT  
14 SANDLIN, JR., AS RECORDED IN VOLUME 624, PAGE 497, OFFICIAL  
15 RECORDS, HUNT COUNTY, TEXAS AND THE COMMON SOUTH LINE OF A  
16 67.158 ACRE TRACT OF LAND CONVEYED TO ROBERT MEREDITH SPENCE,  
17 AS RECORDED IN VOLUME 602, PAGE 351, DEED RECORDS, HUNT  
18 COUNTY, TEXAS, PASSING AT A DISTANCE OF 25.00 FEET A 5/8 INCH  
19 IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS"  
20 SET FOR WITNESS, CONTINUING IN ALL A TOTAL DISTANCE OF  
21 2488.67 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

22 SOUTH 64 DEGREES 25 MINUTES 54 SECONDS EAST, CONTINUING ALONG  
23 THE SOUTH LINE OF SAID 67.158 ACRE TRACT, A DISTANCE OF 208.32  
24 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

25 SOUTH 89 DEGREES 05 MINUTES 27 SECONDS EAST, CONTINUING ALONG  
26 THE SOUTH LINE OF SAID 67.158 ACRE TRACT AND THE COMMON SOUTH  
27 LINE OF A 36.408 ACRE TRACT OF LAND CONVEYED TO ROYCE G.

1 SUMROW, AS RECORDED IN VOLUME 85, PAGE 893, OFFICIAL RECORDS,  
2 HUNT COUNTY, TEXAS, DESCRIBED IN VOLUME 561, PAGE 230, DEED  
3 RECORDS, HUNT COUNTY, TEXAS, A DISTANCE OF 2565.21 FEET TO A  
4 1/2 INCH IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID  
5 1139.667 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 36.408  
6 ACRE TRACT;  
7 THENCE, NORTH 00 DEGREES 06 MINUTES 59 SECONDS EAST, ALONG A WEST  
8 LINE OF SAID 1139.667 ACRE TRACT AND THE COMMON EAST LINE OF SAID  
9 36.408 ACRE TRACT, A DISTANCE OF 702.67 FEET TO A 5/8 INCH IRON ROD  
10 WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER ON  
11 THE SOUTH RIGHT-OF-WAY OF F.M. 1569 (A VARIABLE WIDTH  
12 RIGHT-OF-WAY);  
13 THENCE, ALONG THE NORTH LINE OF SAID 1139.667 ACRE TRACT AND THE  
14 COMMON SOUTH RIGHT-OF-WAY OF SAID F.M. 1569, THE FOLLOWING COURSES  
15 AND DISTANCES:  
16 SOUTH 68 DEGREES 29 MINUTES 14 SECONDS EAST, A DISTANCE OF  
17 40.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
18 STAMPED "CARTER BURGESS" SET FOR CORNER;  
19 NORTH 76 DEGREES 30 MINUTES 46 SECONDS EAST, A DISTANCE OF  
20 164.09 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID  
21 1139.667 ACRE TRACT AND THE NORTHWEST CORNER OF A 81.665 ACRE  
22 TRACT OF LAND CONVEYED TO J. BURKE YOUNG AND FRANCES ANNE  
23 YOUNG, AS RECORDED IN VOLUME 947, PAGE 82, DEED RECORDS, HUNT  
24 COUNTY, TEXAS;  
25 THENCE, SOUTH 00 DEGREES 41 MINUTES 20 SECONDS EAST, ALONG AN EAST  
26 LINE OF SAID 1139.667 ACRE TRACT AND THE COMMON WEST LINE OF SAID  
27 81.665 ACRE TRACT, PASSING AT A DISTANCE OF 3.29 FEET A 1/2 INCH

1 CAPPED IRON ROD FOUND FOR WITNESS, CONTINUING A TOTAL DISTANCE OF  
2 646.60 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
3 THENCE, SOUTH 86 DEGREES 00 MINUTES 27 SECONDS WEST, A DISTANCE OF  
4 147.76 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
5 THENCE, SOUTH 00 DEGREES 45 MINUTES 00 SECONDS EAST, ALONG AN EAST  
6 LINE OF SAID 1139.667 ACRE TRACT AND THE COMMON WEST LINE OF SAID  
7 81.665 ACRE TRACT, A DISTANCE OF 2736.59 FEET TO A 1/2 INCH IRON ROD  
8 FOUND FOR THE SOUTHWEST CORNER OF SAID 81.665 ACRE TRACT AND BEING  
9 ON THE NORTH LINE OF AFORESAID 57.960 ACRE TRACT;  
10 THENCE, SOUTH 89 DEGREES 10 MINUTES 10 SECONDS WEST, ALONG A SOUTH  
11 LINE OF SAID 1139.667 ACRE TRACT AND THE COMMON NORTH LINE OF SAID  
12 57.960 ACRE TRACT, A DISTANCE OF 55.88 FEET TO A 1/2 INCH IRON ROD  
13 FOUND FOR THE NORTHWEST CORNER OF SAID 57.960 ACRE TRACT;  
14 THENCE, SOUTH 00 DEGREES 03 MINUTES 22 SECONDS WEST, ALONG AN EAST  
15 LINE OF SAID 597.419 ACRE TRACT AND THE COMMON WEST LINE OF SAID  
16 57.960 ACRE TRACT, A DISTANCE OF 2115.22 FEET TO THE POINT OF  
17 BEGINNING AND CONTAINING 2012.391 ACRES OF LAND, MORE OR LESS.

18 TRACT 5

19 BEING A 625.044 ACRE TRACT OF LAND SITUATED IN THE M.F. JONES  
20 SURVEY, ABSTRACT NO. 542, THE NEEDHAM HAM SURVEY, ABSTRACT NO. 427,  
21 THE A. ROUSETTE SURVEY, ABSTRACT NO. 882, AND THE MARTIN MOORE  
22 SURVEY, ABSTRACT NO. 762, HUNT COUNTY, TEXAS, AND BEING ALL OF A  
23 607.070 ACRE TRACT OF LAND CONVEYED AS "TRACT 2" TO WALTON TEXAS,  
24 L.P., AS RECORDED IN VOLUME 1780, PAGE 53, OFFICIAL PUBLIC RECORDS,  
25 HUNT COUNTY, TEXAS AND BEING ALL OF A 17.974 ACRE TRACT OF LAND  
26 CONVEYED TO WALTON TEXAS, L.P., AS RECORDED IN VOLUME 1778, PAGE  
27 265, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS. SAID 625.044 ACRE

1 TRACT, WITH BEARING BASIS OF GRID NORTH, TEXAS STATE PLANE  
2 COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE 2002),  
3 DETERMINED BY GPS OBSERVATIONS BETWEEN JULIAN DAY 253, 2004 AND  
4 JULIAN DAY 259, 2004, CALCULATED FROM COLLIN CORS ARP (PID-DF8982)  
5 AND DALLAS CORS ARP (PID-DF8984), BEING MORE PARTICULARLY DESCRIBED  
6 BY METES AND BOUNDS AS FOLLOWS:

7 BEGINNING AT A 5/8 INCH IRON ROD WITH AN ALUMINUM TXDOT MONUMENT  
8 FOUND FOR A NORTHEAST CORNER OF SAID 607.070 ACRE TRACT AND THE  
9 NORTHWEST CORNER OF A 13.6509 ACRE TRACT OF LAND CONVEYED AS "PARCEL  
10 27" TO THE STATE OF TEXAS, AS RECORDED IN VOLUME 1581, PAGE 81,  
11 OFFICIAL RECORDS, HUNT COUNTY, TEXAS AND BEING THE SOUTHWEST CORNER  
12 OF A 16.7163 ACRE TRACT OF LAND CONVEYED AS "PARCEL 26" TO THE STATE  
13 OF TEXAS, AS RECORDED IN VOLUME 1617, PAGE 466, OFFICIAL RECORDS,  
14 HUNT COUNTY, TEXAS, SAID POINT BEING ON THE SOUTH LINE OF A 40.089  
15 ACRE TRACT OF LAND CONVEYED TO AREY FAMILY LIVING TRUST, AS RECORDED  
16 IN VOLUME 756, PAGE 263, DEED RECORDS, HUNT COUNTY, TEXAS;

17 THENCE, ALONG THE NORTHEAST LINE OF SAID 607.070 ACRE TRACT AND THE  
18 COMMON SOUTHWEST LINE OF SAID 13.6509 ACRE TRACT, THE FOLLOWING  
19 COURSES AND DISTANCES:

20 SOUTH 55 DEGREES 38 MINUTES 54 SECONDS EAST, A DISTANCE OF  
21 845.18 FEET TO A 5/8 INCH IRON ROD WITH A ALUMINUM TXDOT  
22 MONUMENT FOUND FOR CORNER;

23 SOUTH 66 DEGREES 49 MINUTES 36 SECONDS EAST, A DISTANCE OF  
24 715.68 FEET TO A POINT FOR CORNER;

25 SOUTH 33 DEGREES 17 MINUTES 28 SECONDS EAST, A DISTANCE OF  
26 166.66 FEET TO A 5/8 INCH IRON ROD WITH AN ALUMINUM TXDOT  
27 MONUMENT FOUND FOR THE SOUTHEAST CORNER OF SAID 13.6509 ACRE

1 TRACT AND BEING ON THE WEST RIGHT-OF-WAY LINE OF F.M. 36 (A  
2 80' RIGHT-OF-WAY);

3 THENCE, ALONG THE EAST LINE OF SAID 607.070 ACRE TRACT AND THE  
4 COMMON WEST RIGHT-OF-WAY LINE OF SAID F.M. 36, THE FOLLOWING  
5 COURSES AND DISTANCES:

6 SOUTH 01 DEGREES 28 MINUTES 32 SECONDS WEST, A DISTANCE OF  
7 793.59 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
8 STAMPED "CARTER BURGESS" SET FOR CORNER AND THE BEGINNING OF  
9 A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16  
10 DEGREES 00 MINUTES 31 SECONDS, A RADIUS OF 858.51 FEET, A  
11 CHORD BEARING OF SOUTH 06 DEGREES 31 MINUTES 43 SECONDS EAST,  
12 A CHORD LENGTH OF 239.09 FEET;

13 ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 239.87  
14 FEET, TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
15 "CARTER BURGESS" SET FOR CORNER;

16 SOUTH 14 DEGREES 31 MINUTES 58 SECONDS EAST, A DISTANCE OF  
17 47.39 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
18 STAMPED "CARTER BURGESS" SET FOR CORNER;

19 SOUTH 00 DEGREES 02 MINUTES 56 SECONDS WEST, A DISTANCE OF  
20 663.21 FEET TO A 100D NAIL SET FOR CORNER;

21 SOUTH 89 DEGREES 57 MINUTES 04 SECONDS EAST, A DISTANCE OF  
22 73.00 FEET TO A POINT FOR CORNER;

23 SOUTH 88 DEGREES 57 MINUTES 04 SECONDS EAST, A DISTANCE OF  
24 100.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
25 STAMPED "CARTER BURGESS" SET FOR CORNER;

26 SOUTH 14 DEGREES 31 MINUTES 58 SECONDS EAST, A DISTANCE OF  
27 326.40 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP

1 STAMPED "CARTER BURGESS" SET FOR CORNER AND THE BEGINNING OF  
2 A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15  
3 DEGREES 06 MINUTES 41 SECONDS, A RADIUS OF 778.51 FEET, A  
4 CHORD BEARING OF SOUTH 06 DEGREES 58 MINUTES 38 SECONDS EAST,  
5 A CHORD LENGTH OF 204.73 FEET;  
6 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 205.33  
7 FEET, TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
8 "CARTER BURGESS" SET FOR CORNER;  
9 SOUTH 00 DEGREES 34 MINUTES 43 SECONDS WEST, A DISTANCE OF  
10 402.61 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
11 STAMPED "CARTER BURGESS" SET FOR CORNER AND THE BEGINNING TO  
12 A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27  
13 DEGREES 09 MINUTES 57 SECONDS, A RADIUS OF 358.31 FEET, A  
14 CHORD BEARING OF SOUTH 13 DEGREES 00 MINUTES 16 SECONDS EAST,  
15 A CHORD LENGTH OF 168.30 FEET;  
16 ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 169.89  
17 FEET, TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
18 "CARTER BURGESS" SET FOR CORNER;  
19 SOUTH 01 DEGREES 08 MINUTES 05 SECONDS EAST, A DISTANCE OF  
20 190.32 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
21 STAMPED "CARTER BURGESS" SET FOR CORNER;  
22 THENCE, SOUTH 00 DEGREES 15 MINUTES 30 SECONDS WEST, CONTINUING  
23 ALONG THE EAST LINE OF SAID 607.070 ACRE TRACT AND WITH THE GENERAL  
24 DIRECTION OF AN OLD FENCE LINE, A DISTANCE OF 2549.04 FEET TO A PK  
25 NAIL SET IN A TREE FOR THE NORTHWEST CORNER OF A 10.019 ACRE TRACT OF  
26 LAND CONVEYED TO JAMES PATTERSON, AS RECORDED IN VOLUME 932, PAGE  
27 677, DEED RECORDS, HUNT COUNTY, TEXAS;

1 THENCE, SOUTH 01 DEGREES 22 MINUTES 14 SECONDS WEST, CONTINUING  
2 ALONG THE EAST LINE OF SAID 607.070 ACRE TRACT AND THE COMMON WEST  
3 LINE OF SAID 10.019 ACRE TRACT, A DISTANCE OF 241.56 FEET TO A 3/8  
4 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 607.070 ACRE  
5 TRACT AND THE NORTHEAST CORNER OF A 81.772 ACRE TRACT OF LAND  
6 CONVEYED TO LAVERNE BATTLE AND LARRY L. BRYANT, AS RECORDED IN  
7 VOLUME 120, PAGE 836, OFFICIAL RECORDS, HUNT COUNTY, TEXAS;

8 THENCE, SOUTH 89 DEGREES 15 MINUTES 58 SECONDS WEST, ALONG A SOUTH  
9 LINE OF SAID 607.070 ACRE TRACT AND THE COMMON NORTH LINE OF SAID  
10 81.772 ACRE TRACT, PASSING AT A DISTANCE OF 926.30 FEET A 3/8 INCH  
11 IRON ROD FOUND FOR WITNESS, CONTINUING IN ALL A TOTAL DISTANCE OF  
12 953.76 FEET TO A POINT FOR CORNER IN THE APPROXIMATE CENTERLINE OF  
13 MIDDLE CADDO CREEK AND BEING ON THE EAST LINE OF A 14.95 ACRE TRACT  
14 OF LAND CONVEYED AS "TRACT 2" TO LAVERNE SWANSON, AS RECORDED IN  
15 VOLUME 786, PAGE 526, DEED RECORDS, HUNT COUNTY, TEXAS;

16 THENCE, ALONG THE APPROXIMATE CENTERLINE OF SAID MIDDLE CADDO  
17 CREEK, A COMMON WEST LINE OF SAID 607.070 ACRE TRACT, THE COMMON  
18 EAST LINE OF SAID 14.95 ACRE TRACT AND THE COMMON EAST LINE OF A  
19 14.902 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO LAVERNE SWANSON,  
20 AS RECORDED IN VOLUME 786, PAGE 526, DEED RECORDS, HUNT COUNTY,  
21 TEXAS, THE FOLLOWING COURSES AND DISTANCES;

22 NORTH 35 DEGREES 19 MINUTES 43 SECONDS EAST, A DISTANCE OF  
23 32.43 FEET TO A POINT FOR CORNER;

24 NORTH 04 DEGREES 44 MINUTES 28 SECONDS WEST, A DISTANCE OF  
25 12.04 FEET TO A POINT FOR CORNER;

26 NORTH 18 DEGREES 14 MINUTES 20 SECONDS WEST, A DISTANCE OF  
27 58.51 FEET TO A POINT FOR CORNER;

1 NORTH 48 DEGREES 59 MINUTES 25 SECONDS WEST, A DISTANCE OF  
2 51.15 FEET TO A POINT FOR CORNER;  
3 NORTH 45 DEGREES 47 MINUTES 00 SECONDS WEST, A DISTANCE OF  
4 49.01 FEET TO A POINT FOR CORNER;  
5 NORTH 71 DEGREES 36 MINUTES 24 SECONDS WEST, A DISTANCE OF  
6 35.27 FEET TO A POINT FOR CORNER;  
7 SOUTH 58 DEGREES 01 MINUTES 28 SECONDS WEST, A DISTANCE OF  
8 22.70 FEET TO A POINT FOR CORNER;  
9 SOUTH 37 DEGREES 24 MINUTES 39 SECONDS WEST, A DISTANCE OF  
10 38.48 FEET TO A POINT FOR CORNER;  
11 SOUTH 75 DEGREES 41 MINUTES 15 SECONDS WEST, A DISTANCE OF  
12 66.86 FEET TO A POINT FOR CORNER;  
13 NORTH 77 DEGREES 21 MINUTES 13 SECONDS WEST, A DISTANCE OF  
14 34.94 FEET TO A POINT FOR CORNER;  
15 NORTH 61 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF  
16 38.57 FEET TO A POINT FOR CORNER;  
17 NORTH 39 DEGREES 22 MINUTES 01 SECONDS WEST, A DISTANCE OF  
18 93.52 FEET TO A POINT FOR CORNER;  
19 NORTH 56 DEGREES 25 MINUTES 32 SECONDS WEST, A DISTANCE OF  
20 57.54 FEET TO A POINT FOR CORNER;  
21 NORTH 44 DEGREES 35 MINUTES 18 SECONDS WEST, A DISTANCE OF  
22 77.04 FEET TO A POINT FOR CORNER;  
23 NORTH 57 DEGREES 44 MINUTES 48 SECONDS EAST, A DISTANCE OF  
24 53.22 FEET TO A POINT FOR CORNER;  
25 NORTH 77 DEGREES 24 MINUTES 26 SECONDS EAST, A DISTANCE OF  
26 35.27 FEET TO A POINT FOR CORNER;  
27 NORTH 22 DEGREES 54 MINUTES 14 SECONDS EAST, A DISTANCE OF



1           66.74 FEET TO A POINT FOR CORNER;  
2           NORTH 29 DEGREES 11 MINUTES 55 SECONDS WEST, A DISTANCE OF  
3           43.53 FEET TO A POINT FOR CORNER;  
4           NORTH 35 DEGREES 59 MINUTES 06 SECONDS WEST, A DISTANCE OF  
5           76.01 FEET TO A POINT FOR CORNER;  
6           NORTH 27 DEGREES 19 MINUTES 05 SECONDS WEST, A DISTANCE OF  
7           43.04 FEET TO A POINT FOR CORNER;  
8           NORTH 24 DEGREES 46 MINUTES 51 SECONDS WEST, A DISTANCE OF  
9           28.29 FEET TO A POINT FOR CORNER;  
10          SOUTH 57 DEGREES 56 MINUTES 21 SECONDS WEST, A DISTANCE OF  
11          20.27 FEET TO A POINT FOR CORNER;  
12          SOUTH 32 DEGREES 17 MINUTES 50 SECONDS WEST, A DISTANCE OF  
13          46.40 FEET TO A POINT FOR CORNER;  
14          NORTH 47 DEGREES 34 MINUTES 53 SECONDS WEST, A DISTANCE OF  
15          55.40 FEET TO A POINT FOR CORNER;  
16          NORTH 09 DEGREES 39 MINUTES 26 SECONDS EAST, A DISTANCE OF  
17          58.82 FEET TO A POINT FOR CORNER;  
18          NORTH 37 DEGREES 47 MINUTES 09 SECONDS WEST, A DISTANCE OF  
19          47.95 FEET TO A POINT FOR CORNER;  
20          NORTH 41 DEGREES 23 MINUTES 24 SECONDS WEST, A DISTANCE OF  
21          32.90 FEET TO A POINT FOR CORNER;  
22          SOUTH 81 DEGREES 25 MINUTES 04 SECONDS WEST, A DISTANCE OF  
23          25.71 FEET TO A POINT FOR CORNER;  
24          SOUTH 45 DEGREES 03 MINUTES 09 SECONDS WEST, A DISTANCE OF  
25          45.32 FEET TO A POINT FOR CORNER;  
26          SOUTH 37 DEGREES 44 MINUTES 04 SECONDS WEST, A DISTANCE OF  
27          37.17 FEET TO A POINT FOR CORNER;

1 SOUTH 31 DEGREES 32 MINUTES 29 SECONDS WEST, A DISTANCE OF  
2 49.31 FEET TO A POINT FOR CORNER;  
3 SOUTH 62 DEGREES 05 MINUTES 02 SECONDS WEST, A DISTANCE OF  
4 40.08 FEET TO A POINT FOR CORNER;  
5 NORTH 31 DEGREES 51 MINUTES 45 SECONDS WEST, A DISTANCE OF  
6 26.72 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 14.902  
7 ACRE TRACT;  
8 THENCE, SOUTH 88 DEGREES 41 MINUTES 00 SECONDS WEST, ALONG A SOUTH  
9 LINE OF SAID 607.070 ACRE TRACT AND THE COMMON NORTH LINE OF SAID  
10 14.902 ACRE TRACT, PASSING AT A DISTANCE OF 26.37 FEET A 5/8 INCH  
11 IRON WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR  
12 WITNESS, PASSING AT A DISTANCE 1364.67 FEET TO A 3/8 INCH IRON FOR  
13 FOUND FOR WITNESS, CONTINUING IN ALL A TOTAL DISTANCE OF 1385.72  
14 FEET TO A POINT FOR AN EXTERIOR ELL CORNER OF SAID 607.070 ACRE  
15 TRACT AND THE NORTHWEST CORNER OF SAID 14.902 ACRE TRACT, SAID POINT  
16 ALSO BEING ON THE WEST LINE OF SKY MEADOWS ADDITION, PHASE 1 AN  
17 ADDITION TO HUNT COUNTY, AS RECORDED IN CABINET E, PAGE 218, PLAT  
18 RECORDS, HUNT COUNTY, TEXAS AND BEING IN THE APPROXIMATE CENTERLINE  
19 OF HUNT COUNTY ROAD NO. 2726 (A VARIABLE WIDTH PRESCRIPTIVE  
20 RIGHT-OF-WAY);  
21 THENCE, NORTH 00 DEGREES 34 MINUTES 53 SECONDS EAST, ALONG A WEST  
22 LINE OF SAID 607.070 ACRE TRACT, THE COMMON EAST LINE OF SAID SKY  
23 MEADOWS ADDITION AND THE APPROXIMATE CENTERLINE OF SAID HUNT COUNTY  
24 ROAD NO. 2726, A DISTANCE OF 363.20 FEET TO A POINT FOR AN INTERIOR  
25 ELL CORNER OF SAID 607.070 ACRE TRACT AND BEING THE NORTHEAST CORNER  
26 OF SAID SKY MEADOW ADDITION, PHASE I;  
27 THENCE, ALONG THE SOUTH LINE OF SAID 607.070 ACRE TRACT, THE

