

Amend CSHB 4303 (senate committee report) as follows:

(1) In SECTION 3 of the bill, in added Subchapter A, Chapter 3954, Special District Local Laws Code (page 3, between lines 27 and 28), insert the following:

Sec. 3954.010. CONFLICT WITH REGIONAL WATER DISTRICT. To the extent any authority or power granted to the district conflicts with any authority or power granted to the Tarrant Regional Water District, the authority or power granted to the Tarrant Regional Water District supersedes and controls over the authority or power granted to the district, unless the Tarrant Regional Water District consents to the exercise of the authority or power by the district.

(2) In SECTION 3 of the bill, strike the heading to added Section 3954.010, Special District Local Laws Code (page 3, line 28) and substitute "Sec. 3954.011. CONSTRUCTION OF CHAPTER.".

(3) In SECTION 3 of the bill, strike added Section 3954.103(b), Special District Local Laws Code (page 4, lines 19 through 21), and substitute the following:

(b) The district may add territory as described by Subsection (a) only if the district obtains written consent from:

(1) the governing body of the city; and

(2) any public entity that owns facilities for the inter-county transportation of water in the area proposed to be annexed.

(4) In SECTION 3 of the bill, in added Section 3954.154, Special District Local Laws Code (page 5, between lines 41 and 42), insert the following:

(e) The district may not impose an assessment on property or facilities owned, controlled, or operated by a public entity.

(5) Strike the text of SECTION 4 of the bill (page 7, line 8, through page 12, line 39) and substitute the following:

(a) TRACT 1:

BEING a part of a tract or parcel of land situated in the Joseph Stewart Survey, Abstract No. 754, Heirs of Allen Larsen, Survey No. 497, T. Stanbury Survey, Abstract 762, and the J. H. Working Survey, Abstract No. 897, Johnson County, Texas, and being part of that same tract of land from Karal Kay Cannon, as described in Volume 02111, Page 0850, Deed Records, Ellis County, Texas, and as

described in Book 3500, Page 0941, Official Public Records of Johnson County, Texas, and all of a tract from Billy D. Cannon and Michelle Cannon, to PRA Prairie Ridge, L.P. as described in Book 3500, Page 0941, Official Public Records of Johnson County, Texas, and a tract of land from Phillip Nabors Smauder and Jennie Smauder Pope, to PRA Prairie Ridge, L.P. as described in County Clerk File No. 2104-00248, Official Public Records of Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a point in County Road 506 at an intersection with the Ellis County and Johnson County limits line along with the intersection of the Joseph Stewart Survey, Abstract No. 961, the Joseph Stewart Survey, Abstract No. 754, and the John H. Working Survey, Abstract No. 897;

THENCE South 00°47'39" East, departing from said county road and along the said Johnson and Ellis County lines, a distance of 5474.77 feet to a 1/2" iron rod found;

THENCE South 59°47'49" West, along a north line of Bennett W. Cervin tract one as described in Volume 2001, Page 0749, Deed Records, Ellis County, Texas, a distance of 537.29 feet to a 1/2" iron rod found;

THENCE North 30°19'12" West, along an east line of a Jeniffer N. Sweeney tract described in Book 0608, Page 830, Deed Records, Johnson County, Texas, a distance of 767.82 feet to a 1/2" iron rod found;

THENCE South 59°32'27" West, along a north line of said Jeniffer N. Sweeney tract, a distance of 5401.00 feet to a 1/2" iron rod found;

THENCE North 30°44'12" West, along County Road 619, a distance of 1053.81 feet to a 1/2" iron rod found;

THENCE North 59°59'51" East, leaving said county road, along a north line of a tract of land from Phillip Nabors Smauder and Jennie Smauder Pope, to PRA Prairie Ridge, L.P. as described in County Clerk File No. 2104-00248, Official Public Records of Johnson County, Texas a distance of 291.69 feet;

THENCE North 30°44'47" West, along a west line of said Smauder tract, a distance of 150.00 feet to a 1/2" iron rod found;