1 FOLLOWING COURSES AND DISTANCES:

2 SOUTH 89 DEGREES 50 MINUTES 37 SECONDS WEST, ALONG THE COMMON  
3 NORTH LINE OF SAID SKY MEADOWS ADDITION, PHASE I AND THE  
4 COMMON NORTH LINE OF SKY MEADOWS ADDITION, PHASE III, AN  
5 ADDITION TO HUNT COUNTY, AS RECORDED IN CABINET F, PAGE 278,  
6 PLAT RECORDS, HUNT COUNTY, TEXAS, PASSING AT A DISTANCE OF  
7 30.74 FEET, A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED  
8 "OWENS" FOUND FOR WITNESS, CONTINUING IN ALL A TOTAL DISTANCE  
9 OF 1467.81 FEET TO A 1/2 INCH IRON FOUND FOR CORNER;

10 SOUTH 89 DEGREES 57 MINUTES 38 SECONDS WEST, CONTINUING ALONG  
11 THE COMMON NORTH LINE OF SAID SKY MEADOWS ADDITION, PHASE  
12 III, A DISTANCE OF 834.04 FEET TO A 1/2 INCH IRON ROD FOUND  
13 FOR THE NORTHWEST CORNER OF SAID SKY MEADOW PHASE III  
14 ADDITION AND THE NORTHEAST CORNER OF CADDO CREEK, AN ADDITION  
15 TO HUNT COUNTY, AS RECORDED IN CABINET E, PAGE 121, PLAT  
16 RECORDS, HUNT COUNTY, TEXAS;

17 SOUTH 89 DEGREES 50 MINUTES 09 SECONDS WEST, ALONG THE COMMON  
18 NORTH LINE OF SAID CADDO CREEK ADDITION, PASSING AT A  
19 DISTANCE OF 1403.36 FEET, A 5/8 INCH IRON ROD WITH A YELLOW  
20 PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR WITNESS,  
21 CONTINUING IN ALL A TOTAL DISTANCE OF 1423.37 FEET TO A POINT  
22 FOR THE SOUTHWEST CORNER OF SAID 607.070 ACRE TRACT, SAID  
23 POINT BEING IN THE APPROXIMATE CENTERLINE OF WEST CADDO  
24 CREEK;

25 THENCE, ALONG THE WEST LINE OF SAID 607.070 ACRE TRACT AND THE  
26 APPROXIMATE OLD CENTERLINE OF WEST CADDO CREEK, THE FOLLOWING  
27 COURSES AND DISTANCES:

1 NORTH 02 DEGREES 00 MINUTES 28 SECONDS WEST, A DISTANCE OF  
2 130.96 FEET TO A POINT FOR CORNER;  
3 NORTH 02 DEGREES 51 MINUTES 19 SECONDS EAST, A DISTANCE OF  
4 21.79 FEET TO A POINT FOR CORNER;  
5 NORTH 31 DEGREES 48 MINUTES 31 SECONDS EAST, A DISTANCE OF  
6 12.17 FEET TO A POINT FOR CORNER;  
7 NORTH 38 DEGREES 07 MINUTES 26 SECONDS EAST, A DISTANCE OF  
8 24.09 FEET TO A POINT FOR CORNER;  
9 NORTH 63 DEGREES 39 MINUTES 59 SECONDS EAST, A DISTANCE OF  
10 30.05 FEET TO A POINT FOR CORNER;  
11 NORTH 75 DEGREES 44 MINUTES 49 SECONDS EAST, A DISTANCE OF  
12 93.62 FEET TO A POINT FOR CORNER;  
13 NORTH 72 DEGREES 48 MINUTES 52 SECONDS EAST, A DISTANCE OF  
14 49.52 FEET TO A POINT FOR CORNER;  
15 NORTH 39 DEGREES 15 MINUTES 53 SECONDS EAST, A DISTANCE OF  
16 36.53 FEET TO A POINT FOR CORNER;  
17 NORTH 15 DEGREES 50 MINUTES 15 SECONDS WEST, A DISTANCE OF  
18 7.70 FEET TO A POINT FOR CORNER;  
19 NORTH 69 DEGREES 08 MINUTES 47 SECONDS WEST, A DISTANCE OF  
20 79.10 FEET TO A POINT FOR CORNER;  
21 SOUTH 89 DEGREES 51 MINUTES 37 SECONDS WEST, A DISTANCE OF  
22 66.20 FEET TO A POINT FOR CORNER;  
23 NORTH 26 DEGREES 37 MINUTES 52 SECONDS WEST, A DISTANCE OF  
24 79.12 FEET TO A POINT FOR CORNER;  
25 NORTH 25 DEGREES 39 MINUTES 20 SECONDS WEST, A DISTANCE OF  
26 62.19 FEET TO A POINT FOR CORNER;  
27 NORTH 04 DEGREES 50 MINUTES 22 SECONDS WEST, A DISTANCE OF

1 43.76 FEET TO A POINT FOR CORNER;  
2 NORTH 08 DEGREES 57 MINUTES 12 SECONDS EAST, A DISTANCE OF  
3 23.56 FEET TO A POINT FOR CORNER;  
4 NORTH 41 DEGREES 54 MINUTES 48 SECONDS EAST, A DISTANCE OF  
5 65.89 FEET TO A POINT FOR CORNER;  
6 NORTH 89 DEGREES 12 MINUTES 34 SECONDS EAST, A DISTANCE OF  
7 67.47 FEET TO A POINT FOR CORNER;  
8 NORTH 89 DEGREES 43 MINUTES 05 SECONDS EAST, A DISTANCE OF  
9 51.82 FEET TO A POINT FOR CORNER;  
10 NORTH 69 DEGREES 05 MINUTES 27 SECONDS EAST, A DISTANCE OF  
11 68.73 FEET TO A POINT FOR CORNER;  
12 NORTH 51 DEGREES 57 MINUTES 29 SECONDS EAST, A DISTANCE OF  
13 18.31 FEET TO A POINT FOR CORNER;  
14 NORTH 54 DEGREES 15 MINUTES 42 SECONDS EAST, A DISTANCE OF  
15 61.08 FEET TO A POINT FOR CORNER;  
16 SOUTH 79 DEGREES 05 MINUTES 08 SECONDS EAST, A DISTANCE OF  
17 50.99 FEET TO A POINT FOR CORNER;  
18 SOUTH 75 DEGREES 40 MINUTES 48 SECONDS EAST, A DISTANCE OF  
19 65.18 FEET TO A POINT FOR CORNER;  
20 SOUTH 80 DEGREES 18 MINUTES 26 SECONDS EAST, A DISTANCE OF  
21 60.73 FEET TO A POINT FOR CORNER;  
22 NORTH 59 DEGREES 23 MINUTES 19 SECONDS EAST, A DISTANCE OF  
23 26.08 FEET TO A POINT FOR CORNER;  
24 NORTH 20 DEGREES 24 MINUTES 11 SECONDS EAST, A DISTANCE OF  
25 32.35 FEET TO A POINT FOR CORNER;  
26 NORTH 17 DEGREES 22 MINUTES 55 SECONDS WEST, A DISTANCE OF  
27 26.34 FEET TO A POINT FOR CORNER;

1 NORTH 23 DEGREES 30 MINUTES 16 SECONDS WEST, A DISTANCE OF  
2 18.16 FEET TO A POINT FOR CORNER;  
3 NORTH 40 DEGREES 03 MINUTES 17 SECONDS WEST, A DISTANCE OF  
4 36.62 FEET TO A POINT FOR CORNER;  
5 NORTH 85 DEGREES 15 MINUTES 57 SECONDS WEST, A DISTANCE OF  
6 100.19 FEET TO A POINT FOR CORNER;  
7 NORTH 80 DEGREES 48 MINUTES 00 SECONDS WEST, A DISTANCE OF  
8 51.12 FEET TO A POINT FOR CORNER;  
9 NORTH 50 DEGREES 45 MINUTES 05 SECONDS WEST, A DISTANCE OF  
10 53.06 FEET TO A POINT FOR CORNER;  
11 NORTH 00 DEGREES 03 MINUTES 01 SECONDS WEST, A DISTANCE OF  
12 46.80 FEET TO A POINT FOR CORNER;  
13 NORTH 73 DEGREES 42 MINUTES 35 SECONDS EAST, A DISTANCE OF  
14 131.79 FEET TO A POINT FOR CORNER;  
15 NORTH 60 DEGREES 21 MINUTES 56 SECONDS EAST, A DISTANCE OF  
16 42.38 FEET TO A POINT FOR CORNER;  
17 NORTH 46 DEGREES 35 MINUTES 35 SECONDS EAST, A DISTANCE OF  
18 119.09 FEET TO A POINT FOR CORNER;  
19 NORTH 61 DEGREES 32 MINUTES 05 SECONDS WEST, A DISTANCE OF  
20 26.80 FEET TO A POINT FOR CORNER;  
21 NORTH 50 DEGREES 07 MINUTES 23 SECONDS WEST, A DISTANCE OF  
22 92.16 FEET TO A POINT FOR CORNER;  
23 SOUTH 67 DEGREES 22 MINUTES 47 SECONDS WEST, A DISTANCE OF  
24 39.68 FEET TO A POINT FOR CORNER;  
25 SOUTH 44 DEGREES 51 MINUTES 31 SECONDS WEST, A DISTANCE OF  
26 65.57 FEET TO A POINT FOR CORNER;  
27 SOUTH 66 DEGREES 34 MINUTES 53 SECONDS WEST, A DISTANCE OF

1 59.47 FEET TO A POINT FOR CORNER;  
2 NORTH 71 DEGREES 04 MINUTES 02 SECONDS WEST, A DISTANCE OF  
3 13.47 FEET TO A POINT FOR CORNER;  
4 NORTH 17 DEGREES 41 MINUTES 28 SECONDS WEST, A DISTANCE OF  
5 31.58 FEET TO A POINT FOR CORNER;  
6 NORTH 03 DEGREES 59 MINUTES 42 SECONDS EAST, A DISTANCE OF  
7 71.47 FEET TO A POINT FOR CORNER;  
8 NORTH 10 DEGREES 35 MINUTES 38 SECONDS WEST, A DISTANCE OF  
9 53.43 FEET TO A POINT FOR CORNER;  
10 NORTH 33 DEGREES 10 MINUTES 20 SECONDS WEST, A DISTANCE OF  
11 46.50 FEET TO A POINT FOR CORNER;  
12 NORTH 65 DEGREES 43 MINUTES 58 SECONDS WEST, A DISTANCE OF  
13 8.59 FEET TO A POINT FOR CORNER;  
14 NORTH 72 DEGREES 36 MINUTES 49 SECONDS WEST, A DISTANCE OF  
15 70.31 FEET TO A POINT FOR CORNER;  
16 NORTH 21 DEGREES 57 MINUTES 32 SECONDS EAST, A DISTANCE OF  
17 106.82 FEET TO A POINT FOR CORNER;  
18 NORTH 02 DEGREES 20 MINUTES 24 SECONDS EAST, A DISTANCE OF  
19 45.20 FEET TO A POINT FOR CORNER;  
20 NORTH 15 DEGREES 36 MINUTES 13 SECONDS WEST, A DISTANCE OF  
21 51.30 FEET TO A POINT FOR CORNER;  
22 NORTH 33 DEGREES 52 MINUTES 33 SECONDS WEST, A DISTANCE OF  
23 72.87 FEET TO A POINT FOR CORNER;  
24 SOUTH 85 DEGREES 17 MINUTES 29 SECONDS WEST, A DISTANCE OF  
25 29.18 FEET TO A POINT FOR CORNER;  
26 SOUTH 56 DEGREES 20 MINUTES 50 SECONDS WEST, A DISTANCE OF  
27 65.17 FEET TO A POINT FOR CORNER;

1 SOUTH 07 DEGREES 42 MINUTES 17 SECONDS WEST, A DISTANCE OF  
2 54.43 FEET TO A POINT FOR CORNER;  
3 SOUTH 03 DEGREES 48 MINUTES 43 SECONDS EAST, A DISTANCE OF  
4 42.92 FEET TO A POINT FOR CORNER;  
5 SOUTH 62 DEGREES 49 MINUTES 17 SECONDS WEST, A DISTANCE OF  
6 31.86 FEET TO A POINT FOR CORNER;  
7 SOUTH 78 DEGREES 31 MINUTES 03 SECONDS WEST, A DISTANCE OF  
8 52.28 FEET TO A POINT FOR CORNER;  
9 NORTH 58 DEGREES 13 MINUTES 10 SECONDS WEST, A DISTANCE OF  
10 64.99 FEET TO A POINT FOR CORNER;  
11 NORTH 04 DEGREES 10 MINUTES 08 SECONDS WEST, A DISTANCE OF  
12 124.57 FEET TO A POINT FOR CORNER;  
13 NORTH 49 DEGREES 05 MINUTES 10 SECONDS EAST, A DISTANCE OF  
14 83.05 FEET TO A POINT FOR CORNER;  
15 NORTH 37 DEGREES 41 MINUTES 13 SECONDS EAST, A DISTANCE OF  
16 85.12 FEET TO A POINT FOR CORNER;  
17 NORTH 05 DEGREES 42 MINUTES 52 SECONDS EAST, A DISTANCE OF  
18 53.27 FEET TO A POINT FOR CORNER;  
19 NORTH 22 DEGREES 26 MINUTES 03 SECONDS EAST, A DISTANCE OF  
20 28.15 FEET TO A POINT FOR CORNER ON THE SOUTH LINE OF A 38.533  
21 ACRE TRACT OF LAND CONVEYED TO BILLY JOE DAVIS AND HARRY FRED  
22 TIBBALS, AS RECORDED IN VOLUME 836, PAGE 209, OFFICIAL  
23 RECORDS, HUNT COUNTY, TEXAS, DESCRIBED IN VOLUME 684, PAGE  
24 470, DEED RECORDS, HUNT COUNTY, TEXAS;  
25 THENCE, SOUTH 89 DEGREES 11 MINUTES 00 SECONDS EAST, ALONG A NORTH  
26 LINE OF SAID 607.070 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID  
27 38.533 ACRE TRACT, PASSING AT A DISTANCE OF 31.06 FEET A 5/8 INCH



1 IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR  
2 WITNESS, CONTINUING IN ALL A TOTAL DISTANCE OF 708.22 FEET TO A 1/2  
3 INCH IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 607.070 ACRE  
4 TRACT AND THE SOUTHEAST CORNER OF SAID 38.533 ACRE TRACT;  
5 THENCE, NORTH 00 DEGREES 49 MINUTES 00 SECONDS EAST, ALONG THE WEST  
6 LINE OF SAID 607.070 ACRE TRACT AND THE COMMON EAST LINE OF SAID  
7 38.533 ACRE TRACT, A DISTANCE OF 1613.33 FEET TO A 1/2 INCH IRON ROD  
8 FOUND FOR AN INTERIOR ELL CORNER OF SAID 110.324 ACRE TRACT AND THE  
9 NORTHEAST CORNER OF SAID 38.533 ACRE TRACT, SAID POINT ALSO BEING IN  
10 THE APPROXIMATE CENTERLINE OF HUNT COUNTY ROAD NO. 2740 (A VARIABLE  
11 WIDTH PRESCRIPTIVE RIGHT-OF-WAY);

12 THENCE, ALONG A SOUTH LINE OF SAID 607.070 ACRE TRACT AND THE  
13 APPROXIMATE CENTERLINE OF SAID HUNT COUNTY ROAD NO. 2740, THE  
14 FOLLOWING COURSE AND DISTANCES:

15 SOUTH 89 DEGREES 34 MINUTES 20 SECONDS WEST, A DISTANCE OF  
16 537.65 FEET TO A POINT FOR CORNER;

17 SOUTH 83 DEGREES 57 MINUTES 48 SECONDS WEST, A DISTANCE OF  
18 398.68 FEET TO A POINT FOR CORNER;

19 NORTH 80 DEGREES 49 MINUTES 30 SECONDS WEST, A DISTANCE OF  
20 142.84 FEET TO A POINT FOR THE SOUTHEAST CORNER OF A 39.937  
21 ACRE TRACT OF LAND CONVEYED TO CHRISTOPHER MILES, AS RECORDED  
22 IN VOLUME 819, PAGE 435, OFFICIAL RECORDS, HUNT COUNTY,  
23 TEXAS, SAID POINT ALSO BEING IN THE APPROXIMATE CENTERLINE OF  
24 SAID WEST CADDO CREEK;

25 THENCE, ALONG THE WEST LINE OF SAID 607.070 ACRE TRACT AND THE  
26 APPROXIMATE CENTERLINE OF SAID WEST CADDO CREEK, THE FOLLOWING  
27 COURSES AND DISTANCES:

1 NORTH 14 DEGREES 31 MINUTES 58 SECONDS EAST, A DISTANCE OF  
2 48.15 FEET TO A POINT FOR CORNER;  
3 NORTH 09 DEGREES 58 MINUTES 54 SECONDS EAST, A DISTANCE OF  
4 100.58 FEET TO A POINT FOR CORNER;  
5 NORTH 12 DEGREES 29 MINUTES 19 SECONDS EAST, A DISTANCE OF  
6 80.29 FEET TO A POINT FOR CORNER;  
7 NORTH 15 DEGREES 35 MINUTES 43 SECONDS EAST, A DISTANCE OF  
8 70.32 FEET TO A POINT FOR CORNER;  
9 NORTH 29 DEGREES 31 MINUTES 02 SECONDS EAST, A DISTANCE OF  
10 53.82 FEET TO A POINT FOR CORNER;  
11 NORTH 54 DEGREES 22 MINUTES 53 SECONDS EAST, A DISTANCE OF  
12 58.42 FEET TO A POINT FOR CORNER;  
13 NORTH 11 DEGREES 18 MINUTES 16 SECONDS EAST, A DISTANCE OF  
14 26.04 FEET TO A POINT FOR CORNER;  
15 NORTH 05 DEGREES 31 MINUTES 13 SECONDS WEST, A DISTANCE OF  
16 57.43 FEET TO A POINT FOR CORNER;  
17 NORTH 02 DEGREES 02 MINUTES 32 SECONDS EAST, A DISTANCE OF  
18 71.20 FEET TO A POINT FOR CORNER;  
19 NORTH 03 DEGREES 27 MINUTES 24 SECONDS WEST, A DISTANCE OF  
20 12.53 FEET TO A POINT FOR CORNER;  
21 SOUTH 78 DEGREES 10 MINUTES 47 SECONDS WEST, A DISTANCE OF  
22 23.52 FEET TO A POINT FOR CORNER;  
23 NORTH 77 DEGREES 37 MINUTES 59 SECONDS WEST, A DISTANCE OF  
24 55.19 FEET TO A POINT FOR CORNER;  
25 NORTH 83 DEGREES 12 MINUTES 05 SECONDS WEST, A DISTANCE OF  
26 42.66 FEET TO A POINT FOR CORNER;  
27 NORTH 30 DEGREES 53 MINUTES 58 SECONDS WEST, A DISTANCE OF

1 45.39 FEET TO A POINT FOR CORNER;  
2 NORTH 33 DEGREES 52 MINUTES 21 SECONDS WEST, A DISTANCE OF  
3 35.49 FEET TO A POINT FOR CORNER;  
4 NORTH 72 DEGREES 18 MINUTES 26 SECONDS WEST, A DISTANCE OF  
5 19.38 FEET TO A POINT FOR CORNER;  
6 SOUTH 63 DEGREES 09 MINUTES 44 SECONDS WEST, A DISTANCE OF  
7 30.55 FEET TO A POINT FOR CORNER;  
8 SOUTH 77 DEGREES 42 MINUTES 07 SECONDS WEST, A DISTANCE OF  
9 24.33 FEET TO A POINT FOR CORNER;  
10 NORTH 42 DEGREES 20 MINUTES 23 SECONDS WEST, A DISTANCE OF  
11 29.39 FEET TO A POINT FOR CORNER;  
12 NORTH 10 DEGREES 26 MINUTES 52 SECONDS EAST, A DISTANCE OF  
13 57.86 FEET TO A POINT FOR CORNER;  
14 NORTH 10 DEGREES 44 MINUTES 38 SECONDS EAST, A DISTANCE OF  
15 64.68 FEET TO A POINT FOR CORNER;  
16 NORTH 13 DEGREES 26 MINUTES 19 SECONDS EAST, A DISTANCE OF  
17 71.97 FEET TO A POINT FOR CORNER;  
18 NORTH 07 DEGREES 43 MINUTES 36 SECONDS EAST, A DISTANCE OF  
19 52.66 FEET TO A POINT FOR CORNER;  
20 NORTH 03 DEGREES 31 MINUTES 02 SECONDS EAST, A DISTANCE OF  
21 51.00 FEET TO A POINT FOR CORNER;  
22 NORTH 11 DEGREES 38 MINUTES 31 SECONDS WEST, A DISTANCE OF  
23 36.07 FEET TO A POINT FOR CORNER;  
24 NORTH 40 DEGREES 58 MINUTES 30 SECONDS WEST, A DISTANCE OF  
25 20.34 FEET TO A POINT FOR CORNER;  
26 NORTH 62 DEGREES 11 MINUTES 09 SECONDS WEST, A DISTANCE OF  
27 39.68 FEET TO A POINT FOR CORNER;

1 SOUTH 65 DEGREES 05 MINUTES 00 SECONDS WEST, A DISTANCE OF  
2 42.01 FEET TO A POINT FOR CORNER;  
3 SOUTH 28 DEGREES 35 MINUTES 21 SECONDS WEST, A DISTANCE OF  
4 39.18 FEET TO A POINT FOR CORNER;  
5 SOUTH 51 DEGREES 00 MINUTES 40 SECONDS WEST, A DISTANCE OF  
6 43.43 FEET TO A POINT FOR CORNER;  
7 NORTH 80 DEGREES 11 MINUTES 22 SECONDS WEST, A DISTANCE OF  
8 29.03 FEET TO A POINT FOR CORNER;  
9 NORTH 18 DEGREES 14 MINUTES 32 SECONDS WEST, A DISTANCE OF  
10 19.90 FEET TO A POINT FOR CORNER;  
11 NORTH 18 DEGREES 11 MINUTES 37 SECONDS EAST, A DISTANCE OF  
12 15.05 FEET TO A POINT FOR CORNER;  
13 NORTH 05 DEGREES 35 MINUTES 59 SECONDS EAST, A DISTANCE OF  
14 22.89 FEET TO A POINT FOR CORNER;  
15 NORTH 08 DEGREES 19 MINUTES 31 SECONDS EAST, A DISTANCE OF  
16 50.21 FEET TO A POINT FOR CORNER;  
17 NORTH 11 DEGREES 14 MINUTES 40 SECONDS WEST, A DISTANCE OF  
18 39.02 FEET TO A POINT FOR CORNER;  
19 NORTH 25 DEGREES 20 MINUTES 27 SECONDS WEST, A DISTANCE OF  
20 26.68 FEET TO A POINT FOR CORNER;  
21 NORTH 87 DEGREES 04 MINUTES 15 SECONDS WEST, A DISTANCE OF  
22 31.38 FEET TO A POINT FOR CORNER;  
23 SOUTH 38 DEGREES 36 MINUTES 57 SECONDS WEST, A DISTANCE OF  
24 21.48 FEET TO A POINT FOR CORNER;  
25 SOUTH 29 DEGREES 53 MINUTES 52 SECONDS WEST, A DISTANCE OF  
26 44.40 FEET TO A POINT FOR CORNER;  
27 NORTH 88 DEGREES 20 MINUTES 51 SECONDS WEST, A DISTANCE OF

1 28.85 FEET TO A POINT FOR CORNER;  
2 NORTH 76 DEGREES 13 MINUTES 19 SECONDS WEST, A DISTANCE OF  
3 44.97 FEET TO A POINT FOR CORNER;  
4 NORTH 58 DEGREES 26 MINUTES 12 SECONDS WEST, A DISTANCE OF  
5 32.11 FEET TO A POINT FOR CORNER;  
6 NORTH 30 DEGREES 33 MINUTES 46 SECONDS EAST, A DISTANCE OF  
7 58.33 FEET TO A POINT FOR CORNER;  
8 NORTH 40 DEGREES 06 MINUTES 28 SECONDS EAST, A DISTANCE OF  
9 56.14 FEET TO A POINT FOR CORNER;  
10 NORTH 32 DEGREES 00 MINUTES 34 SECONDS EAST, A DISTANCE OF  
11 43.76 FEET TO A POINT FOR CORNER;  
12 NORTH 05 DEGREES 36 MINUTES 07 SECONDS EAST, A DISTANCE OF  
13 24.80 FEET TO A POINT FOR CORNER;  
14 NORTH 33 DEGREES 24 MINUTES 42 SECONDS WEST, A DISTANCE OF  
15 32.46 FEET TO A POINT FOR CORNER;  
16 SOUTH 87 DEGREES 56 MINUTES 08 SECONDS WEST, A DISTANCE OF  
17 39.42 FEET TO A POINT FOR CORNER;  
18 NORTH 81 DEGREES 29 MINUTES 55 SECONDS WEST, A DISTANCE OF  
19 26.17 FEET TO A POINT FOR CORNER;  
20 NORTH 07 DEGREES 37 MINUTES 11 SECONDS WEST, A DISTANCE OF  
21 50.76 FEET TO A POINT FOR CORNER;  
22 NORTH 08 DEGREES 16 MINUTES 22 SECONDS WEST, A DISTANCE OF  
23 43.32 FEET TO A POINT FOR CORNER;  
24 NORTH 37 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF  
25 48.91 FEET TO A POINT FOR CORNER;  
26 NORTH 42 DEGREES 30 MINUTES 47 SECONDS WEST, A DISTANCE OF  
27 51.91 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 607.070

1 ACRE TRACT, SAID POINT ALSO BEING ON THE SOUTH LINE OF  
2 CREEKSIDE ESTATES, AN ADDITION TO HUNT COUNTY, AS RECORDED IN  
3 CABINET A, PAGE 168, PLAT RECORDS, HUNT COUNTY, TEXAS;  
4 THENCE, ALONG THE NORTH LINE OF SAID 607.070 ACRE TRACT, THE  
5 FOLLOWING COURSES AND DISTANCES:

6 SOUTH 88 DEGREES 50 MINUTES 00 SECONDS EAST, ALONG THE COMMON  
7 SOUTH LINE OF SAID CREEKSIDE ESTATES, PASSING AT A DISTANCE  
8 OF 13.99 FEET, A 3/8 INCH IRON ROD FOUND FOR WITNESS,  
9 CONTINUING IN ALL A TOTAL DISTANCE OF 1479.20 FEET TO A 1/2  
10 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF DIXIELAND  
11 ESTATES, AN ADDITION TO HUNT COUNTY, AS RECORDED IN CABINET  
12 B, PAGE 193, PLAT RECORDS, HUNT COUNTY, TEXAS;

13 SOUTH 88 DEGREES 59 MINUTES 50 SECONDS EAST, ALONG THE COMMON  
14 SOUTH LINE OF SAID DIXIELAND ESTATES, PASSING AT A DISTANCE  
15 OF 633.48 FEET, A 3/8 INCH IRON ROD FOUND FOR WITNESS,  
16 CONTINUING IN ALL A TOTAL DISTANCE OF 649.77 FEET TO A POINT  
17 FOR THE SOUTHEAST CORNER OF SAID DIXIELAND ESTATES AND BEING  
18 IN THE APPROXIMATE CENTERLINE OF HUNT COUNTY ROAD NO. 2744 (A  
19 VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);

20 SOUTH 00 DEGREES 32 MINUTES 44 SECONDS EAST, ALONG THE  
21 APPROXIMATE CENTERLINE OF SAID HUNT COUNTY ROAD NO. 2744, A  
22 DISTANCE OF 2.77 FEET TO A POINT FOR THE SOUTHWEST CORNER OF A  
23 16.286 ACRE TRACT OF LAND CONVEYED TO SONA ESTATES, LLC, AS  
24 RECORDED IN VOLUME 1301, PAGE 187, OFFICIAL RECORDS, HUNT  
25 COUNTY, TEXAS;

26 SOUTH 89 DEGREES 22 MINUTES 07 SECONDS EAST, PASSING AT A  
27 DISTANCE OF 23.56 FEET, A 2 INCH IRON PIPE FOUND FOR WITNESS,

1 CONTINUING IN ALL A TOTAL DISTANCE OF 1468.35 FEET TO A 3/8  
2 INCH IRON ROD FOUND FOR A NORTHEAST FOR CORNER OF SAID 607.070  
3 ACRE TRACT;  
4 THENCE, SOUTH 12 DEGREES 56 MINUTES 26 SECONDS EAST, ALONG AN EAST  
5 LINE OF SAID 607.070 ACRE TRACT, PASSING AT A DISTANCE OF 1345.74  
6 FEET, A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER  
7 BURGESS" SET FOR WITNESS, CONTINUING IN ALL A TOTAL DISTANCE OF  
8 1370.60 FEET TO A POINT FOR CORNER IN THE APPROXIMATE CENTERLINE OF  
9 SAID HUNT COUNTY ROAD NO. 2740 AND BEING ON THE OCCUPIED NORTH LINE  
10 OF A 58.103 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO LARRY BRYANT  
11 AND LAVERNE BATTLE, AS RECORDED IN VOLUME 1076, PAGE 269, DEED  
12 RECORDS, HUNT COUNTY, TEXAS;  
13 THENCE, NORTH 89 DEGREES 56 MINUTES 42 SECONDS WEST, ALONG A SOUTH  
14 LINE OF SAID 607.070 ACRE TRACT, THE COMMON NORTH LINE OF SAID  
15 58.103 ACRE TRACT AND THE APPROXIMATE CENTERLINE OF SAID HUNT  
16 COUNTY ROAD NO. 2740, A DISTANCE OF 860.42 FEET TO A POINT FOR THE  
17 NORTHWEST CORNER OF SAID 58.103 ACRE TRACT;  
18 THENCE, SOUTH 00 DEGREES 13 MINUTES 46 SECONDS WEST, ALONG THE EAST  
19 LINE OF SAID 607.070 ACRE TRACT AND THE COMMON WEST LINE OF SAID  
20 58.103 ACRE TRACT, PASSING AT A DISTANCE OF 20.04 FEET, A 1/2 INCH  
21 IRON ROD FOUND FOR WITNESS, CONTINUING IN ALL A TOTAL DISTANCE OF  
22 1711.67 FEET TO A PK NAIL SET IN CONCRETE AT THE OCCUPIED SOUTHWEST  
23 CORNER OF SAID 58.103 ACRE TRACT AND BEING AN INTERIOR ELL CORNER OF  
24 SAID 607.070 ACRE TRACT;  
25 THENCE, NORTH 89 DEGREES 54 MINUTES 27 SECONDS EAST, ALONG A NORTH  
26 LINE OF SAID 607.070 ACRE TRACT, THE COMMON OCCUPIED SOUTH LINE OF  
27 SAID 58.103 ACRE TRACT AND THE OCCUPIED SOUTH LINE OF A 0.760 ACRE

1 TRACT OF LAND CONVEYED AS "TRACT 2" TO LARRY BRYANT AND LAVERNE  
2 BATTLE, AS RECORDED IN VOLUME 1076, PAGE 269, DEED RECORDS, HUNT  
3 COUNTY, TEXAS, PASSING AT A DISTANCE OF 1459.68 FEET, A 5/8 INCH  
4 IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR  
5 WITNESS, CONTINUING IN ALL A TOTAL DISTANCE OF 1479.65 FEET TO A  
6 POINT FOR THE SOUTHEAST CORNER OF SAID 0.760 ACRE TRACT AND BEING IN  
7 THE APPROXIMATE CENTERLINE OF SAID HUNT COUNTY ROAD NO. 2726;  
8 THENCE, NORTH 00 DEGREES 20 MINUTES 25 SECONDS EAST, ALONG THE  
9 APPROXIMATE CENTERLINE OF SAID HUNT COUNTY ROAD NO. 2726, A  
10 DISTANCE OF 53.41 FEET TO A POINT FOR THE SOUTHWEST CORNER OF A  
11 25.232 ACRE TRACT OF LAND CONVEYED TO HENRY BATTLE, AS RECORDED IN  
12 VOLUME 875, PAGE 24, DEED RECORDS, HUNT COUNTY, TEXAS;  
13 THENCE, SOUTH 88 DEGREES 41 MINUTES 02 SECONDS EAST, ALONG A NORTH  
14 LINE OF SAID 607.070 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID  
15 25.232 ACRE TRACT, PASSING AT A DISTANCE OF 20.12 FEET, A 5/8 INCH  
16 IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR  
17 WITNESS AND PASSING AT A DISTANCE OF 677.92 FEET, A 5/8 INCH IRON  
18 ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR  
19 WITNESS, CONTINUING IN ALL A TOTAL DISTANCE OF 727.92 FEET TO A  
20 POINT FOR THE SOUTHEAST CORNER OF SAID 25.232 ACRE TRACT, SAID POINT  
21 BEING IN THE APPROXIMATE CENTERLINE OF MIDDLE CADDO CREEK;  
22 THENCE, ALONG THE WEST LINE OF SAID 607.070 ACRE TRACT, THE COMMON  
23 EAST LINE OF SAID 25.232 ACRE TRACT AND THE APPROXIMATE CENTERLINE  
24 OF SAID MIDDLE CADDO CREEK, THE FOLLOWING COURSES AND DISTANCES:  
25 NORTH 27 DEGREES 58 MINUTES 28 SECONDS WEST, A DISTANCE OF  
26 59.92 FEET TO A POINT FOR CORNER;  
27 NORTH 08 DEGREES 20 MINUTES 01 SECONDS WEST, A DISTANCE OF



1 70.06 FEET TO A POINT FOR CORNER;  
2 NORTH 21 DEGREES 11 MINUTES 21 SECONDS WEST, A DISTANCE OF  
3 63.88 FEET TO A POINT FOR CORNER;  
4 NORTH 81 DEGREES 53 MINUTES 48 SECONDS WEST, A DISTANCE OF  
5 14.55 FEET TO A POINT FOR CORNER;  
6 SOUTH 10 DEGREES 46 MINUTES 05 SECONDS WEST, A DISTANCE OF  
7 28.38 FEET TO A POINT FOR CORNER;  
8 SOUTH 58 DEGREES 06 MINUTES 15 SECONDS WEST, A DISTANCE OF  
9 29.41 FEET TO A POINT FOR CORNER;  
10 NORTH 74 DEGREES 33 MINUTES 35 SECONDS WEST, A DISTANCE OF  
11 27.08 FEET TO A POINT FOR CORNER;  
12 NORTH 57 DEGREES 46 MINUTES 13 SECONDS WEST, A DISTANCE OF  
13 35.19 FEET TO A POINT FOR CORNER;  
14 SOUTH 87 DEGREES 10 MINUTES 49 SECONDS WEST, A DISTANCE OF  
15 35.35 FEET TO A POINT FOR CORNER;  
16 SOUTH 81 DEGREES 58 MINUTES 10 SECONDS WEST, A DISTANCE OF  
17 43.35 FEET TO A POINT FOR CORNER;  
18 NORTH 58 DEGREES 43 MINUTES 52 SECONDS WEST, A DISTANCE OF  
19 19.00 FEET TO A POINT FOR CORNER;  
20 NORTH 19 DEGREES 25 MINUTES 54 SECONDS WEST, A DISTANCE OF  
21 41.00 FEET TO A POINT FOR CORNER;  
22 NORTH 23 DEGREES 37 MINUTES 45 SECONDS EAST, A DISTANCE OF  
23 20.48 FEET TO A POINT FOR CORNER;  
24 NORTH 66 DEGREES 41 MINUTES 24 SECONDS EAST, A DISTANCE OF  
25 32.79 FEET TO A POINT FOR CORNER;  
26 NORTH 42 DEGREES 19 MINUTES 40 SECONDS EAST, A DISTANCE OF  
27 25.58 FEET TO A POINT FOR CORNER;

1 NORTH 02 DEGREES 19 MINUTES 46 SECONDS WEST, A DISTANCE OF  
2 17.41 FEET TO A POINT FOR CORNER;  
3 NORTH 52 DEGREES 54 MINUTES 35 SECONDS WEST, A DISTANCE OF  
4 20.52 FEET TO A POINT FOR CORNER;  
5 SOUTH 86 DEGREES 47 MINUTES 44 SECONDS WEST, A DISTANCE OF  
6 24.56 FEET TO A POINT FOR CORNER;  
7 NORTH 42 DEGREES 32 MINUTES 55 SECONDS WEST, A DISTANCE OF  
8 30.93 FEET TO A POINT FOR CORNER;  
9 NORTH 08 DEGREES 06 MINUTES 27 SECONDS EAST, A DISTANCE OF  
10 22.79 FEET TO A POINT FOR CORNER;  
11 NORTH 34 DEGREES 07 MINUTES 54 SECONDS EAST, A DISTANCE OF  
12 8.78 FEET TO A POINT FOR CORNER;  
13 NORTH 60 DEGREES 09 MINUTES 21 SECONDS EAST, A DISTANCE OF  
14 87.63 FEET TO A POINT FOR CORNER;  
15 NORTH 61 DEGREES 36 MINUTES 53 SECONDS WEST, A DISTANCE OF  
16 21.89 FEET TO A POINT FOR CORNER;  
17 NORTH 15 DEGREES 17 MINUTES 11 SECONDS EAST, A DISTANCE OF  
18 19.48 FEET TO A POINT FOR CORNER;  
19 SOUTH 87 DEGREES 48 MINUTES 45 SECONDS EAST, A DISTANCE OF  
20 80.03 FEET TO A POINT FOR CORNER;  
21 NORTH 35 DEGREES 55 MINUTES 56 SECONDS WEST, A DISTANCE OF  
22 35.95 FEET TO A POINT FOR CORNER;  
23 SOUTH 86 DEGREES 55 MINUTES 12 SECONDS WEST, A DISTANCE OF  
24 66.08 FEET TO A POINT FOR CORNER;  
25 NORTH 85 DEGREES 00 MINUTES 46 SECONDS WEST, A DISTANCE OF  
26 71.69 FEET TO A POINT FOR CORNER;  
27 NORTH 31 DEGREES 13 MINUTES 44 SECONDS WEST, A DISTANCE OF

1 24.20 FEET TO A POINT FOR CORNER;  
2 NORTH 22 DEGREES 33 MINUTES 19 SECONDS EAST, A DISTANCE OF  
3 46.25 FEET TO A POINT FOR CORNER;  
4 NORTH 52 DEGREES 09 MINUTES 50 SECONDS EAST, A DISTANCE OF  
5 19.76 FEET TO A POINT FOR CORNER;  
6 NORTH 81 DEGREES 46 MINUTES 20 SECONDS EAST, A DISTANCE OF  
7 34.00 FEET TO A POINT FOR CORNER;  
8 NORTH 84 DEGREES 20 MINUTES 04 SECONDS EAST, A DISTANCE OF  
9 124.21 FEET TO A POINT FOR CORNER;  
10 NORTH 66 DEGREES 32 MINUTES 42 SECONDS EAST, A DISTANCE OF  
11 61.04 FEET TO A POINT FOR CORNER;  
12 NORTH 48 DEGREES 42 MINUTES 13 SECONDS EAST, A DISTANCE OF  
13 90.94 FEET TO A POINT FOR CORNER;  
14 NORTH 11 DEGREES 45 MINUTES 07 SECONDS EAST, A DISTANCE OF  
15 39.76 FEET TO A POINT FOR CORNER;  
16 NORTH 01 DEGREES 46 MINUTES 13 SECONDS EAST, A DISTANCE OF  
17 75.46 FEET TO A POINT FOR CORNER;  
18 NORTH 72 DEGREES 03 MINUTES 20 SECONDS WEST, A DISTANCE OF  
19 14.32 FEET TO A POINT FOR CORNER;  
20 SOUTH 66 DEGREES 20 MINUTES 07 SECONDS WEST, A DISTANCE OF  
21 42.28 FEET TO A POINT FOR CORNER;  
22 SOUTH 17 DEGREES 47 MINUTES 12 SECONDS WEST, A DISTANCE OF  
23 27.48 FEET TO A POINT FOR CORNER;  
24 SOUTH 15 DEGREES 41 MINUTES 48 SECONDS WEST, A DISTANCE OF  
25 29.71 FEET TO A POINT FOR CORNER;  
26 SOUTH 63 DEGREES 16 MINUTES 46 SECONDS WEST, A DISTANCE OF  
27 25.10 FEET TO A POINT FOR CORNER;

1 NORTH 69 DEGREES 08 MINUTES 15 SECONDS WEST, A DISTANCE OF  
2 38.77 FEET TO A POINT FOR CORNER;  
3 NORTH 28 DEGREES 07 MINUTES 58 SECONDS WEST, A DISTANCE OF  
4 54.77 FEET TO A POINT FOR CORNER;  
5 NORTH 06 DEGREES 06 MINUTES 29 SECONDS EAST, A DISTANCE OF  
6 38.69 FEET TO A POINT FOR CORNER;  
7 NORTH 52 DEGREES 38 MINUTES 37 SECONDS EAST, A DISTANCE OF  
8 36.29 FEET TO A POINT FOR CORNER;  
9 SOUTH 80 DEGREES 49 MINUTES 15 SECONDS EAST, A DISTANCE OF  
10 33.25 FEET TO A POINT FOR CORNER;  
11 NORTH 58 DEGREES 56 MINUTES 02 SECONDS EAST, A DISTANCE OF  
12 32.09 FEET TO A POINT FOR CORNER;  
13 NORTH 03 DEGREES 18 MINUTES 59 SECONDS WEST, A DISTANCE OF  
14 34.86 FEET TO A POINT FOR CORNER;  
15 NORTH 55 DEGREES 14 MINUTES 49 SECONDS WEST, A DISTANCE OF  
16 18.25 FEET TO A POINT FOR CORNER;  
17 NORTH 76 DEGREES 15 MINUTES 01 SECONDS WEST, A DISTANCE OF  
18 32.83 FEET TO A POINT FOR CORNER;  
19 SOUTH 64 DEGREES 29 MINUTES 28 SECONDS WEST, A DISTANCE OF  
20 24.10 FEET TO A POINT FOR CORNER;  
21 SOUTH 80 DEGREES 41 MINUTES 01 SECONDS WEST, A DISTANCE OF  
22 36.05 FEET TO A POINT FOR CORNER;  
23 NORTH 49 DEGREES 13 MINUTES 41 SECONDS WEST, A DISTANCE OF  
24 30.68 FEET TO A POINT FOR CORNER;  
25 NORTH 00 DEGREES 51 MINUTES 37 SECONDS EAST, A DISTANCE OF  
26 43.28 FEET TO A POINT FOR CORNER;  
27 NORTH 30 DEGREES 13 MINUTES 43 SECONDS WEST, A DISTANCE OF

1 80.54 FEET TO A POINT FOR CORNER;  
2 NORTH 47 DEGREES 53 MINUTES 35 SECONDS WEST, A DISTANCE OF  
3 57.16 FEET TO A POINT FOR CORNER;  
4 NORTH 87 DEGREES 31 MINUTES 40 SECONDS WEST, A DISTANCE OF  
5 45.47 FEET TO A POINT FOR CORNER;  
6 NORTH 70 DEGREES 45 MINUTES 18 SECONDS WEST, A DISTANCE OF  
7 28.51 FEET TO A POINT FOR CORNER;  
8 NORTH 35 DEGREES 53 MINUTES 06 SECONDS WEST, A DISTANCE OF  
9 22.87 FEET TO A POINT FOR CORNER;  
10 NORTH 01 DEGREES 00 MINUTES 54 SECONDS WEST, A DISTANCE OF  
11 49.51 FEET TO A POINT FOR CORNER;  
12 NORTH 08 DEGREES 13 MINUTES 21 SECONDS EAST, A DISTANCE OF  
13 38.25 FEET TO A POINT FOR CORNER;  
14 NORTH 08 DEGREES 56 MINUTES 09 SECONDS EAST, A DISTANCE OF  
15 30.49 FEET TO A POINT FOR CORNER;  
16 NORTH 14 DEGREES 19 MINUTES 45 SECONDS WEST, A DISTANCE OF  
17 72.16 FEET TO A POINT FOR CORNER;  
18 NORTH 25 DEGREES 40 MINUTES 17 SECONDS WEST, A DISTANCE OF  
19 25.99 FEET TO A POINT FOR CORNER;  
20 NORTH 40 DEGREES 07 MINUTES 54 SECONDS WEST, A DISTANCE OF  
21 38.60 FEET TO A POINT FOR CORNER;  
22 NORTH 30 DEGREES 50 MINUTES 22 SECONDS WEST, A DISTANCE OF  
23 46.60 FEET TO A POINT FOR CORNER;  
24 NORTH 77 DEGREES 14 MINUTES 40 SECONDS EAST, A DISTANCE OF  
25 45.22 FEET TO A POINT FOR CORNER;  
26 NORTH 51 DEGREES 22 MINUTES 33 SECONDS EAST, A DISTANCE OF  
27 47.17 FEET TO A POINT FOR CORNER;