THENCE South 59°59'52" West, along a south line of Smauder tract, to

County Road 619, a distance of 291.67 feet to a 1/2" iron rod found;
THENCE North 30°44'12" West, along a west line of said Smauder tract
a distance of 2672.24 feet to a 1/2" iron rod found;
THENCE North 59°59'42" East, along a north line of said Smauder
tract, a distance of 888.13 feet to a 1/2" iron rod found;
THENCE North 60°06'44" East, along a north line of said Smauder
tract, a distance of 1077.88 feet to a 1/2" iron rod found;
THENCE North 59°33'36" East, along a north line of said Smauder
tract, a distance of 1233.53 feet to a 1/2" iron rod found;
THENCE North 60°12'38" East, along a north line of said Smauder
tract, a distance of 2229.85 feet to a 1/2" iron rod found;
THENCE North 56°47'57" East, reaching a northeasterly 90° elbow in
County Road 506, along a south line of tract described in Book 3256,
Page 0733, Deed Records, Johnson County, Texas, a distance of
3239.36 feet to the POINT OF BEGINNING, containing 678.614 acres,
more or less.

TRACT 2:

Being all those certain Lots, Tracts or Parcels of Land situated in
the R.K. Wines Survey, Abstract 1178, Ellis County, Texas, and
being part of that certain contract of land conveyed to John
W. Brumbeloe, Sr. (referred to as Tract III) as recorded in Volume
558, Page 209, Deed Records, Ellis County, Texas and being known as
designated at Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Sunset Park
(referred to as Tract II), an addition to Ellis County, Texas,
according to the plat filed of record in Cabinet "B", Slide 13, plat
records, Ellis County, Texas, and being more particularly described
as follows:

Commencing at a found 1-inch iron pipe from the southeast corner of
a tract of land conveyed to Edward J. Kilchenstein, as recorded in
Volume 710, Page 627, Deed Records, Ellis County, Texas and the
north line of a tract of land conveyed to Lia Vang and wife, Xia
Vang, Jeff V. Hang and wife, Melissa S. Hang, Chue Moua and wife,
Maikoulap Moura as recorded in Volume 1832, Page 2002, Deed
Records, Ellis County, Texas;

Thence S 59°29'25" W, along the common line of said Kilchenstein
tract and the Vang, Hang, Moua tract, a distance of 339.40 feet to a
found 3/8-inch iron rod with a yellow plastic cap stamped "RPLS 446"

at the Northwest corner of said Vang, Hang, Moua tract and the Northeast corner of said Brumbeloe tract, said point being the place of Beginning of this herein described tract of land;

Thence S 01°22'20" E, along the common line of said Vang, Hang, Moua tract, passing a found 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 4466" at 1,372.08 continuing for a total distance of 1,406.52 feet to a found 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 4466" in the centerline of County Road 506 Greasy Road (Lakeview Road);

Thence S 59°39'02" W, along the centerline of said County Road, a distance of 1,015.46 feet to a found 5/8-inch iron rod with a yellow plastic cap stamped "Cotton Surveying" (hereinafter referred to as set iron rod) for corner;

Thence S 59°43'42" W, continuing along the centerline of said County Road, a distance of 402.48 feet to a found railroad spike at the intersection of said County Road and Cypress Road, said point being the South corner of said Sunset Park Addition and the South corner of this herein described tract of land;

Thence N 00°14'22" W, along the centerline of Cypress Road, the West line of said Sunset Park Addition, a distance of 865.02 feet to a found 1/2-inch iron rod for corner;

Thence N 59°30'57" E, passing a 1/2-inch iron rod at 37.40 at the Southwest corner of the Sunset Park, Phase 2 Addition, according to the plat thereof recorded in Cabinet "C", Slide 438, plat records, Ellis County, Texas, continuing for a total distance of 417.09 feet to a found 1/2-inch iron rod with a yellow plastic cap at the Southeast Corner of said Sunset Park Phase 2 Addition and the West line of said Brumbeloe tract for corner;

Thence N 03°03'40" E, along the East line of said Sunset Park Phase 2 Addition tract and the West line of said Brumbeloe tract, a distance of 103.80 feet to a found 1/2-inch iron rod;

Thence N 00°31'47" W, along the East line of said Sunset Park Phase 2 Addition tract and the West line of said Brumbeloe tract, a distance of 60.37 feet to a found 1/2-inch iron rod for corner;

Thence N 00°05'09" W, along the East line of said Sunset Park Phase 2 Addition tract and the West line of said Brumbeloe tract, a distance of 129.83 feet to a 2-inch iron pipe for corner;

Thence N 01°06'07" W, along the East line of said Sunset Park Phase 2 Addition tract and the West line of said Brumbeloe tract, a distance of 130.88 feet to a found 1-inch iron pipe for corner;

Thence N 01°03'32" W, along the East line of said Sunset Park Phase 2 Addition tract and the West line of said Brumbeloe tract, a distance of 129.92 feet to a found 1-inch iron pipe in the South line of said Kilchenstein tract and Northwest corner of said Brumbeloe tract, said point being Northeasterly corner of said Sunset Park Phase 2 Addition;

Thence N 59°32'07" E, along the South line of said Kilchenstein tract, a distance of 968.19 feet to the Place of Beginning and having an area of 1,521,385 square feet, or 34.926 acres of land, more or less.