1 SOUTH 49 DEGREES 41 MINUTES 47 SECONDS EAST, A DISTANCE OF  
2 31.93 FEET TO A POINT FOR CORNER;  
3 SOUTH 00 DEGREES 24 MINUTES 54 SECONDS EAST, A DISTANCE OF  
4 44.07 FEET TO A POINT FOR CORNER;  
5 SOUTH 35 DEGREES 43 MINUTES 01 SECONDS EAST, A DISTANCE OF  
6 32.32 FEET TO A POINT FOR CORNER;  
7 SOUTH 59 DEGREES 59 MINUTES 35 SECONDS EAST, A DISTANCE OF  
8 30.34 FEET TO A POINT FOR CORNER;  
9 NORTH 82 DEGREES 08 MINUTES 38 SECONDS EAST, A DISTANCE OF  
10 48.35 FEET TO A POINT FOR CORNER;  
11 NORTH 21 DEGREES 27 MINUTES 13 SECONDS EAST, A DISTANCE OF  
12 28.23 FEET TO A POINT FOR CORNER;  
13 NORTH 05 DEGREES 01 MINUTES 00 SECONDS WEST, A DISTANCE OF  
14 63.46 FEET TO A POINT FOR CORNER;  
15 NORTH 35 DEGREES 42 MINUTES 55 SECONDS EAST, A DISTANCE OF  
16 40.28 FEET TO A POINT FOR CORNER;  
17 SOUTH 38 DEGREES 59 MINUTES 29 SECONDS EAST, A DISTANCE OF  
18 38.97 FEET TO A POINT FOR CORNER;  
19 SOUTH 38 DEGREES 40 MINUTES 17 SECONDS EAST, A DISTANCE OF  
20 71.78 FEET TO A POINT FOR CORNER;  
21 SOUTH 54 DEGREES 31 MINUTES 47 SECONDS EAST, A DISTANCE OF  
22 63.58 FEET TO A POINT FOR CORNER;  
23 NORTH 87 DEGREES 25 MINUTES 38 SECONDS EAST, A DISTANCE OF  
24 85.26 FEET TO A POINT FOR CORNER;  
25 NORTH 31 DEGREES 16 MINUTES 02 SECONDS EAST, A DISTANCE OF  
26 29.92 FEET TO A POINT FOR CORNER;  
27 NORTH 41 DEGREES 02 MINUTES 30 SECONDS WEST, A DISTANCE OF

1 33.52 FEET TO A POINT FOR CORNER;  
2 NORTH 56 DEGREES 02 MINUTES 49 SECONDS WEST, A DISTANCE OF  
3 115.98 FEET TO A POINT FOR CORNER;  
4 NORTH 23 DEGREES 58 MINUTES 56 SECONDS WEST, A DISTANCE OF  
5 27.56 FEET TO A POINT FOR CORNER;  
6 NORTH 18 DEGREES 38 MINUTES 39 SECONDS EAST, A DISTANCE OF  
7 40.32 FEET TO A POINT FOR CORNER;  
8 NORTH 36 DEGREES 51 MINUTES 02 SECONDS EAST, A DISTANCE OF  
9 76.38 FEET TO A POINT FOR CORNER;  
10 NORTH 53 DEGREES 57 MINUTES 35 SECONDS EAST, A DISTANCE OF  
11 91.34 FEET TO A POINT FOR CORNER;  
12 NORTH 01 DEGREES 12 MINUTES 05 SECONDS EAST, A DISTANCE OF  
13 72.26 FEET TO A POINT FOR CORNER;  
14 NORTH 58 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF  
15 46.75 FEET TO A POINT FOR CORNER;  
16 SOUTH 65 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF  
17 29.09 FEET TO A POINT FOR CORNER;  
18 SOUTH 44 DEGREES 50 MINUTES 59 SECONDS WEST, A DISTANCE OF  
19 41.06 FEET TO A POINT FOR CORNER;  
20 NORTH 33 DEGREES 14 MINUTES 16 SECONDS WEST, A DISTANCE OF  
21 23.85 FEET TO A POINT FOR CORNER;  
22 NORTH 36 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF  
23 75.44 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 25.232  
24 ACRE TRACT AND BEING IN THE APPROXIMATE CENTERLINE OF SAID  
25 HUNT COUNTY ROAD NO. 2740;  
26 THENCE, ALONG A NORTH LINE OF SAID 607.070 ACRE TRACT AND THE  
27 APPROXIMATE CENTERLINE OF SAID HUNT COUNTY ROAD NO. 2740, THE

1 FOLLOWING COURSES AND DISTANCES:

2 NORTH 87 DEGREES 23 MINUTES 19 SECONDS EAST, A DISTANCE OF  
3 457.22 FEET TO A POINT FOR CORNER;

4 NORTH 89 DEGREES 46 MINUTES 30 SECONDS EAST, A DISTANCE OF  
5 193.03 FEET TO A POINT FOR THE SOUTHEAST CORNER OF A TRACT OF  
6 LAND CONVEYED AS "TRACT 1" TO LARRY L. BRYANT, AS RECORDED IN  
7 VOLUME 491, PAGE 507, OFFICIAL RECORDS, HUNT COUNTY, TEXAS;

8 THENCE, NORTH 18 DEGREES 51 MINUTES 07 SECONDS WEST, ALONG A  
9 SOUTHWEST LINE OF SAID 607.070 ACRE TRACT, THE COMMON NORTHEAST  
10 LINE OF SAID BRYANT TRACT 1 TRACT AND THE COMMON NORTHEAST LINE OF A  
11 TRACT OF LAND CONVEYED AS "TRACT 2" TO LARRY L. BRYANT, AS RECORDED  
12 IN VOLUME 491, PAGE 507, DEED RECORDS, HUNT COUNTY, TEXAS, PASSING  
13 AT A DISTANCE OF 27.02 FEET, A WOOD FENCE CORNER POST FOUND FOR  
14 WITNESS, CONTINUING IN ALL A TOTAL DISTANCE OF 2768.37 FEET TO A 5/8  
15 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET  
16 FOR A NORTHWEST CORNER OF SAID 607.070 ACRE TRACT AND THE NORTHEAST  
17 CORNER OF SAID BRYANT TRACT 2, SAID POINT ALSO BEING ON THE SOUTH  
18 LINE OF AFORESAID 40.089 ACRE TRACT;

19 THENCE, SOUTH 89 DEGREES 57 MINUTES 22 SECONDS EAST, ALONG THE NORTH  
20 LINE OF SAID 607.070 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID  
21 40.089 ACRE TRACT, A DISTANCE OF 891.69 FEET TO THE POINT OF  
22 BEGINNING, AND CONTAINING 625.044 ACRES OF LAND, MORE OR LESS.

23 TRACT 6

24 BEING A 1.172 ACRE TRACT OF LAND SITUATED IN THE M.F. JONES SURVEY,  
25 ABSTRACT NO. 542, HUNT COUNTY, TEXAS, AND BEING ALL OF A 1.172 ACRE  
26 TRACT OF LAND, CONVEYED TO WALTON TEXAS, L.P., AS RECORDED IN VOLUME  
27 1780, PAGE 53, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS. SAID



1 1.172 ACRE TRACT, WITH BEARING BASIS OF GRID NORTH, TEXAS STATE  
2 PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE  
3 2002), DETERMINED BY GPS OBSERVATIONS BETWEEN JULIAN DAY 253, 2004  
4 AND JULIAN DAY 259, 2004, CALCULATED FROM COLLIN CORS ARP  
5 (PID-DF8982) AND DALLAS CORS ARP (PID-DF8984), BEING MORE  
6 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
7 BEGINNING AT A 5/8 INCH IRON ROD WITH AN ALUMINUM TXDOT MONUMENT  
8 FOUND FOR THE NORTHWEST CORNER OF SAID 1.172 ACRE TRACT, A NORTHEAST  
9 CORNER OF A 13.6509 ACRE TRACT OF LAND CONVEYED AS "PARCEL 27" TO  
10 THE STATE OF TEXAS, AS RECORDED IN VOLUME 1581, PAGE 81, OFFICIAL  
11 RECORDS, HUNT COUNTY, TEXAS AND THE SOUTHEAST CORNER OF A 16.7163  
12 ACRE TRACT OF LAND CONVEYED AS "PARCEL 26" TO THE STATE OF TEXAS, AS  
13 RECORDED IN VOLUME 1617, PAGE 466, OFFICIAL RECORDS, HUNT COUNTY,  
14 TEXAS, SAID POINT ALSO BEING ON THE SOUTH LINE OF A 40.089 ACRE  
15 TRACT OF LAND CONVEYED TO AREY FAMILY LIVING TRUST, AS RECORDED IN  
16 VOLUME 756, PAGE 263, DEED RECORDS, HUNT COUNTY, TEXAS;  
17 THENCE, SOUTH 89 DEGREES 57 MINUTES 22 SECONDS EAST, ALONG THE NORTH  
18 LINE OF SAID 1.172 ACRE TRACT, THE COMMON SOUTH LINE OF SAID 40.089  
19 ACRE TRACT, THE COMMON SOUTH LINE OF A 2.162 ACRE TRACT OF LAND  
20 CONVEYED TO RICHARD A. HAGOOD, AS RECORDED IN VOLUME 879, PAGE 524,  
21 DEED RECORDS, HUNT COUNTY, TEXAS AND THE COMMON SOUTH LINE OF A  
22 1.003 ACRE TRACT OF LAND CONVEYED TO PEGGY ELLIOTT, AS RECORDED IN  
23 VOLUME 778, PAGE 405, OFFICIAL RECORDS, HUNT COUNTY, TEXAS, A  
24 DISTANCE OF 425.81 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC  
25 CAP STAMPED "CARTER BURGESS" SET FOR THE NORTHEAST CORNER OF SAID  
26 1.172 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 1.003 ACRE TRACT,  
27 SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF F.M. 36 (A

1 80' RIGHT-OF-WAY);  
2 THENCE, SOUTH 00 DEGREES 26 MINUTES 28 SECONDS EAST, ALONG THE EAST  
3 LINE OF SAID 1.172 ACRE TRACT AND THE COMMON WEST RIGHT-OF-WAY LINE  
4 OF SAID F.M. 36, A DISTANCE OF 159.69 FEET TO A 5/8 INCH IRON ROD  
5 WITH A ALUMINUM TXDOT MONUMENT FOUND FOR A SOUTHEAST CORNER OF SAID  
6 1.172 ACRE TRACT AND A NORTHEAST CORNER OF SAID 13.6509 ACRE TRACT;  
7 THENCE, ALONG THE SOUTH LINE OF SAID 1.172 ACRE TRACT AND THE COMMON  
8 NORTHEAST LINE OF SAID 13.6509 ACRE TRACT, THE FOLLOWING COURSES  
9 AND DISTANCES:

10 SOUTH 60 DEGREES 25 MINUTES 29 SECONDS WEST, A DISTANCE OF  
11 97.50 FEET TO A POINT FOR CORNER;

12 NORTH 58 DEGREES 41 MINUTES 38 SECONDS WEST, A DISTANCE OF 400.56  
13 FEET TO THE POINT OF BEGINNING, CONTAINING 1.172 ACRES OF LAND, MORE  
14 OR LESS.

15 TRACT 7

16 BEING A 255.975 ACRE TRACT OF LAND SITUATED IN THE ENOS MURPHY  
17 SURVEY, ABSTRACT NO. 647, HUNT COUNTY, TEXAS, AND BEING ALL OF A  
18 255.975 ACRE TRACT OF LAND CONVEYED AS "TRACT ONE" TO WALTON TEXAS,  
19 L.P., AS RECORDED IN VOLUME 1637, PAGE 620, OFFICIAL PUBLIC  
20 RECORDS, HUNT COUNTY, TEXAS (O.R.H.C.T.), SAID 255.975 ACRE TRACT  
21 WITH REFERENCE BEARING OF GRID NORTH, TEXAS STATE PLANE  
22 COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE 2002),  
23 DETERMINED BY GPS OBSERVATIONS BETWEEN JULIAN DAY 253, 2004 AND  
24 JULIAN DAY 259, 2004, CALCULATED FROM COLLIN CORS ARP (PID-DF8982)  
25 AND DALLAS CORS ARP (PID-DF8984), BEING MORE PARTICULARLY DESCRIBED  
26 BY METES AND BOUNDS AS FOLLOWS:

27 BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID

1 255.975 ACRE TRACT AND THE SOUTHWEST CORNER OF A 1.548 ACRE TRACT OF  
2 LAND CONVEYED TO BILLY CAUSEY, AS RECORDED IN VOLUME 1423, PAGE 135,  
3 OFFICIAL RECORDS, HUNT COUNTY, TEXAS AND BEING ON THE NORTH  
4 RIGHT-OF-WAY LINE OF U.S. HIGHWAY 380 (A VARIABLE WIDTH  
5 RIGHT-OF-WAY);

6 THENCE, ALONG THE SOUTH LINE OF SAID 255.975 ACRE TRACT AND THE  
7 COMMON NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380, THE  
8 FOLLOWING COURSES AND DISTANCES:

9 NORTH 89 DEGREES 21 MINUTES 30 SECONDS WEST, A DISTANCE OF  
10 1216.11 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AND THE  
11 BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL  
12 ANGLE OF 39 DEGREES 00 MINUTES 38 SECONDS, A RADIUS OF 2025.45  
13 FEET, A CHORD BEARING OF NORTH 69 DEGREES 51 MINUTES 10  
14 SECONDS WEST, A CHORD LENGTH OF 1352.57 FEET;

15 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF  
16 1379.06 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

17 NORTH 50 DEGREES 20 MINUTES 51 SECONDS WEST, A DISTANCE OF  
18 2810.50 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST  
19 CORNER OF SAID 255.975 ACRE TRACT;

20 THENCE, NORTH 00 DEGREES 00 MINUTES 39 SECONDS EAST, ALONG THE WEST  
21 LINE OF SAID 255.975 ACRE TRACT, THE COMMON EAST LINE OF A TRACT OF  
22 LAND CONVEYED TO FLOYD INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN  
23 VOLUME 389, PAGE 415, DEED RECORDS, HUNT COUNTY, TEXAS AND THE  
24 COMMON EAST LINE OF A TRACT OF LAND CONVEYED TO BLAND I.S.D., AS  
25 RECORDED IN VOLUME 147, PAGE 216, OFFICIAL RECORDS, HUNT COUNTY,  
26 TEXAS, PASSING AT A DISTANCE OF 1075.86 FEET A 1/2 INCH IRON ROD  
27 FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 1077.01 FEET TO A POINT

1 FOR THE NORTHWEST CORNER OF SAID 255.975 ACRE TRACT AND THE  
2 NORTHEAST CORNER OF SAID BLAND I.S.D. TRACT, SAID POINT BEING ON THE  
3 SOUTH RIGHT-OF-WAY LINE OF KANSAS CITY SOUTHERN RAILROAD (A 100'  
4 RIGHT-OF-WAY);  
5 THENCE, SOUTH 84 DEGREES 06 MINUTES 14 SECONDS EAST, ALONG A NORTH  
6 LINE OF SAID 255.975 ACRE TRACT AND THE COMMON SOUTH RIGHT-OF-WAY  
7 LINE OF SAID KANSAS CITY SOUTHERN RAILROAD, A DISTANCE OF 4359.60  
8 FEET TO A POINT FOR A NORTHEAST CORNER OF SAID 255.975 ACRE TRACT  
9 AND THE NORTHWEST CORNER OF A 2.001 ACRE TRACT OF LAND CONVEYED TO  
10 GEORGE S. WILSON, AS RECORDED IN VOLUME 1247, PAGE 514, OFFICIAL  
11 RECORDS, HUNT COUNTY, TEXAS;  
12 THENCE, SOUTH 00 DEGREES 11 MINUTES 51 SECONDS EAST, ALONG AN EAST  
13 LINE OF SAID 255.975 ACRE TRACT AND THE COMMON WEST LINE OF SAID  
14 2.001 ACRE TRACT, PASSING AT A DISTANCE OF 0.45 FEET, A 1/2 INCH  
15 IRON ROD FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 296.81 FEET TO  
16 A 3/8 INCH IRON ROD FOUND FOR A INTERIOR ELL CORNER OF SAID 255.975  
17 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 2.001 ACRE TRACT;  
18 THENCE, SOUTH 84 DEGREES 06 MINUTES 47 SECONDS EAST, ALONG A NORTH  
19 LINE OF SAID 255.975 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID  
20 2.001 ACRE TRACT, A DISTANCE OF 295.50 FEET TO A 1/2 INCH IRON ROD  
21 FOUND FOR A NORTHEAST CORNER OF SAID 255.975 ACRE TRACT AND THE  
22 SOUTHEAST CORNER OF SAID 2.001 ACRE TRACT, SAID POINT BEING ON THE  
23 WEST LINE OF PALO VERDE RANCH, AN ADDITION TO HUNT COUNTY, AS  
24 RECORDED IN CABINET C, PAGE 239, PLAT RECORDS, HUNT COUNTY, TEXAS;  
25 THENCE, SOUTH 00 DEGREES 24 MINUTES 04 SECONDS EAST, ALONG AN EAST  
26 LINE OF SAID 255.975 ACRE TRACT, THE COMMON WEST LINE OF SAID PALO  
27 VERDE RANCH AND THE COMMON WEST LINE OF AFORESAID 1.548 ACRE TRACT,

1 A DISTANCE OF 2575.08 FEET TO THE POINT OF BEGINNING, AND CONTAINING  
2 255.975 ACRES OF LAND MORE OR LESS.  
3 TRACT 8  
4 BEING A 144.638 ACRE TRACT OF LAND SITUATED IN THE ENOS MURPHY  
5 SURVEY, ABSTRACT NO. 647, HUNT COUNTY, TEXAS, AND BEING ALL OF A  
6 144.638 ACRE TRACT OF LAND CONVEYED AS "TRACT D" TO WALTON TEXAS,  
7 L.P., AS RECORDED IN VOLUME 1637, PAGE 551, OFFICIAL PUBLIC  
8 RECORDS, DENTON COUNTY, TEXAS. SAID 144.638 ACRE TRACT WITH  
9 REFERENCE BEARING OF GRID NORTH, TEXAS STATE PLANE COORDINATES,  
10 NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE 2002), DETERMINED BY  
11 GPS OBSERVATIONS BETWEEN JULIAN DAY 253, 2004 AND JULIAN DAY 259,  
12 2004, CALCULATED FROM COLLIN CORS ARP (PID-DF8982) AND DALLAS CORS  
13 ARP (PID-DF8984), BEING MORE PARTICULARLY DESCRIBED BY METES AND  
14 BOUNDS AS FOLLOWS:  
15 BEGINNING AT A 1/2 INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST  
16 CORNER OF SAID 144.638 ACRE TRACT AND THE SOUTHEAST CORNER OF A  
17 99.45 ACRE TRACT OF LAND CONVEYED TO DAWN MORGAN AND COLLEEN  
18 ANDREWS, AS RECORDED IN VOLUME 81, PAGE 830, OFFICIAL RECORDS, HUNT  
19 COUNTY, TEXAS AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF U.S.  
20 HIGHWAY 380 (A VARIABLE WIDTH RIGHT-OF-WAY);  
21 THENCE, NORTH 01 DEGREES 18 MINUTES 23 SECONDS WEST, ALONG THE WEST  
22 LINE OF SAID 144.638 ACRE TRACT AND THE COMMON EAST LINE OF SAID  
23 99.45 ACRE TRACT, A DISTANCE OF 572.27 FEET TO A 1/2 INCH CAPPED  
24 IRON ROD FOUND FOR CORNER;  
25 THENCE, SOUTH 88 DEGREES 41 MINUTES 42 SECONDS WEST, ALONG A SOUTH  
26 LINE OF SAID 144.638 ACRE TRACT AND A COMMON NORTH LINE OF SAID  
27 99.45 ACRE TRACT, A DISTANCE OF 164.47 FEET TO A 3/8 INCH IRON ROD

1 FOUND FOR CORNER;  
2 THENCE, NORTH 00 DEGREES 10 MINUTES 33 SECONDS EAST, ALONG THE WEST  
3 LINE OF SAID 144.638 ACRE TRACT AND THE COMMON EAST LINE OF SAID  
4 99.45 ACRE TRACT, PASSING AT A DISTANCE OF 2003.03 FEET A 1/2 INCH  
5 CAPPED IRON ROD FOUND FOR WITNESS, CONTINUING IN ALL A TOTAL  
6 DISTANCE OF 2003.56 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID  
7 144.638 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 99.45 ACRE  
8 TRACT, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF KANSAS  
9 CITY SOUTHERN RAILROAD (A 100' RIGHT-OF-WAY);  
10 THENCE, SOUTH 84 DEGREES 05 MINUTES 43 SECONDS EAST, ALONG THE NORTH  
11 LINE OF SAID 144.638 ACRE TRACT AND THE COMMON SOUTH RIGHT-OF-WAY  
12 LINE OF SAID KANSAS CITY SOUTHERN RAILROAD, A DISTANCE OF 2964.04  
13 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 144.638 ACRE TRACT,  
14 SAID POINT BEING IN THE APPROXIMATE CENTERLINE OF HUNT COUNTY ROAD  
15 NO. 1065 (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 1/2 INCH  
16 CAPPED IRON ROD FOUND BEARS, NORTH 84 DEGREES 43 MINUTES 30 SECONDS  
17 WEST, A DISTANCE OF 26.47 FEET AND A 1/2 INCH CAPPED IRON ROD FOUND  
18 BEARS, SOUTH 00 DEGREES 52 MINUTES 45 SECONDS EAST, A DISTANCE OF  
19 0.28 FEET;  
20 THENCE, SOUTH 00 DEGREES 52 MINUTES 45 SECONDS EAST, ALONG THE EAST  
21 LINE OF SAID 144.638 ACRE TRACT AND THE APPROXIMATE CENTERLINE OF  
22 SAID HUNT COUNTY ROAD NO. 1065, A DISTANCE OF 1061.49 FEET TO A 1/2  
23 INCH CAPPED IRON ROD FOUND FOR A SOUTHEAST CORNER OF SAID 144.638  
24 ACRE TRACT AND THE NORTHEAST CORNER OF A 2.500 ACRE TRACT OF LAND  
25 CONVEYED TO GARY SLACK AND SANDRA SLACK, AS RECORDED IN VOLUME 276,  
26 PAGE 581, OFFICIAL RECORDS, HUNT COUNTY, TEXAS;  
27 THENCE, SOUTH 89 DEGREES 27 MINUTES 55 SECONDS WEST, ALONG A SOUTH

1 LINE OF SAID 144.638 ACRE TRACT AND THE COMMON NORTH LINE OF SAID  
2 2.500 ACRE TRACT, A DISTANCE OF 686.05 FEET TO A 3/8 INCH IRON ROD  
3 FOUND FOR AN INTERIOR ELL CORNER OF SAID 144.638 ACRE TRACT AND THE  
4 NORTHWEST CORNER OF SAID 2.500 ACRE TRACT;  
5 THENCE, SOUTH 00 DEGREES 24 MINUTES 09 SECONDS EAST, ALONG THE EAST  
6 LINE SAID 144.638 ACRE TRACT, A DISTANCE OF 1260.19 FEET TO A 3/8  
7 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 144.638 ACRE  
8 TRACT AND THE SOUTHWEST CORNER OF A 2.326 ACRE TRACT OF LAND  
9 CONVEYED TO WALTER WILLIAMS AND DIANNA WILLIAMS, AS RECORDED IN  
10 VOLUME 450, PAGE 169, OFFICIAL RECORDS, HUNT COUNTY, TEXAS AND  
11 BEING ON THE NORTH RIGHT-OF-WAY LINE OF AFORESAID U.S. HIGHWAY 380;  
12 THENCE, NORTH 89 DEGREES 40 MINUTES 04 SECONDS WEST, ALONG THE SOUTH  
13 LINE OF SAID 144.638 ACRE TRACT AND THE COMMON NORTH RIGHT-OF-WAY  
14 LINE OF SAID U.S. 380, A DISTANCE OF 695.21 FEET TO A 1/2 INCH IRON  
15 ROD FOUND FOR THE SOUTHEAST CORNER OF A 0.99 ACRE TRACT OF LAND  
16 CONVEYED TO KELLY HARDIN AND BEITA HARDIN, AS RECORDED IN VOLUME  
17 164, PAGE 205, OFFICIAL RECORDS, HUNT COUNTY, TEXAS;  
18 THENCE, NORTH 02 DEGREES 16 MINUTES 10 SECONDS EAST, ALONG THE EAST  
19 LINE OF SAID 0.99 ACRE TRACT, A DISTANCE OF 303.40 FEET TO A 1/2 INCH  
20 CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 0.99 ACRE  
21 TRACT;  
22 THENCE, NORTH 89 DEGREES 00 MINUTES 12 SECONDS WEST, ALONG THE NORTH  
23 LINE OF SAID 0.99 ACRE TRACT, A DISTANCE OF 128.78 FEET TO A 1/2 INCH  
24 CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 0.99 ACRE  
25 TRACT;  
26 THENCE, SOUTH 06 DEGREES 37 MINUTES 33 SECONDS WEST, ALONG THE WEST  
27 LINE OF SAID 0.99 ACRE TRACT, A DISTANCE OF 307.57 FEET TO A 3/8 INCH

1 IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 0.99 ACRE TRACT,  
2 SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF AFORESAID U.S.  
3 HIGHWAY 380;

4 THENCE, ALONG THE SOUTH LINE OF SAID 144.638 ACRE TRACT AND THE  
5 COMMON NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380, THE  
6 FOLLOWING COURSES AND DISTANCES:

7 NORTH 87 DEGREES 51 MINUTES 23 SECONDS WEST, A DISTANCE OF  
8 965.93 FEET TO A 5/8 INCH CAPPED IRON ROD WITH A YELLOW  
9 PLACTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

10 NORTH 82 DEGREES 08 MINUTES 45 SECONDS WEST, A DISTANCE OF  
11 100.50 FEET TO A 5/8 INCH CAPPED IRON ROD WITH A YELLOW  
12 PLACTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

13 NORTH 87 DEGREES 51 MINUTES 23 SECONDS WEST, A DISTANCE OF  
14 129.20 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR CORNER AND  
15 THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL  
16 ANGLE OF 00 DEGREES 44 MINUTES 25 SECONDS, A RADIUS OF 5789.71  
17 FEET, A CHORD BEARING OF NORTH 88 DEGREES 13 MINUTES 36  
18 SECONDS WEST, A CHORD LENGTH OF 74.79 FEET;

19 ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 74.79  
20 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 144.638 ACRES  
21 OF LAND, MORE OR LESS.

22 TRACT 9

23 BEING A 1036.347 ACRE TRACT OF LAND SITUATED IN THE A.J. DAVIS  
24 SURVEY, ABSTRACT NO. 273, THE WILLIAM EARL SURVEY, ABSTRACT NO. 287  
25 AND THE HIRAM THOMPSON SURVEY, ABSTRACT NO. 1030, HUNT COUNTY,  
26 TEXAS, AND BEING ALL OF A 49.640 ACRE TRACT OF LAND, CONVEYED TO  
27 WALTON TEXAS, L.P., AS RECORDED IN VOLUME 1717, PAGE 264, OFFICIAL



1 PUBLIC RECORDS, HUNT COUNTY, TEXAS AND BEING ALL OF A 160.531 ACRE  
2 TRACT OF LAND CONVEYED AS "TRACT 1" TO WALTON TEXAS, L.P., AS  
3 RECORDED IN VOLUME 1551, PAGE 268, OFFICIAL PUBLIC RECORDS, HUNT  
4 COUNTY, TEXAS AND BEING ALL OF A 107.419 ACRE TRACT OF LAND CONVEYED  
5 TO WALTON TEXAS, L.P., AS RECORDED IN VOLUME 1777, PAGE 456,  
6 OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS AND BEING ALL OF A  
7 109.434 ACRE TRACT OF LAND CONVEYED TO WALTON TEXAS, L.P., AS  
8 RECORDED IN VOLUME 1729, PAGE 261, OFFICIAL PUBLIC RECORDS, HUNT  
9 COUNTY, TEXAS AND BEING PART OF A 486.151 ACRE TRACT OF LAND  
10 CONVEYED TO WALTON TEXAS, L.P., AS RECORDED IN VOLUME 1632, PAGE  
11 199, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS AND BEING ALL OF A  
12 130.725 ACRE TRACT OF LAND CONVEYED TO WALTON TEXAS, L.P., AS  
13 RECORDED IN VOLUME 1551, PAGE 268, OFFICIAL PUBLIC RECORDS, HUNT  
14 COUNTY, TEXAS. SAID 1036.347 ACRE TRACT, WITH REFERENCE BEARING OF  
15 GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE,  
16 NAD83 (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS  
17 BETWEEN JULIAN DAY 253, 2004 AND JULIAN DAY 259, 2004, CALCULATED  
18 FROM COLLIN CORS ARP (PID-DF8982) AND DALLAS CORS ARP (PID-DF8984),  
19 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
20 BEGINNING AT A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
21 "CARTER BURGESS" SET FOR THE SOUTHWEST CORNER OF SAID 49.640 ACRE  
22 TRACT AND THE SOUTHEAST CORNER OF A 45 ACRE TRACT OF LAND CONVEYED  
23 TO ALTON WEATHERLY AND WIFE, BEULAH WEATHERLY, AS RECORDED IN  
24 VOLUME 649, PAGE 485, DEED RECORDS, HUNT COUNTY, TEXAS, SAID POINT  
25 BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF THE NORTHEAST TEXAS  
26 RURAL RAIL TRANSPORTATION DISTRICT RIGHT-OF-WAY (A 100'  
27 RIGHT-OF-WAY), AS RECORDED IN VOLUME 987, PAGE 38, OFFICIAL

1 RECORDS, HUNT COUNTY, TEXAS;  
2 THENCE, NORTH 00 DEGREES 02 MINUTES 59 SECONDS WEST, ALONG THE WEST  
3 LINE OF SAID 49.640 ACRE TRACT, THE COMMON EAST LINE OF SAID 45 ACRE  
4 TRACT AND THE COMMON EAST LINE OF A 60 ACRE TRACT OF LAND CONVEYED AS  
5 "TRACT 1" TO ALTON RAY WEATHERLY, AS RECORDED IN VOLUME 233, PAGE  
6 778, OFFICIAL RECORDS, HUNT COUNTY, TEXAS, A DISTANCE OF 1408.34  
7 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
8 "CARTER BURGESS" SET FOR THE NORTHWEST CORNER OF SAID 49.640 ACRE  
9 TRACT AND AN INTERIOR ELL CORNER OF SAID 60 ACRE TRACT;  
10 THENCE, NORTH 88 DEGREES 41 MINUTES 55 SECONDS EAST, ALONG THE NORTH  
11 LINE OF SAID 49.640 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID 60  
12 ACRE TRACT, A DISTANCE OF 990.55 FEET TO A 5/8 INCH IRON ROD WITH A  
13 YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE SOUTHEAST  
14 CORNER OF SAID 60 ACRE TRACT AND A SOUTHWEST CORNER OF AFORESAID  
15 160.531 ACRE TRACT;  
16 THENCE, NORTH 00 DEGREES 19 MINUTES 00 SECONDS WEST, ALONG THE WEST  
17 LINE OF SAID 160.531 ACRE TRACT AND THE COMMON EAST LINE OF SAID 60  
18 ACRE TRACT, PASSING AT A DISTANCE OF 2033.82 FEET A 1/2 INCH IRON  
19 ROD WITH A ORANGE PLASTIC CAP STAMPED "STOVALL" FOUND FOR WITNESS,  
20 CONTINUING IN ALL A TOTAL DISTANCE OF 2064.15 FEET TO A 1/2 INCH  
21 IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 160.531 ACRE  
22 TRACT, SAID POINT BEING IN THE APPROXIMATE CENTERLINE OF HUNT  
23 COUNTY ROAD NO. 2152 (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);  
24 THENCE, ALONG THE SOUTH LINE OF SAID 160.531 ACRE TRACT AND THE  
25 APPROXIMATE CENTERLINE OF SAID HUNT COUNTY ROAD NO. 2152, THE  
26 FOLLOWING COURSES AND DISTANCES:

27 SOUTH 83 DEGREES 19 MINUTES 04 SECONDS WEST, A DISTANCE OF

1           235.03 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
2           STAMPED "CARTER BURGESS" SET FOR CORNER;  
3           SOUTH 89 DEGREES 03 MINUTES 33 SECONDS WEST, A DISTANCE OF  
4           1005.35 FEET TO A 1/2 INCH IRON ROD FOUND FOR A SOUTHWEST  
5           CORNER OF SAID 160.531 ACRE TRACT AND THE NORTHWEST CORNER OF  
6           AFORESAID 60 ACRE TRACT, SAID POINT BEING ON THE EAST LINE OF  
7           A 101.94 ACRE TRACT OF LAND CONVEYED TO MARTHA FAYE MAREK  
8           "TRUSTEE", AS RECORDED IN VOLUME 920, PAGE 216, OFFICIAL  
9           RECORDS, HUNT COUNTY, TEXAS;  
10          THENCE, NORTH 00 DEGREES 03 MINUTES 33 SECONDS EAST, ALONG THE WEST  
11          LINE OF SAID 160.531 ACRE TRACT AND THE COMMON EAST LINE OF SAID  
12          101.94 ACRE TRACT, A DISTANCE OF 1568.33 FEET TO A 1/2 INCH IRON ROD  
13          FOUND FOR THE NORTHWEST CORNER OF SAID 160.531 ACRE TRACT AND THE  
14          NORTHEAST CORNER OF SAID 101.94 ACRE TRACT, SAID POINT BEING ON THE  
15          SOUTH LINE OF A 145.49 ACRE TRACT OF LAND CONVEYED TO BILL WAIDELICH  
16          AND DAWN WAIDELICH, AS RECORDED IN VOLUME 1214, PAGE 633, OFFICIAL  
17          RECORDS, HUNT COUNTY, TEXAS;  
18          THENCE, SOUTH 89 DEGREES 14 MINUTES 06 SECONDS EAST, ALONG THE NORTH  
19          LINE OF SAID 160.531 ACRE TRACT, A DISTANCE OF 2777.03 FEET TO A 5/8  
20          INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET  
21          FOR A SOUTHWEST CORNER OF AFORESAID 107.419 ACRE TRACT, SAID POINT  
22          BEING ON THE EAST LINE OF A 46.704 ACRE TRACT OF LAND CONVEYED TO  
23          WILLIAM C. WAIDELICH AND WIFE, DAWN L. WAIDELICH BY DEED RECORDED IN  
24          VOLUME 1465, PAGE 250, OFFICIAL RECORDS, HUNT COUNTY, TEXAS;  
25          THENCE, ALONG THE WEST LINE OF SAID 107.419 ACRE TRACT AND THE  
26          COMMON EAST LINE OF SAID 46.704 ACRE TRACT, THE FOLLOWING COURSES  
27          AND DISTANCES:

1 NORTH 00 DEGREES 16 MINUTES 59 SECONDS WEST, A DISTANCE OF  
2 1702.68 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
3 STAMPED "CARTER BURGESS" SET FOR AN INTERIOR ELL CORNER OF  
4 SAID 107.419 ACRE TRACT AND A NORTHEAST CORNER OF SAID 46.704  
5 ACRE TRACT;

6 SOUTH 89 DEGREES 43 MINUTES 02 SECONDS WEST, A DISTANCE OF  
7 427.44 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
8 STAMPED "CARTER BURGESS" SET FOR A SOUTHWEST CORNER OF SAID  
9 107.419 ACRE TRACT AND AN INTERIOR ELL CORNER OF SAID 46.704  
10 ACRE TRACT;

11 NORTH 00 DEGREES 17 MINUTES 12 SECONDS WEST, PASSING AT A  
12 DISTANCE OF 476.12 FEET, A 5/8 INCH IRON ROD WITH A YELLOW  
13 PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR WITNESS,  
14 CONTINUING IN ALL A TOTAL DISTANCE OF 501.12 FEET TO A POINT  
15 FOR THE NORTHWEST CORNER OF SAID 107.419 ACRE TRACT AND THE  
16 NORTHEAST CORNER OF SAID 46.704 ACRE TRACT, SAID POINT BEING  
17 ON THE SOUTH LINE OF A 63.75 ACRE TRACT OF LAND CONVEYED TO  
18 WILLIAM DALE SIEBERT AND DEBBIE LYNN SIEBERT, AS RECORDED IN  
19 VOLUME 1298, PAGE 608, OFFICIAL RECORDS, HUNT COUNTY, TEXAS  
20 AND BEING IN THE APPROXIMATE CENTERLINE OF HUNT COUNTY ROAD  
21 NO. 2150 (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);

22 THENCE, SOUTH 89 DEGREES 34 MINUTES 56 SECONDS EAST, ALONG THE NORTH  
23 LINE OF SAID 107.419 ACRE TRACT, THE COMMON SOUTH LINE OF SAID 63.75  
24 ACRE TRACT AND THE COMMON SOUTH LINE OF A 96.68 ACRE TRACT OF LAND  
25 CONVEYED TO BO AUSTIN MOSELEY, AS RECORDED IN VOLUME 771, PAGE 60,  
26 OFFICIAL RECORDS, HUNT COUNTY, TEXAS, PASSING AT A DISTANCE OF  
27 371.38 FEET, A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A

1 SAID 63.75 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 96.68 ACRE  
2 TRACT, CONTINUING IN ALL A TOTAL DISTANCE OF 2078.98 FEET TO A POINT  
3 FOR THE NORTHEAST CORNER OF SAID 107.419 ACRE TRACT AND THE  
4 NORTHWEST CORNER OF AFORESAID 109.434 ACRE TRACT, FROM WHICH A 5/8  
5 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET  
6 FOR WITNESS BEARS, SOUTH 00 DEGREES 32 MINUTES 36 SECONDS WEST, A  
7 DISTANCE OF 25.00 FEET;

8 THENCE, SOUTH 89 DEGREES 34 MINUTES 50 SECONDS EAST, ALONG THE NORTH  
9 LINE OF SAID 109.434 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID  
10 96.68 ACRE TRACT, PASSING AT A DISTANCE OF 1898.82 FEET, A 5/8 INCH  
11 IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR  
12 THE NORTHEAST CORNER OF SAID 109.434 ACRE TRACT AND THE SOUTHEAST  
13 CORNER OF SAID 96.68 ACRE TRACT, CONTINUING IN ALL A TOTAL DISTANCE  
14 OF 1909.26 FEET, A 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF  
15 AFORESAID 486.151 ACRE TRACT;

16 THENCE, NORTH 01 DEGREES 11 MINUTES 20 SECONDS EAST, A DISTANCE OF  
17 105.38 FEET TO A POINT FOR A NORTHWEST CORNER OF SAID 486.151 ACRE  
18 TRACT AND THE SOUTHWEST CORNER OF A 141.842 ACRE TRACT OF LAND  
19 CONVEYED AS "TRACT 3" TO THOMAS BETHELL OLIVER, AS RECORDED IN  
20 VOLUME 1331, PAGE 543, OFFICIAL RECORDS, HUNT COUNTY, TEXAS;

21 THENCE, ALONG THE NORTH LINE OF SAID 486.151 ACRE TRACT AND THE  
22 COMMON SOUTH LINE OF SAID 141.842 ACRE TRACT, THE FOLLOWING COURSES  
23 AND DISTANCES:

24 SOUTH 89 DEGREES 57 MINUTES 59 SECONDS EAST, PASSING AT A  
25 DISTANCE OF 20.80 FEET, A 3/8 INCH IRON ROD FOUND FOR WITNESS,  
26 CONTINUING IN ALL A TOTAL DISTANCE OF 1883.17 FEET TO A 5/8  
27 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER

1           BURGESS" SET FOR CORNER;  
2           SOUTH 89 DEGREES 47 MINUTES 39 SECONDS EAST, A DISTANCE OF  
3           2130.29 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
4           STAMPED "CARTER BURGESS" SET FOR AN INTERIOR ELL CORNER OF  
5           SAID 486.151 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID  
6           141.842 ACRE TRACT;  
7    THENCE, NORTH 00 DEGREES 25 MINUTES 08 SECONDS EAST, ALONG THE WEST  
8    LINE OF SAID 486.151 ACRE TRACT, THE COMMON EAST LINE OF SAID  
9    141.842 ACRE TRACT AND THE COMMON EAST LINE OF A 100.078 ACRE TRACT  
10   OF LAND CONVEYED AS "TRACT 2" TO THOMAS BETHELL OLIVER, AS RECORDED  
11   IN VOLUME 1331, PAGE 543, OFFICIAL RECORDS, HUNT COUNTY, TEXAS, A  
12   DISTANCE OF 3352.95 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW  
13   PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR A NORTHWEST CORNER OF  
14   SAID 486.151 ACRE TRACT AND A NORTHEAST CORNER OF SAID 100.078 ACRE  
15   TRACT, SAID POINT BEING ON THE SOUTH LINE OF A 1.6 ACRE TRACT OF LAND  
16   CONVEYED TO WILLIAM RENOLD SCHWENE AND WIFE, BETTY MARIE SCHWENE,  
17   AS RECORDED IN VOLUME 741, PAGE 167, DEED RECORDS, HUNT COUNTY,  
18   TEXAS;  
19   THENCE, NORTH 89 DEGREES 40 MINUTES 23 SECONDS EAST, ALONG A NORTH  
20   LINE OF SAID 486.151 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID  
21   1.6 ACRE TRACT, A DISTANCE OF 91.11 FEET TO A 5/8 INCH IRON ROD WITH  
22   A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE SOUTHEAST  
23   CORNER OF SAID 1.6 ACRE TRACT;  
24   THENCE, NORTH 00 DEGREES 19 MINUTES 37 SECONDS WEST, ALONG A WEST  
25   LINE OF SAID 486.151 ACRE TRACT AND THE COMMON EAST LINE OF SAID 1.6  
26   ACRE TRACT, A DISTANCE OF 191.25 FEET TO A POINT FOR CORNER ON THE  
27   SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 380 (A VARIABLE WIDTH

1 RIGHT-OF-WAY);

2 THENCE, OVER AND ACROSS SAID 486.151 ACRE TRACT, ALONG THE SOUTH  
3 RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380, THE FOLLOWING COURSES  
4 AND DISTANCES:

5 SOUTH 88 DEGREES 09 MINUTES 41 SECONDS EAST, A DISTANCE OF  
6 101.10 FEET TO A POINT FOR CORNER;

7 SOUTH 89 DEGREES 53 MINUTES 20 SECONDS EAST, A DISTANCE OF  
8 1840.99 FEET TO A POINT FOR CORNER IN THE APPROXIMATE  
9 CENTERLINE OF EAST CADDO CREEK;

10 THENCE, ALONG THE EAST LINE OF SAID 486.151 ACRE TRACT AND THE  
11 APPROXIMATE CENTERLINE OF SAID EAST CADDO CREEK, THE FOLLOWING  
12 COURSES AND DISTANCES:

13 SOUTH 25 DEGREES 36 MINUTES 22 SECONDS EAST, A DISTANCE OF  
14 35.71 FEET TO A POINT FOR CORNER;

15 SOUTH 25 DEGREES 40 MINUTES 23 SECONDS EAST, A DISTANCE OF  
16 50.12 FEET TO A POINT FOR CORNER;

17 SOUTH 45 DEGREES 18 MINUTES 51 SECONDS EAST, A DISTANCE OF  
18 54.74 FEET TO A POINT FOR CORNER;

19 SOUTH 40 DEGREES 46 MINUTES 48 SECONDS EAST, A DISTANCE OF  
20 55.18 FEET TO A POINT FOR CORNER;

21 SOUTH 23 DEGREES 12 MINUTES 03 SECONDS EAST, A DISTANCE OF  
22 49.94 FEET TO A POINT FOR CORNER;

23 SOUTH 22 DEGREES 37 MINUTES 02 SECONDS EAST, A DISTANCE OF  
24 56.38 FEET TO A POINT FOR CORNER;

25 SOUTH 35 DEGREES 48 MINUTES 36 SECONDS EAST, A DISTANCE OF  
26 34.90 FEET TO A POINT FOR CORNER;

27 SOUTH 46 DEGREES 25 MINUTES 52 SECONDS EAST, A DISTANCE OF

1 109.50 FEET TO A POINT FOR CORNER;  
2 SOUTH 20 DEGREES 12 MINUTES 36 SECONDS EAST, A DISTANCE OF  
3 52.08 FEET TO A POINT FOR CORNER;  
4 SOUTH 16 DEGREES 48 MINUTES 12 SECONDS WEST, A DISTANCE OF  
5 57.47 FEET TO A POINT FOR CORNER;  
6 SOUTH 30 DEGREES 57 MINUTES 58 SECONDS WEST, A DISTANCE OF  
7 49.17 FEET TO A POINT FOR CORNER;  
8 NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF  
9 25.53 FEET TO A POINT FOR CORNER;  
10 NORTH 83 DEGREES 21 MINUTES 07 SECONDS WEST, A DISTANCE OF  
11 59.04 FEET TO A POINT FOR CORNER;  
12 NORTH 71 DEGREES 47 MINUTES 41 SECONDS WEST, A DISTANCE OF  
13 158.23 FEET TO A POINT FOR CORNER;  
14 SOUTH 64 DEGREES 21 MINUTES 25 SECONDS WEST, A DISTANCE OF  
15 41.64 FEET TO A POINT FOR CORNER;  
16 SOUTH 34 DEGREES 31 MINUTES 50 SECONDS WEST, A DISTANCE OF  
17 47.87 FEET TO A POINT FOR CORNER;  
18 SOUTH 62 DEGREES 09 MINUTES 54 SECONDS WEST, A DISTANCE OF  
19 40.28 FEET TO A POINT FOR CORNER;  
20 SOUTH 61 DEGREES 52 MINUTES 02 SECONDS WEST, A DISTANCE OF  
21 36.85 FEET TO A POINT FOR CORNER;  
22 NORTH 45 DEGREES 36 MINUTES 47 SECONDS WEST, A DISTANCE OF  
23 47.60 FEET TO A POINT FOR CORNER;  
24 SOUTH 50 DEGREES 27 MINUTES 29 SECONDS WEST, A DISTANCE OF  
25 33.95 FEET TO A POINT FOR CORNER;  
26 SOUTH 15 DEGREES 27 MINUTES 50 SECONDS WEST, A DISTANCE OF  
27 44.64 FEET TO A POINT FOR CORNER;



1 SOUTH 25 DEGREES 23 MINUTES 54 SECONDS EAST, A DISTANCE OF  
2 56.80 FEET TO A POINT FOR CORNER;  
3 SOUTH 70 DEGREES 28 MINUTES 51 SECONDS EAST, A DISTANCE OF  
4 65.46 FEET TO A POINT FOR CORNER;  
5 SOUTH 56 DEGREES 46 MINUTES 51 SECONDS EAST, A DISTANCE OF  
6 37.55 FEET TO A POINT FOR CORNER;  
7 SOUTH 73 DEGREES 19 MINUTES 16 SECONDS EAST, A DISTANCE OF  
8 81.91 FEET TO A POINT FOR CORNER;  
9 SOUTH 64 DEGREES 09 MINUTES 46 SECONDS EAST, A DISTANCE OF  
10 73.55 FEET TO A POINT FOR CORNER;  
11 SOUTH 22 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF  
12 28.48 FEET TO A POINT FOR CORNER;  
13 SOUTH 34 DEGREES 23 MINUTES 46 SECONDS WEST, A DISTANCE OF  
14 90.07 FEET TO A POINT FOR CORNER;  
15 SOUTH 80 DEGREES 24 MINUTES 39 SECONDS WEST, A DISTANCE OF  
16 62.13 FEET TO A POINT FOR CORNER;  
17 SOUTH 10 DEGREES 45 MINUTES 23 SECONDS WEST, A DISTANCE OF  
18 48.93 FEET TO A POINT FOR CORNER;  
19 SOUTH 29 DEGREES 44 MINUTES 38 SECONDS EAST, A DISTANCE OF  
20 92.80 FEET TO A POINT FOR CORNER;  
21 SOUTH 02 DEGREES 05 MINUTES 57 SECONDS EAST, A DISTANCE OF  
22 36.82 FEET TO A POINT FOR CORNER;  
23 SOUTH 34 DEGREES 45 MINUTES 50 SECONDS WEST, A DISTANCE OF  
24 30.29 FEET TO A POINT FOR CORNER;  
25 SOUTH 70 DEGREES 15 MINUTES 44 SECONDS WEST, A DISTANCE OF  
26 38.39 FEET TO A POINT FOR CORNER;  
27 SOUTH 86 DEGREES 21 MINUTES 32 SECONDS WEST, A DISTANCE OF

1 41.41 FEET TO A POINT FOR CORNER;  
2 SOUTH 46 DEGREES 48 MINUTES 17 SECONDS WEST, A DISTANCE OF  
3 36.43 FEET TO A POINT FOR CORNER;  
4 SOUTH 04 DEGREES 24 MINUTES 19 SECONDS EAST, A DISTANCE OF  
5 68.88 FEET TO A POINT FOR CORNER;  
6 SOUTH 33 DEGREES 46 MINUTES 04 SECONDS EAST, A DISTANCE OF  
7 49.33 FEET TO A POINT FOR CORNER;  
8 NORTH 71 DEGREES 58 MINUTES 56 SECONDS EAST, A DISTANCE OF  
9 137.16 FEET TO A POINT FOR CORNER;  
10 SOUTH 41 DEGREES 28 MINUTES 06 SECONDS EAST, A DISTANCE OF  
11 47.36 FEET TO A POINT FOR CORNER;  
12 SOUTH 21 DEGREES 37 MINUTES 14 SECONDS EAST, A DISTANCE OF  
13 51.95 FEET TO A POINT FOR CORNER;  
14 SOUTH 61 DEGREES 12 MINUTES 01 SECONDS EAST, A DISTANCE OF  
15 52.64 FEET TO A POINT FOR CORNER;  
16 SOUTH 44 DEGREES 50 MINUTES 44 SECONDS EAST, A DISTANCE OF  
17 45.41 FEET TO A POINT FOR CORNER;  
18 SOUTH 27 DEGREES 09 MINUTES 55 SECONDS EAST, A DISTANCE OF  
19 48.59 FEET TO A POINT FOR CORNER;  
20 SOUTH 24 DEGREES 25 MINUTES 45 SECONDS WEST, A DISTANCE OF  
21 36.62 FEET TO A POINT FOR CORNER;  
22 SOUTH 59 DEGREES 09 MINUTES 28 SECONDS WEST, A DISTANCE OF  
23 22.19 FEET TO A POINT FOR CORNER;  
24 NORTH 53 DEGREES 25 MINUTES 12 SECONDS WEST, A DISTANCE OF  
25 62.19 FEET TO A POINT FOR CORNER;  
26 SOUTH 88 DEGREES 37 MINUTES 00 SECONDS WEST, A DISTANCE OF  
27 64.81 FEET TO A POINT FOR CORNER;

1 SOUTH 67 DEGREES 02 MINUTES 28 SECONDS WEST, A DISTANCE OF  
2 68.99 FEET TO A POINT FOR CORNER;  
3 SOUTH 21 DEGREES 27 MINUTES 30 SECONDS WEST, A DISTANCE OF  
4 59.43 FEET TO A POINT FOR CORNER;  
5 SOUTH 24 DEGREES 42 MINUTES 37 SECONDS EAST, A DISTANCE OF  
6 47.30 FEET TO A POINT FOR CORNER;  
7 SOUTH 38 DEGREES 19 MINUTES 33 SECONDS EAST, A DISTANCE OF  
8 57.09 FEET TO A POINT FOR CORNER;  
9 SOUTH 43 DEGREES 23 MINUTES 35 SECONDS EAST, A DISTANCE OF  
10 58.17 FEET TO A POINT FOR CORNER;  
11 SOUTH 14 DEGREES 33 MINUTES 05 SECONDS WEST, A DISTANCE OF  
12 33.68 FEET TO A POINT FOR CORNER;  
13 SOUTH 36 DEGREES 58 MINUTES 45 SECONDS WEST, A DISTANCE OF  
14 38.64 FEET TO A POINT FOR CORNER;  
15 SOUTH 72 DEGREES 11 MINUTES 16 SECONDS WEST, A DISTANCE OF  
16 51.29 FEET TO A POINT FOR CORNER;  
17 SOUTH 71 DEGREES 13 MINUTES 55 SECONDS WEST, A DISTANCE OF  
18 38.54 FEET TO A POINT FOR CORNER;  
19 SOUTH 08 DEGREES 07 MINUTES 42 SECONDS EAST, A DISTANCE OF  
20 43.84 FEET TO A POINT FOR CORNER;  
21 SOUTH 08 DEGREES 59 MINUTES 59 SECONDS EAST, A DISTANCE OF  
22 41.61 FEET TO A POINT FOR CORNER;  
23 SOUTH 16 DEGREES 27 MINUTES 12 SECONDS WEST, A DISTANCE OF  
24 44.05 FEET TO A POINT FOR CORNER;  
25 SOUTH 85 DEGREES 01 MINUTES 38 SECONDS WEST, A DISTANCE OF  
26 39.94 FEET TO A POINT FOR CORNER;  
27 NORTH 62 DEGREES 51 MINUTES 43 SECONDS WEST, A DISTANCE OF

1 66.82 FEET TO A POINT FOR CORNER;  
2 SOUTH 61 DEGREES 17 MINUTES 22 SECONDS WEST, A DISTANCE OF  
3 33.01 FEET TO A POINT FOR CORNER;  
4 SOUTH 20 DEGREES 41 MINUTES 04 SECONDS WEST, A DISTANCE OF  
5 53.28 FEET TO A POINT FOR CORNER;  
6 SOUTH 15 DEGREES 11 MINUTES 21 SECONDS EAST, A DISTANCE OF  
7 50.90 FEET TO A POINT FOR CORNER;  
8 SOUTH 28 DEGREES 52 MINUTES 22 SECONDS EAST, A DISTANCE OF  
9 55.94 FEET TO A POINT FOR CORNER;  
10 SOUTH 07 DEGREES 28 MINUTES 58 SECONDS WEST, A DISTANCE OF  
11 48.60 FEET TO A POINT FOR CORNER;  
12 SOUTH 69 DEGREES 40 MINUTES 09 SECONDS WEST, A DISTANCE OF  
13 39.87 FEET TO A POINT FOR CORNER;  
14 NORTH 70 DEGREES 51 MINUTES 40 SECONDS WEST, A DISTANCE OF  
15 63.99 FEET TO A POINT FOR CORNER;  
16 SOUTH 56 DEGREES 46 MINUTES 56 SECONDS WEST, A DISTANCE OF  
17 60.62 FEET TO A POINT FOR CORNER;  
18 SOUTH 09 DEGREES 03 MINUTES 25 SECONDS EAST, A DISTANCE OF  
19 56.57 FEET TO A POINT FOR CORNER;  
20 SOUTH 26 DEGREES 27 MINUTES 47 SECONDS WEST, A DISTANCE OF  
21 48.69 FEET TO A POINT FOR CORNER;  
22 NORTH 84 DEGREES 20 MINUTES 44 SECONDS WEST, A DISTANCE OF  
23 75.21 FEET TO A POINT FOR CORNER;  
24 NORTH 74 DEGREES 04 MINUTES 53 SECONDS WEST, A DISTANCE OF  
25 49.73 FEET TO A POINT FOR CORNER;  
26 SOUTH 38 DEGREES 58 MINUTES 17 SECONDS WEST, A DISTANCE OF  
27 72.37 FEET TO A POINT FOR CORNER;

1 SOUTH 14 DEGREES 20 MINUTES 24 SECONDS WEST, A DISTANCE OF  
2 64.86 FEET TO A POINT FOR CORNER;  
3 SOUTH 66 DEGREES 39 MINUTES 01 SECONDS EAST, A DISTANCE OF  
4 132.16 FEET TO A POINT FOR CORNER;  
5 NORTH 88 DEGREES 52 MINUTES 22 SECONDS EAST, A DISTANCE OF  
6 36.45 FEET TO A POINT FOR CORNER;  
7 SOUTH 65 DEGREES 59 MINUTES 20 SECONDS EAST, A DISTANCE OF  
8 31.29 FEET TO A POINT FOR CORNER;  
9 SOUTH 08 DEGREES 20 MINUTES 17 SECONDS WEST, A DISTANCE OF  
10 61.26 FEET TO A POINT FOR CORNER;  
11 SOUTH 58 DEGREES 05 MINUTES 44 SECONDS WEST, A DISTANCE OF  
12 47.27 FEET TO A POINT FOR CORNER;  
13 NORTH 83 DEGREES 06 MINUTES 06 SECONDS WEST, A DISTANCE OF  
14 52.67 FEET TO A POINT FOR CORNER;  
15 SOUTH 63 DEGREES 23 MINUTES 50 SECONDS WEST, A DISTANCE OF  
16 76.84 FEET TO A POINT FOR CORNER;  
17 SOUTH 51 DEGREES 52 MINUTES 35 SECONDS WEST, A DISTANCE OF  
18 37.19 FEET TO A POINT FOR CORNER;  
19 SOUTH 33 DEGREES 08 MINUTES 46 SECONDS WEST, A DISTANCE OF  
20 39.40 FEET TO A POINT FOR CORNER;  
21 SOUTH 18 DEGREES 19 MINUTES 54 SECONDS WEST, A DISTANCE OF  
22 45.83 FEET TO A POINT FOR CORNER;  
23 SOUTH 04 DEGREES 33 MINUTES 41 SECONDS WEST, A DISTANCE OF  
24 49.19 FEET TO A POINT FOR CORNER;  
25 SOUTH 20 DEGREES 10 MINUTES 09 SECONDS WEST, A DISTANCE OF  
26 49.87 FEET TO A POINT FOR CORNER;  
27 SOUTH 57 DEGREES 26 MINUTES 31 SECONDS WEST, A DISTANCE OF

1 65.23 FEET TO A POINT FOR CORNER;  
2 SOUTH 75 DEGREES 39 MINUTES 48 SECONDS WEST, A DISTANCE OF  
3 55.82 FEET TO A POINT FOR CORNER;  
4 SOUTH 10 DEGREES 19 MINUTES 44 SECONDS WEST, A DISTANCE OF  
5 57.10 FEET TO A POINT FOR CORNER;  
6 SOUTH 54 DEGREES 43 MINUTES 34 SECONDS EAST, A DISTANCE OF  
7 72.46 FEET TO A POINT FOR CORNER;  
8 SOUTH 85 DEGREES 41 MINUTES 21 SECONDS EAST, A DISTANCE OF  
9 53.15 FEET TO A POINT FOR CORNER;  
10 SOUTH 73 DEGREES 03 MINUTES 31 SECONDS EAST, A DISTANCE OF  
11 44.74 FEET TO A POINT FOR CORNER;  
12 SOUTH 54 DEGREES 32 MINUTES 09 SECONDS EAST, A DISTANCE OF  
13 47.14 FEET TO A POINT FOR CORNER;  
14 SOUTH 06 DEGREES 46 MINUTES 32 SECONDS EAST, A DISTANCE OF  
15 54.30 FEET TO A POINT FOR CORNER;  
16 SOUTH 16 DEGREES 27 MINUTES 12 SECONDS EAST, A DISTANCE OF  
17 34.33 FEET TO A POINT FOR CORNER;  
18 SOUTH 39 DEGREES 52 MINUTES 15 SECONDS WEST, A DISTANCE OF  
19 49.92 FEET TO A POINT FOR CORNER;  
20 SOUTH 82 DEGREES 15 MINUTES 48 SECONDS WEST, A DISTANCE OF  
21 39.17 FEET TO A POINT FOR CORNER;  
22 SOUTH 70 DEGREES 23 MINUTES 37 SECONDS WEST, A DISTANCE OF  
23 65.00 FEET TO A POINT FOR CORNER;  
24 SOUTH 78 DEGREES 17 MINUTES 09 SECONDS WEST, A DISTANCE OF  
25 45.45 FEET TO A POINT FOR CORNER;  
26 SOUTH 79 DEGREES 43 MINUTES 00 SECONDS WEST, A DISTANCE OF  
27 63.13 FEET TO A POINT FOR CORNER;

1 SOUTH 66 DEGREES 28 MINUTES 11 SECONDS WEST, A DISTANCE OF  
2 46.31 FEET TO A POINT FOR CORNER;  
3 SOUTH 16 DEGREES 14 MINUTES 21 SECONDS WEST, A DISTANCE OF  
4 105.54 FEET TO A POINT FOR CORNER;  
5 SOUTH 13 DEGREES 54 MINUTES 09 SECONDS WEST, A DISTANCE OF  
6 57.22 FEET TO A POINT FOR CORNER;  
7 SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF  
8 58.30 FEET TO A POINT FOR CORNER;  
9 SOUTH 11 DEGREES 34 MINUTES 33 SECONDS EAST, A DISTANCE OF  
10 50.34 FEET TO A POINT FOR CORNER;  
11 SOUTH 55 DEGREES 36 MINUTES 10 SECONDS EAST, A DISTANCE OF  
12 38.21 FEET TO A POINT FOR CORNER;  
13 SOUTH 26 DEGREES 38 MINUTES 22 SECONDS EAST, A DISTANCE OF  
14 163.01 FEET TO A POINT FOR CORNER;  
15 SOUTH 36 DEGREES 54 MINUTES 37 SECONDS EAST, A DISTANCE OF  
16 97.24 FEET TO A POINT FOR CORNER;  
17 SOUTH 54 DEGREES 11 MINUTES 55 SECONDS EAST, A DISTANCE OF  
18 53.65 FEET TO A POINT FOR CORNER;  
19 SOUTH 70 DEGREES 36 MINUTES 58 SECONDS EAST, A DISTANCE OF  
20 41.54 FEET TO A POINT FOR CORNER;  
21 NORTH 43 DEGREES 27 MINUTES 19 SECONDS EAST, A DISTANCE OF  
22 101.71 FEET TO A POINT FOR CORNER;  
23 SOUTH 61 DEGREES 22 MINUTES 07 SECONDS EAST, A DISTANCE OF  
24 80.55 FEET TO A POINT FOR CORNER;  
25 SOUTH 04 DEGREES 18 MINUTES 58 SECONDS EAST, A DISTANCE OF  
26 176.96 FEET TO A POINT FOR CORNER;  
27 SOUTH 04 DEGREES 48 MINUTES 01 SECONDS WEST, A DISTANCE OF

1 37.36 FEET TO A POINT FOR CORNER;  
2 SOUTH 52 DEGREES 35 MINUTES 53 SECONDS WEST, A DISTANCE OF  
3 56.54 FEET TO A POINT FOR CORNER;  
4 SOUTH 66 DEGREES 24 MINUTES 43 SECONDS WEST, A DISTANCE OF  
5 35.91 FEET TO A POINT FOR CORNER;  
6 SOUTH 58 DEGREES 18 MINUTES 10 SECONDS WEST, A DISTANCE OF  
7 54.25 FEET TO A POINT FOR CORNER;  
8 SOUTH 24 DEGREES 03 MINUTES 12 SECONDS WEST, A DISTANCE OF  
9 84.09 FEET TO A POINT FOR CORNER;  
10 SOUTH 29 DEGREES 49 MINUTES 03 SECONDS WEST, A DISTANCE OF  
11 38.07 FEET TO A POINT FOR CORNER;  
12 SOUTH 77 DEGREES 36 MINUTES 13 SECONDS EAST, A DISTANCE OF  
13 68.66 FEET TO A POINT FOR CORNER;  
14 NORTH 87 DEGREES 24 MINUTES 53 SECONDS EAST, A DISTANCE OF  
15 93.05 FEET TO A POINT FOR CORNER;  
16 NORTH 80 DEGREES 29 MINUTES 04 SECONDS EAST, A DISTANCE OF  
17 54.50 FEET TO A POINT FOR CORNER;  
18 NORTH 56 DEGREES 17 MINUTES 37 SECONDS EAST, A DISTANCE OF  
19 49.21 FEET TO A POINT FOR CORNER;  
20 NORTH 46 DEGREES 07 MINUTES 57 SECONDS EAST, A DISTANCE OF  
21 44.53 FEET TO A POINT FOR CORNER;  
22 SOUTH 66 DEGREES 41 MINUTES 17 SECONDS EAST, A DISTANCE OF  
23 76.94 FEET TO A POINT FOR CORNER;  
24 SOUTH 31 DEGREES 47 MINUTES 43 SECONDS EAST, A DISTANCE OF  
25 50.02 FEET TO A POINT FOR CORNER;  
26 SOUTH 00 DEGREES 37 MINUTES 41 SECONDS EAST, A DISTANCE OF  
27 37.54 FEET TO A POINT FOR CORNER;



1 SOUTH 50 DEGREES 10 MINUTES 47 SECONDS WEST, A DISTANCE OF  
2 38.12 FEET TO A POINT FOR CORNER;  
3 SOUTH 03 DEGREES 38 MINUTES 07 SECONDS EAST, A DISTANCE OF  
4 82.68 FEET TO A POINT FOR CORNER;  
5 SOUTH 07 DEGREES 39 MINUTES 53 SECONDS WEST, A DISTANCE OF  
6 57.13 FEET TO A POINT FOR CORNER;  
7 SOUTH 05 DEGREES 24 MINUTES 28 SECONDS EAST, A DISTANCE OF  
8 49.76 FEET TO A POINT FOR CORNER;  
9 SOUTH 37 DEGREES 58 MINUTES 56 SECONDS EAST, A DISTANCE OF  
10 45.42 FEET TO A POINT FOR CORNER;  
11 SOUTH 50 DEGREES 05 MINUTES 38 SECONDS EAST, A DISTANCE OF  
12 43.22 FEET TO A POINT FOR CORNER;  
13 SOUTH 34 DEGREES 51 MINUTES 09 SECONDS EAST, A DISTANCE OF  
14 54.06 FEET TO A POINT FOR CORNER;  
15 SOUTH 02 DEGREES 19 MINUTES 17 SECONDS WEST, A DISTANCE OF  
16 38.60 FEET TO A POINT FOR CORNER;  
17 SOUTH 66 DEGREES 31 MINUTES 08 SECONDS WEST, A DISTANCE OF  
18 33.16 FEET TO A POINT FOR CORNER;  
19 SOUTH 73 DEGREES 06 MINUTES 42 SECONDS WEST, A DISTANCE OF  
20 43.33 FEET TO A POINT FOR CORNER;  
21 SOUTH 85 DEGREES 04 MINUTES 51 SECONDS WEST, A DISTANCE OF  
22 48.53 FEET TO A POINT FOR CORNER;  
23 SOUTH 71 DEGREES 53 MINUTES 06 SECONDS WEST, A DISTANCE OF  
24 60.97 FEET TO A POINT FOR CORNER;  
25 SOUTH 63 DEGREES 04 MINUTES 11 SECONDS WEST, A DISTANCE OF  
26 64.45 FEET TO A POINT FOR CORNER;  
27 SOUTH 71 DEGREES 00 MINUTES 09 SECONDS WEST, A DISTANCE OF

1 52.84 FEET TO A POINT FOR CORNER;  
2 SOUTH 41 DEGREES 20 MINUTES 57 SECONDS WEST, A DISTANCE OF  
3 50.82 FEET TO A POINT FOR CORNER;  
4 SOUTH 42 DEGREES 15 MINUTES 31 SECONDS EAST, A DISTANCE OF  
5 79.42 FEET TO A POINT FOR CORNER;  
6 SOUTH 67 DEGREES 35 MINUTES 52 SECONDS EAST, A DISTANCE OF  
7 45.70 FEET TO A POINT FOR CORNER;  
8 SOUTH 53 DEGREES 29 MINUTES 49 SECONDS EAST, A DISTANCE OF  
9 47.98 FEET TO A POINT FOR CORNER;  
10 SOUTH 33 DEGREES 43 MINUTES 45 SECONDS WEST, A DISTANCE OF  
11 50.14 FEET TO A POINT FOR CORNER;  
12 SOUTH 27 DEGREES 16 MINUTES 15 SECONDS WEST, A DISTANCE OF  
13 44.77 FEET TO A POINT FOR CORNER;  
14 SOUTH 29 DEGREES 27 MINUTES 41 SECONDS EAST, A DISTANCE OF  
15 52.99 FEET TO A POINT FOR CORNER;  
16 SOUTH 58 DEGREES 38 MINUTES 56 SECONDS EAST, A DISTANCE OF  
17 33.07 FEET TO A POINT FOR CORNER;  
18 SOUTH 73 DEGREES 48 MINUTES 49 SECONDS EAST, A DISTANCE OF  
19 44.32 FEET TO A POINT FOR CORNER;  
20 SOUTH 52 DEGREES 58 MINUTES 40 SECONDS EAST, A DISTANCE OF  
21 51.32 FEET TO A POINT FOR CORNER;  
22 SOUTH 29 DEGREES 32 MINUTES 15 SECONDS EAST, A DISTANCE OF  
23 51.26 FEET TO A POINT FOR CORNER;  
24 SOUTH 09 DEGREES 20 MINUTES 34 SECONDS EAST, A DISTANCE OF  
25 42.22 FEET TO A POINT FOR CORNER;  
26 SOUTH 14 DEGREES 35 MINUTES 22 SECONDS WEST, A DISTANCE OF  
27 42.17 FEET TO A POINT FOR CORNER;

1 SOUTH 35 DEGREES 48 MINUTES 26 SECONDS WEST, A DISTANCE OF  
2 147.22 FEET TO A POINT FOR CORNER;  
3 SOUTH 64 DEGREES 36 MINUTES 48 SECONDS WEST, A DISTANCE OF  
4 38.17 FEET TO A POINT FOR CORNER;  
5 SOUTH 84 DEGREES 38 MINUTES 40 SECONDS WEST, A DISTANCE OF  
6 36.79 FEET TO A POINT FOR CORNER;  
7 SOUTH 44 DEGREES 42 MINUTES 48 SECONDS WEST, A DISTANCE OF  
8 43.57 FEET TO A POINT FOR CORNER;  
9 SOUTH 08 DEGREES 06 MINUTES 49 SECONDS EAST, A DISTANCE OF  
10 48.67 FEET TO A POINT FOR CORNER;  
11 SOUTH 24 DEGREES 06 MINUTES 06 SECONDS WEST, A DISTANCE OF  
12 38.35 FEET TO A POINT FOR CORNER;  
13 SOUTH 52 DEGREES 12 MINUTES 10 SECONDS WEST, A DISTANCE OF  
14 58.11 FEET TO A POINT FOR CORNER;  
15 NORTH 87 DEGREES 01 MINUTES 39 SECONDS WEST, A DISTANCE OF  
16 107.40 FEET TO A POINT FOR CORNER;  
17 SOUTH 24 DEGREES 15 MINUTES 49 SECONDS WEST, A DISTANCE OF  
18 56.46 FEET TO A POINT FOR CORNER;  
19 SOUTH 31 DEGREES 21 MINUTES 37 SECONDS EAST, A DISTANCE OF  
20 82.11 FEET TO A POINT FOR CORNER;  
21 SOUTH 42 DEGREES 39 MINUTES 43 SECONDS WEST, A DISTANCE OF  
22 21.72 FEET TO A POINT FOR CORNER;  
23 SOUTH 51 DEGREES 59 MINUTES 02 SECONDS WEST, A DISTANCE OF  
24 51.81 FEET TO A POINT FOR CORNER;  
25 NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF  
26 45.62 FEET TO A POINT FOR CORNER;  
27 SOUTH 10 DEGREES 17 MINUTES 14 SECONDS WEST, A DISTANCE OF

1 56.75 FEET TO A POINT FOR CORNER;  
2 SOUTH 10 DEGREES 29 MINUTES 10 SECONDS EAST, A DISTANCE OF  
3 39.70 FEET TO A POINT FOR CORNER;  
4 SOUTH 23 DEGREES 08 MINUTES 45 SECONDS EAST, A DISTANCE OF  
5 96.71 FEET TO A POINT FOR CORNER;  
6 SOUTH 42 DEGREES 05 MINUTES 00 SECONDS EAST, A DISTANCE OF  
7 93.05 FEET TO A POINT FOR CORNER;  
8 SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF  
9 41.05 FEET TO A POINT FOR CORNER;  
10 SOUTH 29 DEGREES 36 MINUTES 27 SECONDS EAST, A DISTANCE OF  
11 41.19 FEET TO A POINT FOR CORNER;  
12 SOUTH 75 DEGREES 47 MINUTES 51 SECONDS EAST, A DISTANCE OF  
13 57.38 FEET TO A POINT FOR CORNER;  
14 SOUTH 34 DEGREES 54 MINUTES 53 SECONDS EAST, A DISTANCE OF  
15 44.25 FEET TO A POINT FOR CORNER;  
16 SOUTH 23 DEGREES 00 MINUTES 46 SECONDS EAST, A DISTANCE OF  
17 76.74 FEET TO A POINT FOR CORNER;  
18 NORTH 68 DEGREES 01 MINUTES 59 SECONDS EAST, A DISTANCE OF  
19 90.86 FEET TO A POINT FOR CORNER;  
20 NORTH 23 DEGREES 09 MINUTES 21 SECONDS EAST, A DISTANCE OF  
21 52.81 FEET TO A POINT FOR CORNER;  
22 NORTH 04 DEGREES 57 MINUTES 13 SECONDS EAST, A DISTANCE OF  
23 66.00 FEET TO A POINT FOR CORNER;  
24 NORTH 76 DEGREES 05 MINUTES 57 SECONDS EAST, A DISTANCE OF  
25 70.77 FEET TO A POINT FOR CORNER;  
26 SOUTH 65 DEGREES 39 MINUTES 19 SECONDS EAST, A DISTANCE OF  
27 44.96 FEET TO A POINT FOR CORNER;

1 SOUTH 19 DEGREES 27 MINUTES 06 SECONDS WEST, A DISTANCE OF  
2 42.56 FEET TO A POINT FOR CORNER;  
3 SOUTH 33 DEGREES 37 MINUTES 03 SECONDS WEST, A DISTANCE OF  
4 70.72 FEET TO A POINT FOR CORNER;  
5 SOUTH 21 DEGREES 52 MINUTES 46 SECONDS WEST, A DISTANCE OF  
6 116.52 FEET TO A POINT FOR CORNER;  
7 SOUTH 01 DEGREES 06 MINUTES 28 SECONDS EAST, A DISTANCE OF  
8 55.45 FEET TO A POINT FOR CORNER;  
9 SOUTH 46 DEGREES 26 MINUTES 43 SECONDS EAST, A DISTANCE OF  
10 51.29 FEET TO A POINT FOR CORNER;  
11 SOUTH 61 DEGREES 23 MINUTES 17 SECONDS EAST, A DISTANCE OF  
12 29.07 FEET TO A POINT FOR CORNER;  
13 NORTH 81 DEGREES 11 MINUTES 19 SECONDS EAST, A DISTANCE OF  
14 46.44 FEET TO A POINT FOR CORNER;  
15 NORTH 53 DEGREES 17 MINUTES 44 SECONDS EAST, A DISTANCE OF  
16 55.43 FEET TO A POINT FOR CORNER;  
17 NORTH 47 DEGREES 47 MINUTES 58 SECONDS EAST, A DISTANCE OF  
18 149.42 FEET TO A POINT FOR CORNER;  
19 NORTH 74 DEGREES 16 MINUTES 37 SECONDS EAST, A DISTANCE OF  
20 43.79 FEET TO A POINT FOR CORNER;  
21 SOUTH 65 DEGREES 27 MINUTES 13 SECONDS EAST, A DISTANCE OF  
22 70.18 FEET TO A POINT FOR CORNER;  
23 SOUTH 28 DEGREES 14 MINUTES 31 SECONDS EAST, A DISTANCE OF  
24 43.56 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 486.151  
25 CRE TRACT, SAID POINT BEING ON THE NORTHWEST RAILROAD  
26 RIGHT-OF-WAY CONVEYED TO NORTHEAST TEXAS RURAL RAIL  
27 TRANSPORTATION DISTRICT BY DEED RECORDED IN VOLUME 987, PAGE

1           38, OFFICIAL RECORDS, HUNT COUNTY, TEXAS;  
2   THENCE, SOUTH 67 DEGREES 43 MINUTES 16 SECONDS WEST, ALONG THE SOUTH  
3   LINE OF SAID 486.151 ACRE TRACT AND THE COMMON NORTHWEST RAILROAD  
4   RIGHT-OF-WAY LINE, PASSING AT A DISTANCE OF 157.72 FEET, A 5/8 INCH  
5   IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR  
6   WITNESS, PASSING AT A DISTANCE OF 3459.94 FEET, A 5/8 INCH IRON ROD  
7   WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR A  
8   SOUTHWEST CORNER OF SAID 486.151 ACRE TRACT AND A SOUTHEAST CORNER  
9   OF AFORESAID 130.725 ACRE TRACT, CONTINUING ALONG THE SOUTH LINE OF  
10   SAID 130.725 ACRE TRACT AND THE COMMON NORTHWEST RAILROAD  
11   RIGHT-OF-WAY LINE, IN ALL A TOTAL DISTANCE OF 5455.52 FEET TO A 1/2  
12   INCH IRON ROD WITH A ORANGE PLASTIC CAP STAMPED "STOVALL" FOUND FOR  
13   THE NORTHEAST CORNER OF A 12.50 ACRE TRACT OF LAND CONVEYED TO  
14   VETERANS LAND BOARD OF THE STATE OF TEXAS, AS RECORDED IN VOLUME  
15   1298, PAGE 56, OFFICIAL RECORDS, HUNT COUNTY, TEXAS;  
16   THENCE, NORTH 89 DEGREES 56 MINUTES 05 SECONDS WEST, ALONG THE SOUTH  
17   LINE OF SAID 130.725 ACRE TRACT AND THE COMMON NORTH LINE OF SAID  
18   12.50 ACRE TRACT, A DISTANCE OF 1007.97 FEET TO A 1/2 INCH IRON ROD  
19   FOUND FOR CORNER AND BEING THE BEGINNING OF A TANGENT CURVE TO THE  
20   RIGHT HAVING A CENTRAL ANGLE OF 91 DEGREES 50 MINUTES 41 SECONDS,  
21   WITH A RADIUS OF 135.00 FEET, A CHORD BEARING OF NORTH 44 DEGREES 00  
22   MINUTES 45 SECONDS WEST, A CHORD LENGTH OF 193.97 FEET;  
23   THENCE, ALONG SAID TANGENT CURVE TO THE RIGHT, AND CONTINUING ALONG  
24   THE SOUTH LINE OF SAID 130.725 ACRE TRACT, THE COMMON NORTHEAST LINE  
25   SAID 12.50 ACRE TRACT AND THE COMMON NORTEAST LINE OF A 10.0 ACRE  
26   TRACT OF LAND CONVEYED TO JOE WESTLEY SCOTT AND DORIS LYNN SCOTT, AS  
27   RECORDED IN VOLUME 1297, PAGE 383, OFFICIAL RECORDS, HUNT COUNTY,

1 TEXAS, AN ARC LENGTH OF 216.40 FEET TO A 1/2 INCH IRON ROD WITH A  
2 ORANGE PLASTIC CAP STAMPED "STOVALL" FOUND FOR CORNER;  
3 THENCE, NORTH 01 DEGREES 54 MINUTES 36 SECONDS EAST, ALONG THE WEST  
4 LINE OF SAID 130.725 ACRE TRACT AND THE COMMON EAST LINE OF SAID  
5 10.0 ACRE SCOTT TRACT, A DISTANCE OF 428.97 FEET TO A 1/2 INCH IRON  
6 ROD WITH A ORANGE PLASTIC CAP STAMPED "STOVALL" FOUND FOR THE  
7 NORTHEAST CORNER OF SAID 10.0 ACRE SCOTT TRACT AND BEING ON THE  
8 SOUTH LINE OF A 10.00 ACRE TRACT OF LAND CONVEYED TO BILL SUDDITH  
9 AND LORI SUDDITH, AS RECORDED IN VOLUME 1330, PAGE 337, OFFICIAL  
10 RECORDS, HUNT COUNTY, TEXAS;  
11 THENCE, NORTH 89 DEGREES 46 MINUTES 26 SECONDS EAST, ALONG A NORTH  
12 LINE OF SAID 130.725 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID  
13 10.00 ACRE SUDDITH TRACT, A DISTANCE OF 10.26 FEET TO A 5/8 INCH  
14 IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR  
15 AN INTERIOR ELL CORNER OF SAID 130.725 ACRE TRACT AND THE SOUTHEAST  
16 CORNER OF SAID 10.00 ACRE SUDDITH TRACT;  
17 THENCE, NORTH 00 DEGREES 41 MINUTES 23 SECONDS EAST, ALONG THE WEST  
18 LINE OF SAID 130.725 ACRE TRACT AND THE COMMON EAST LINE OF SAID  
19 10.00 ACRE SUDDITH TRACT, A DISTANCE OF 1147.61 FEET TO A 5/8 INCH  
20 IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR  
21 AN INTERIOR ELL CORNER OF SAID 130.725 ACRE TRACT AND THE NORTHEAST  
22 CORNER OF SAID 10.00 ACRE SUDDITH TRACT;  
23 THENCE, SOUTH 89 DEGREES 46 MINUTES 17 SECONDS WEST, ALONG A SOUTH  
24 LINE OF SAID 130.725 ACRE TRACT AND THE COMMON NORTH LINE OF SAID  
25 10.00 ACRE SUDDITH TRACT, PASSING AT A DISTANCE OF 12.43 FEET, A  
26 POINT FOR A SOUTHWEST CORNER OF SAID 130.725 ACRE TRACT AND THE  
27 SOUTHEAST CORNER OF AFORESAID 109.434 ACRE TRACT, CONTINUING ALONG

1 THE SOUTH LINE OF SAID 109.434 ACRE TRACT, THE COMMON NORTH LINE OF  
2 SAID 10.00 ACRE SUDDITH TRACT, THE COMMON NORTH LINE OF A 10.00 ACRE  
3 TRACT OF LAND CONVEYED TO DUSTY GENE PATE, AS RECORDED IN VOLUME  
4 1492, PAGE 74, OFFICIAL RECORDS, HUNT COUNTY, TEXAS, THE COMMON  
5 NORTH LINE OF A 10.00 ACRE TRACT OF LAND CONVEYED TO RASHID Y.  
6 NAFIKOV AND WIFE, BECKIE R. NAFIKOV, AS RECORDED IN VOLUME 1466,  
7 PAGE 26, OFFICIAL RECORDS, HUNT COUNTY, TEXAS AND THE COMMON NORTH  
8 LINE OF A 20.00 ACRE TRACT OF LAND CONVEYED TO MASON TODD SANFORD  
9 AND JODEE LYNETTE SANFORD, AS RECORDED IN VOLUME 1588, PAGE 96,  
10 OFFICIAL RECORDS, HUNT COUNTY, TEXAS, IN ALL A TOTAL DISTANCE OF  
11 1909.73 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
12 STAMPED "CARTER BURGESS" SET FOR THE SOUTHWEST CORNER OF SAID  
13 109.434 ACRE TRACT AND BEING ON THE EAST LINE OF AFORESAID 107.419  
14 ACRE TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND, BEARS NORTH 47  
15 DEGREES 34 MINUTES 07 SECONDS EAST, A DISTANCE OF 2.06 FEET;  
16 THENCE, SOUTH 00 DEGREES 32 MINUTES 36 SECONDS WEST, ALONG THE EAST  
17 LINE OF SAID 107.419 ACRE TRACT AND THE COMMON WEST LINE OF SAID  
18 20.00 ACRE TRACT, A DISTANCE OF 1137.38 FEET TO A 1/2 INCH CAPPED  
19 IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 107.419 ACRE TRACT  
20 AND THE SOUTHWEST CORNER OF SAID 20.000 ACRE TRACT AND BEING IN THE  
21 APPROXIMATE CENTERLINE OF AFORESAID HUNT COUNTY ROAD NO. 2152;  
22 THENCE, NORTH 89 DEGREES 54 MINUTES 14 SECONDS WEST, ALONG THE SOUTH  
23 LINE OF SAID 107.419 ACRE TRACT AND THE APPROXIMATE CENTERLINE OF  
24 SAID HUNT COUNTY ROAD NO. 2152, A DISTANCE OF 587.54 FEET TO A 1/2  
25 INCH CAPPED IRON ROD FOUND FOR A SOUTHWEST CORNER OF SAID 107.419  
26 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF A 10.00 ACRE TRACT OF  
27 LAND CONVEYED TO JASON CROOK AND MICHELLE CROOK, AS RECORDED IN



1 VOLUME 1461, PAGE 276, OFFICIAL RECORDS, HUNT COUNTY, TEXAS;  
2 THENCE, NORTH 00 DEGREES 24 MINUTES 02 SECONDS EAST, ALONG A WEST  
3 LINE OF SAID 107.419 ACRE TRACT AND THE COMMON EAST LINE OF SAID  
4 10.00 ACRE CROOK TRACT, A DISTANCE OF 1466.69 FEET TO A 1/2 INCH  
5 IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 107.419 ACRE TRACT  
6 AND THE NORTHEAST CORNER OF SAID 10.00 ACRE CROOK TRACT;  
7 THENCE, NORTH 89 DEGREES 14 MINUTES 06 SECONDS WEST, ALONG A SOUTH  
8 LINE OF SAID 107.419 ACRE TRACT AND THE COMMON NORTH LINE OF SAID  
9 10.00 ACRE CROOK TRACT, A DISTANCE OF 596.27 FEET TO A 5/8 INCH IRON  
10 ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE  
11 NORTHEAST CORNER OF AFORESAID 160.531 ACRE TRACT;  
12 THENCE, SOUTH 00 DEGREES 15 MINUTES 33 SECONDS WEST, ALONG THE EAST  
13 LINE OF SAID 160.531 ACRE TRACT, PASSING AT A DISTANCE OF 7.11 FEET,  
14 A 1/2 INCH IRON ROD WITH A ORANGE PLASTIC CAP STAMPED "STOVALL"  
15 FOUND FOR THE NORTHWEST CORNER OF A 10.00 ACRE TRACT OF LAND  
16 CONVEYED TO JOSEPH ENGELHARDT AND MELISSA ENGELHARDT, AS RECORDED  
17 IN VOLUME 1447, PAGE 578, OFFICIAL RECORDS, HUNT COUNTY, TEXAS,  
18 CONTINUING ALONG THE EAST LINE OF SAID 160.531 ACRE TRACT AND THE  
19 COMMON WEST LINE OF SAID 10.00 ACRE ENGELHARDT TRACT, PASSING AT A  
20 DISTANCE OF 1441.93 FEET A 1/2 INCH IRON ROD WITH A ORANGE PLASTIC  
21 CAP STAMPED "STOVALL" FOUND FOR WITNESS, CONTINUING IN ALL A TOTAL  
22 DISTANCE OF 1471.82 FEET TO A 1/2 INCH IRON ROD WITH A ORANGE  
23 PLASTIC CAP STAMPED "STOVALL" FOUND FOR A SOUTHEAST CORNER OF SAID  
24 160.531 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 10.00 ACRE  
25 ENGELHARDT TRACT AND BEING IN THE APPROXIMATE CENTERLINE OF  
26 AFORESAID HUNT COUNTY ROAD NO. 2152;  
27 THENCE, NORTH 89 DEGREES 43 MINUTES 39 SECONDS WEST, ALONG A SOUTH

1 LINE OF SAID 160.531 ACRE TRACT, THE COMMON NORTH LINE OF A 26.256  
2 ACRE TRACT OF LAND CONVEYED TO BRENDA JEAN HALL, AS RECORDED IN  
3 VOLUME 734, PAGE 246, OFFICIAL RECORDS, HUNT COUNTY, TEXAS, THE  
4 COMMON NORTH LINE OF A 27.74 ACRE TRACT OF LAND CONVEYED TO JOHN D.  
5 BARNES AND ASHLEY L. BARNES, AS RECORDED IN VOLUME 1487, PAGE 428,  
6 OFFICIAL RECORDS, HUNT COUNTY, TEXAS AND THE APPROXIMATE CENTERLINE  
7 OF SAID HUNT COUNTY ROAD NO. 2152, A DISTANCE OF 928.87 FEET TO A 1/2  
8 INCH IRON ROD WITH A ORANGE PLASTIC CAP STAMPED "STOVALL" FOUND FOR  
9 AN INTERIOR ELL CORNER OF SAID 160.531 ACRE TRACT AND THE NORTHWEST  
10 CORNER OF SAID 27.74 ACRE TRACT;  
11 THENCE, SOUTH 00 DEGREES 21 MINUTES 44 SECONDS EAST, ALONG THE EAST  
12 LINE OF SAID 160.531 ACRE TRACT AND THE COMMON WEST LINE OF SAID  
13 27.74 ACRE TRACT, PASSING AT A DISTANCE OF 29.88 FEET, A 1/2 INCH  
14 IRON ROD WITH A ORANGE PLASTIC CAP STAMPED "STOVALL" FOUND FOR  
15 WITNESS, CONTINUING IN ALL A TOTAL DISTANCE OF 1513.70 FEET TO A 1/2  
16 INCH IRON ROD FOUND FOR CORNER;  
17 THENCE, SOUTH 02 DEGREES 28 MINUTES 50 SECONDS EAST, CONTINUING  
18 ALONG THE EAST LINE OF SAID 160.531 ACRE TRACT, THE COMMON WEST LINE  
19 OF SAID 27.74 ACRE TRACT AND THE COMMON WEST LINE OF A 26.00 ACRE  
20 TRACT OF LAND CONVEYED TO TERRY W. MORAN AND WIFE, DONNA K. MORAN,  
21 AS RECORDED IN VOLUME 466, PAGE 531, OFFICIAL RECORDS, HUNT COUNTY,  
22 TEXAS, A DISTANCE OF 561.44 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE  
23 SOUTHEAST CORNER OF SAID 160.531 ACRE TRACT AND AN EXTERIOR ELL  
24 CORNER OF SAID 26.00 ACRE TRACT, SAID POINT BEING ON THE NORTH LINE  
25 OF AFORESAID 49.640 ACRE TRACT;  
26 THENCE, NORTH 87 DEGREES 29 MINUTES 46 SECONDS EAST, ALONG THE NORTH  
27 LINE OF SAID 49.640 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID

1 26.00 ACRE TRACT, A DISTANCE OF 178.47 FEET TO A 1/2 IRON ROD FOUND  
2 FOR THE NORTHEAST CORNER OF SAID 49.640 ACRE TRACT AND BEING AN  
3 INTERIOR ELL CORNER OF SAID 26.00 ACRE TRACT;  
4 THENCE, SOUTH 00 DEGREES 23 MINUTES 40 SECONDS WEST, ALONG THE EAST  
5 LINE OF SAID 49.640 ACRE TRACT AND THE COMMON WEST LINE OF SAID  
6 26.00 ACRE TRACT, PASSING AT A DISTANCE OF 520.63 FEET A 1/2 INCH  
7 IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 26.00 ACRE TRACT,  
8 CONTINUING IN ALL A TOTAL DISTANCE OF 531.79 FEET TO A 5/8 INCH IRON  
9 ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR  
10 CORNER ON THE NORTHWEST RIGHT-OF-WAY LINE OF AFORESAID NORTHEAST  
11 TEXAS RURAL RAIL TRANSPORTATION DISTRICT RIGHT-OF-WAY;  
12 THENCE, SOUTH 67 DEGREES 43 MINUTES 16 SECONDS WEST, ALONG THE  
13 NORTHWEST RIGHT-OF-WAY LINE OF SAID NORTHEAST TEXAS RURAL RAIL  
14 TRANSPORTATION DISTRICT RIGHT-OF-WAY, A DISTANCE OF 2402.00 FEET TO  
15 THE POINT OF BEGINNING, AND CONTAINING 1036.347 ACRES OF LAND, MORE  
16 OR LESS.

17 TRACT 10

18 BEING A 112.809 ACRE TRACT OF LAND SITUATED IN THE HIRAM THOMPSON  
19 SURVEY, ABSTRACT NO. 1030, HUNT COUNTY, TEXAS, AND BEING ALL OF A  
20 11.444 ACRE TRACT OF LAND, CONVEYED AS "TRACT 3" TO WALTON TEXAS,  
21 L.P., AS RECORDED IN VOLUME 1551, PAGE 268, OFFICIAL PUBLIC  
22 RECORDS, HUNT COUNTY, TEXAS AND BEING ALL OF A 101.365 ACRE TRACT OF  
23 LAND CONVEYED AS "TRACT 2" TO WALTON TEXAS, L.P., AS RECORDED IN  
24 VOLUME 1632, PAGE 199, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS.  
25 SAID 112.809 ACRE TRACT, WITH REFERENCE BEARING OF GRID NORTH,  
26 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96,  
27 EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS BETWEEN JULIAN DAY

1 253, 2004 AND JULIAN DAY 259, 2004, CALCULATED FROM COLLIN CORS ARP  
2 (PID-DF8982) AND DALLAS CORS ARP (PID-DF8984), BEING MORE  
3 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
4 BEGINNING AT A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
5 "CARTER BURGESS" SET FOR THE SOUTHWEST CORNER OF SAID 11.444 ACRE  
6 TRACT, SAID POINT BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE CONVEYED  
7 TO THE NORTHEAST TEXAS RURAL RAIL TRANSPORTATION DISTRICT, AS  
8 RECORDED IN VOLUME 987, PAGE 38, OFFICIAL RECORDS, HUNT COUNTY,  
9 TEXAS (A 100' RIGHT-OF-WAY);  
10 THENCE, NORTH 67 DEGREES 43 MINUTES 16 SECONDS EAST, ALONG THE  
11 NORTHWEST LINE OF SAID 11.444 ACRE TRACT AND THE COMMON SOUTHEAST  
12 RIGHT-OF-WAY LINE OF SAID NORTHEAST TEXAS RURAL RAIL TRANSPORTATION  
13 DISTRICT RIGHT-OF-WAY, PASSING AT A DISTANCE OF 1683.23 FEET, A 5/8  
14 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET  
15 FOR THE NORTHEAST CORNER OF SAID 11.444 ACRE TRACT AND THE NORTHWEST  
16 CORNER OF AFORESAID 101.365 ACRE TRACT, CONTINUING ALONG THE  
17 SOUTHEAST RIGHT-OF-WAY LINE OF SAID NORTHEAST TEXAS RURAL RAIL  
18 TRANSPORTATION DISTRICT RIGHT-OF-WAY AND THE COMMON NORTHWEST LINE  
19 OF SAID 101.365 ACRE TRACT, PASSING AT A DISTANCE OF 5025.51 FEET A  
20 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS"  
21 SET FOR WITNESS, CONTINUING IN ALL A TOTAL DISTANCE OF 5145.89 FEET  
22 TO A POINT FOR THE NORTHEAST CORNER OF SAID 101.365 ACRE TRACT, SAID  
23 POINT BEING IN THE APPROXIMATE CENTERLINE OF EAST CADDO CREEK;  
24 THENCE, ALONG THE EAST LINE OF SAID 101.365 ACRE TRACT AND THE  
25 APPROXIMATE CENTERLINE OF SAID EAST CADDO CREEK, THE FOLLOWING  
26 COURSES AND DISTANCES:

27 SOUTH 01 DEGREES 06 MINUTES 11 SECONDS WEST, A DISTANCE OF

1 77.37 FEET TO A POINT FOR CORNER;  
2 SOUTH 39 DEGREES 19 MINUTES 04 SECONDS EAST, A DISTANCE OF  
3 57.39 FEET TO A POINT FOR CORNER;  
4 SOUTH 67 DEGREES 30 MINUTES 20 SECONDS EAST, A DISTANCE OF  
5 49.61 FEET TO A POINT FOR CORNER;  
6 NORTH 82 DEGREES 31 MINUTES 08 SECONDS EAST, A DISTANCE OF  
7 52.99 FEET TO A POINT FOR CORNER;  
8 NORTH 50 DEGREES 07 MINUTES 46 SECONDS EAST, A DISTANCE OF  
9 58.06 FEET TO A POINT FOR CORNER;  
10 NORTH 72 DEGREES 36 MINUTES 41 SECONDS EAST, A DISTANCE OF  
11 54.06 FEET TO A POINT FOR CORNER;  
12 NORTH 89 DEGREES 10 MINUTES 22 SECONDS EAST, A DISTANCE OF  
13 52.05 FEET TO A POINT FOR CORNER;  
14 NORTH 82 DEGREES 23 MINUTES 49 SECONDS EAST, A DISTANCE OF  
15 72.80 FEET TO A POINT FOR CORNER;  
16 SOUTH 38 DEGREES 51 MINUTES 56 SECONDS EAST, A DISTANCE OF  
17 41.88 FEET TO A POINT FOR CORNER;  
18 SOUTH 25 DEGREES 40 MINUTES 43 SECONDS EAST, A DISTANCE OF  
19 44.54 FEET TO A POINT FOR CORNER;  
20 SOUTH 28 DEGREES 14 MINUTES 34 SECONDS WEST, A DISTANCE OF  
21 50.94 FEET TO A POINT FOR CORNER;  
22 SOUTH 38 DEGREES 11 MINUTES 06 SECONDS WEST, A DISTANCE OF  
23 43.28 FEET TO A POINT FOR CORNER;  
24 SOUTH 35 DEGREES 50 MINUTES 33 SECONDS WEST, A DISTANCE OF  
25 61.59 FEET TO A POINT FOR CORNER;  
26 SOUTH 21 DEGREES 31 MINUTES 26 SECONDS WEST, A DISTANCE OF  
27 57.18 FEET TO A POINT FOR CORNER;

1 SOUTH 01 DEGREES 01 MINUTES 51 SECONDS EAST, A DISTANCE OF  
2 48.41 FEET TO A POINT FOR CORNER;  
3 SOUTH 41 DEGREES 05 MINUTES 32 SECONDS EAST, A DISTANCE OF  
4 49.10 FEET TO A POINT FOR CORNER;  
5 SOUTH 67 DEGREES 02 MINUTES 42 SECONDS EAST, A DISTANCE OF  
6 48.96 FEET TO A POINT FOR CORNER;  
7 NORTH 74 DEGREES 44 MINUTES 11 SECONDS EAST, A DISTANCE OF  
8 100.28 FEET TO A POINT FOR CORNER;  
9 NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF  
10 45.35 FEET TO A POINT FOR CORNER;  
11 SOUTH 45 DEGREES 25 MINUTES 08 SECONDS EAST, A DISTANCE OF  
12 29.77 FEET TO A POINT FOR CORNER;  
13 SOUTH 11 DEGREES 24 MINUTES 08 SECONDS WEST, A DISTANCE OF  
14 43.39 FEET TO A POINT FOR CORNER;  
15 SOUTH 34 DEGREES 31 MINUTES 44 SECONDS WEST, A DISTANCE OF  
16 97.07 FEET TO A POINT FOR CORNER;  
17 SOUTH 06 DEGREES 24 MINUTES 26 SECONDS WEST, A DISTANCE OF  
18 46.36 FEET TO A POINT FOR CORNER;  
19 SOUTH 29 DEGREES 55 MINUTES 06 SECONDS EAST, A DISTANCE OF  
20 44.26 FEET TO A POINT FOR CORNER;  
21 SOUTH 17 DEGREES 30 MINUTES 45 SECONDS EAST, A DISTANCE OF  
22 40.07 FEET TO A POINT FOR CORNER;  
23 SOUTH 03 DEGREES 17 MINUTES 08 SECONDS WEST, A DISTANCE OF  
24 39.72 FEET TO A POINT FOR CORNER;  
25 SOUTH 18 DEGREES 33 MINUTES 58 SECONDS WEST, A DISTANCE OF  
26 48.81 FEET TO A POINT FOR CORNER;  
27 SOUTH 27 DEGREES 47 MINUTES 44 SECONDS WEST, A DISTANCE OF

1 40.47 FEET TO A POINT FOR CORNER;  
2 SOUTH 52 DEGREES 02 MINUTES 46 SECONDS WEST, A DISTANCE OF  
3 43.72 FEET TO A POINT FOR CORNER;  
4 NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF  
5 36.66 FEET TO A POINT FOR CORNER;  
6 SOUTH 62 DEGREES 48 MINUTES 15 SECONDS WEST, A DISTANCE OF  
7 36.24 FEET TO A POINT FOR CORNER;  
8 SOUTH 15 DEGREES 48 MINUTES 57 SECONDS EAST, A DISTANCE OF  
9 24.06 FEET TO A POINT FOR CORNER;  
10 SOUTH 26 DEGREES 01 MINUTES 32 SECONDS EAST, A DISTANCE OF  
11 78.76 FEET TO A POINT FOR CORNER;  
12 SOUTH 45 DEGREES 13 MINUTES 56 SECONDS EAST, A DISTANCE OF  
13 38.27 FEET TO A POINT FOR CORNER;  
14 SOUTH 68 DEGREES 38 MINUTES 44 SECONDS EAST, A DISTANCE OF  
15 45.54 FEET TO A POINT FOR CORNER;  
16 NORTH 62 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF  
17 35.99 FEET TO A POINT FOR CORNER;  
18 NORTH 70 DEGREES 50 MINUTES 10 SECONDS EAST, A DISTANCE OF  
19 32.56 FEET TO A POINT FOR CORNER;  
20 SOUTH 44 DEGREES 52 MINUTES 57 SECONDS EAST, A DISTANCE OF  
21 37.35 FEET TO A POINT FOR CORNER;  
22 SOUTH 02 DEGREES 12 MINUTES 49 SECONDS EAST, A DISTANCE OF  
23 31.61 FEET TO A POINT FOR CORNER;  
24 SOUTH 13 DEGREES 07 MINUTES 19 SECONDS WEST, A DISTANCE OF  
25 26.36 FEET TO A POINT FOR CORNER;  
26 NORTH 79 DEGREES 24 MINUTES 48 SECONDS WEST, A DISTANCE OF  
27 33.15 FEET TO A POINT FOR CORNER;

1 SOUTH 59 DEGREES 15 MINUTES 34 SECONDS WEST, A DISTANCE OF  
2 45.76 FEET TO A POINT FOR CORNER;  
3 SOUTH 66 DEGREES 13 MINUTES 34 SECONDS WEST, A DISTANCE OF  
4 52.78 FEET TO A POINT FOR CORNER;  
5 SOUTH 80 DEGREES 48 MINUTES 29 SECONDS WEST, A DISTANCE OF  
6 63.78 FEET TO A POINT FOR CORNER;  
7 NORTH 86 DEGREES 44 MINUTES 16 SECONDS WEST, A DISTANCE OF  
8 44.24 FEET TO A POINT FOR CORNER;  
9 NORTH 73 DEGREES 30 MINUTES 55 SECONDS WEST, A DISTANCE OF  
10 52.94 FEET TO A POINT FOR CORNER;  
11 NORTH 54 DEGREES 54 MINUTES 24 SECONDS WEST, A DISTANCE OF  
12 109.44 FEET TO A POINT FOR CORNER;  
13 SOUTH 76 DEGREES 27 MINUTES 57 SECONDS WEST, A DISTANCE OF  
14 50.71 FEET TO A POINT FOR CORNER;  
15 SOUTH 39 DEGREES 23 MINUTES 54 SECONDS WEST, A DISTANCE OF  
16 36.91 FEET TO A POINT FOR CORNER;  
17 SOUTH 01 DEGREES 40 MINUTES 47 SECONDS EAST, A DISTANCE OF  
18 45.35 FEET TO A POINT FOR CORNER;  
19 SOUTH 15 DEGREES 28 MINUTES 22 SECONDS EAST, A DISTANCE OF  
20 51.06 FEET TO A POINT FOR CORNER;  
21 SOUTH 04 DEGREES 29 MINUTES 55 SECONDS WEST, A DISTANCE OF  
22 52.89 FEET TO A POINT FOR CORNER;  
23 SOUTH 18 DEGREES 30 MINUTES 16 SECONDS WEST, A DISTANCE OF  
24 52.25 FEET TO A POINT FOR CORNER;  
25 SOUTH 38 DEGREES 36 MINUTES 34 SECONDS WEST, A DISTANCE OF  
26 37.33 FEET TO A POINT FOR CORNER;  
27 SOUTH 70 DEGREES 20 MINUTES 48 SECONDS WEST, A DISTANCE OF



1 41.98 FEET TO A POINT FOR CORNER;  
2 SOUTH 50 DEGREES 20 MINUTES 56 SECONDS WEST, A DISTANCE OF  
3 46.13 FEET TO A POINT FOR CORNER;  
4 SOUTH 12 DEGREES 39 MINUTES 23 SECONDS WEST, A DISTANCE OF  
5 40.57 FEET TO A POINT FOR CORNER;  
6 SOUTH 10 DEGREES 07 MINUTES 14 SECONDS EAST, A DISTANCE OF  
7 30.63 FEET TO A POINT FOR CORNER;  
8 SOUTH 04 DEGREES 04 MINUTES 36 SECONDS WEST, A DISTANCE OF  
9 31.50 FEET TO A POINT FOR CORNER;  
10 SOUTH 26 DEGREES 30 MINUTES 07 SECONDS WEST, A DISTANCE OF  
11 80.81 FEET TO A POINT FOR CORNER;  
12 SOUTH 21 DEGREES 22 MINUTES 25 SECONDS EAST, A DISTANCE OF  
13 19.98 FEET TO A POINT FOR CORNER;  
14 SOUTH 67 DEGREES 55 MINUTES 36 SECONDS EAST, A DISTANCE OF  
15 86.29 FEET TO A POINT FOR CORNER;  
16 SOUTH 80 DEGREES 26 MINUTES 11 SECONDS EAST, A DISTANCE OF  
17 61.03 FEET TO A POINT FOR CORNER;  
18 SOUTH 32 DEGREES 22 MINUTES 26 SECONDS EAST, A DISTANCE OF  
19 33.59 FEET TO A POINT FOR CORNER;  
20 SOUTH 47 DEGREES 51 MINUTES 48 SECONDS WEST, A DISTANCE OF  
21 71.01 FEET TO A POINT FOR CORNER;  
22 NORTH 81 DEGREES 14 MINUTES 36 SECONDS WEST, A DISTANCE OF  
23 66.86 FEET TO A POINT FOR CORNER;  
24 SOUTH 86 DEGREES 10 MINUTES 14 SECONDS WEST, A DISTANCE OF  
25 52.30 FEET TO A POINT FOR CORNER;  
26 SOUTH 53 DEGREES 48 MINUTES 37 SECONDS WEST, A DISTANCE OF  
27 45.72 FEET TO A POINT FOR CORNER;

1 SOUTH 14 DEGREES 33 MINUTES 01 SECONDS WEST, A DISTANCE OF  
2 51.11 FEET TO A POINT FOR CORNER;  
3 SOUTH 22 DEGREES 41 MINUTES 08 SECONDS WEST, A DISTANCE OF  
4 36.54 FEET TO A POINT FOR CORNER;  
5 NORTH 78 DEGREES 53 MINUTES 01 SECONDS WEST, A DISTANCE OF  
6 60.46 FEET TO A POINT FOR CORNER;  
7 NORTH 56 DEGREES 40 MINUTES 28 SECONDS WEST, A DISTANCE OF  
8 43.84 FEET TO A POINT FOR CORNER;  
9 NORTH 79 DEGREES 57 MINUTES 46 SECONDS WEST, A DISTANCE OF  
10 41.99 FEET TO A POINT FOR CORNER;  
11 SOUTH 56 DEGREES 41 MINUTES 33 SECONDS WEST, A DISTANCE OF  
12 190.59 FEET TO A POINT FOR CORNER;  
13 SOUTH 29 DEGREES 21 MINUTES 59 SECONDS WEST, A DISTANCE OF  
14 42.58 FEET TO A POINT FOR CORNER;  
15 SOUTH 13 DEGREES 53 MINUTES 55 SECONDS EAST, A DISTANCE OF  
16 40.07 FEET TO A POINT FOR CORNER;  
17 SOUTH 49 DEGREES 06 MINUTES 39 SECONDS EAST, A DISTANCE OF  
18 31.26 FEET TO A POINT FOR CORNER;  
19 SOUTH 85 DEGREES 05 MINUTES 08 SECONDS EAST, A DISTANCE OF  
20 31.57 FEET TO A POINT FOR CORNER;  
21 SOUTH 74 DEGREES 32 MINUTES 37 SECONDS EAST, A DISTANCE OF  
22 34.53 FEET TO A POINT FOR THE SOUTHEAST CORNER OF AFORESAID  
23 101.365 ACRE TRACT AND BEING ON THE NORTH RIGHT-OF-WAY LINE  
24 OF F.M. 3211 (A VARIABLE WIDTH RIGHT-OF-WAY);  
25 THENCE, ALONG THE SOUTH LINE OF SAID 101.365 ACRE TRACT AND THE  
26 COMMON NORTH RIGHT-OF-WAY LINE OF SAID F.M. 3211, THE FOLLOWING  
27 COURSES AND DISTANCES:

1 SOUTH 89 DEGREES 58 MINUTES 29 SECONDS WEST, A DISTANCE OF  
2 85.16 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
3 STAMPED "CARTER BURGESS" SET FOR CORNER;  
4 SOUTH 84 DEGREES 15 MINUTES 51 SECONDS WEST, A DISTANCE OF  
5 100.50 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
6 STAMPED "CARTER BURGESS" SET FOR CORNER;  
7 SOUTH 89 DEGREES 58 MINUTES 29 SECONDS WEST, A DISTANCE OF  
8 900.13 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
9 STAMPED "CARTER BURGESS" SET FOR CORNER AND THE BEGINNING OF  
10 TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18 DEGREES  
11 29 MINUTES 36 SECONDS, A RADIUS OF 1195.92 FEET, A CHORD  
12 BEARING OF SOUTH 80 DEGREES 43 MINUTES 41 SECONDS WEST, A  
13 CHORD LENGTH OF 384.33 FEET;  
14 ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 386.01  
15 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
16 "CARTER BURGESS" SET FOR CORNER;  
17 NORTH 71 DEGREES 18 MINUTES 24 SECONDS WEST, A DISTANCE OF  
18 140.73 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
19 STAMPED "CARTER BURGESS" SET FOR CORNER;  
20 SOUTH 32 DEGREES 55 MINUTES 09 SECONDS WEST, A DISTANCE OF  
21 30.46 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST  
22 CORNER OF A 319.1422 ACRE TRACT OF LAND CONVEYED TO R&D  
23 AYCOCK, LTD., AS RECORDED IN VOLUME 824, PAGE 358, OFFICIAL  
24 RECORDS, HUNT COUNTY, TEXAS AND BEING IN THE APPROXIMATE  
25 CENTERLINE OF HUNT COUNTY ROAD NO. 2184 (A VARIABLE WIDTH  
26 PRESCRIPTIVE RIGHT-OF-WAY);  
27 THENCE, SOUTH 89 DEGREES 38 MINUTES 39 SECONDS WEST, ALONG THE SOUTH

1 LINE OF SAID 101.365 ACRE TRACT, A DISTANCE OF 1264.32 FEET TO A 5/8  
2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET  
3 FOR THE SOUTHWEST CORNER OF SAID 101.365 ACRE TRACT AND THE  
4 SOUTHEAST CORNER OF AFORESAID 11.444 ACRE TRACT;  
5 THENCE, NORTH 89 DEGREES 58 MINUTES 53 SECONDS WEST, ALONG THE SOUTH  
6 LINE OF SAID 11.444 ACRE TRACT, A DISTANCE OF 1561.08 FEET TO THE  
7 POINT OF BEGINNING, AND CONTAINING 112.809 ACRES OF LAND, MORE OR  
8 LESS.

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

16 (b) The governor, one of the required recipients, has  
17 submitted the notice and Act to the Texas Commission on  
18 Environmental Quality.

19 (c) The Texas Commission on Environmental Quality has filed  
20 its recommendations relating to this Act with the governor, the  
21 lieutenant governor, and the speaker of the house of  
22 representatives within the required time.

23 (d) All requirements of the constitution and laws of this  
24 state and the rules and procedures of the legislature with respect  
25 to the notice, introduction, and passage of this Act are fulfilled  
26 and accomplished.

27 SECTION 4. This Act takes effect immediately if it receives

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1 a vote of two-thirds of all the members elected to each house, as  
2 provided by Section 39, Article III, Texas Constitution. If this  
3 Act does not receive the vote necessary for immediate effect, this  
4 Act takes effect September 1, 2009.