TRACT 3:

BEING all those certain lots, tracts, or parcels of land situated in the Joseph Stewart Survey, Abstract No. 961, Ellis County, Texas and being those same tracts of land conveyed to PRA Prairie Ridge, L.P. as recorded in Volume 2111, Page 0866, Deed Records, Ellis County, Texas and being more particularly described as follows:

POINT OF BEGINNING at a 1/2-inch iron rod found for the west corner of a tract of land conveyed to Tom Lamon, and wife, Crystal Lamon, as recorded in Volume 924, Page 46, Deed Records, Ellis County, Texas, said point being on the Southeast edge of County Road 506/Greasy Road (Lakeview Road);

THENCE South 31°46'30" East, along the Southwest line of said Lamon tract, a distance of 609.38 feet to a 3/4-inch pipe found on the North line of a tract of land conveyed to Waltmore, L.L.C. DBA Lakeside Ranch (described as Tract 1), as recorded in Volume 1607, Page 392, Deed Records, Ellis County, Texas, the Southwest corner of said Lamon tract and an exterior ell corner of this herein described tract of land;

THENCE South 58°10'54" West, along the Northwest line of said Waltmore tract, a distance of 419.44 feet to a rod nail found for the West corner of said Waltmore tract and an interior ell corner of this herein described tract of land;

THENCE South 25°14'30" East, continuing along the Northwest line of said Waltmore tract, a distance of 849.17 feet to a set 5/8-inch

iron rod with yellow plastic cap stamped "Cotton Surveying" (hereinafter referred to as set iron rod) for corner;

THENCE across land described in Volume 02111, Page 0866, Deed Records of Ellis County, Texas, the following course and distances:

Southwesterly along a curve to the right having a central angle of $43^{\circ}44'52''$, a radius of 1000.00 feet, whose chord bears South $55^{\circ}28'14''$ West, a chord distance of 745.13 feet, and an arc length of 763.54 feet to a set iron rod for corner;

South $77^{\circ}20'40''$ West a distance of 437.24 feet to a set iron rod for corner;

Westerly along a curve to the right having a central angle of $11^{\circ}17'25''$, a radius of 1350.00 feet, whose chord bears South $82^{\circ}59'23''$ West, a chord distance of 265.59 feet, and an arc length of 266.02 feet to a set iron rod for corner;

South $88^{\circ}38'05''$ West a distance of 288.43 feet to a set iron rod for corner;

South $88^{\circ}38'05''$ West a distance of 33.98 feet to a set iron rod for corner;

North $01^{\circ}21'55''$ West a distance of 180.00 feet to a point for corner;

South $88^{\circ}38'05''$ West a distance of 15.94 feet to a point for corner;

Northerly along a curve to the left having a central angle of $15^{\circ}26'09''$, a radius of 231.08 feet, whose chord bears North $14^{\circ}21'12''$ West, a chord distance of 62.07 feet, and an arc length of 62.26 feet to a set iron rod for corner;

North $22^{\circ}05'57''$ West a distance of 73.92 feet to a set iron rod for corner;

Northerly along a curve to the right having a central angle of $20^{\circ}45'58''$, a radius of 325.00 feet, whose chord bears North $11^{\circ}42'58''$ West, a chord distance of 117.15 feet, and an arc length of 117.79 feet to a set iron rod for corner;

North $01^{\circ}19'06''$ West a distance of 125.01 feet to a point for corner;

Northerly along a curve to the right having a central angle of $22^{\circ}31'56''$, a radius of 15.50 feet, whose chord bears North $09^{\circ}56'52''$ East, a chord distance of 6.06 feet, and an arc length of 6.10 feet to a set iron rod for corner;

Northwesterly along said curve to the left having a central angle of $71^{\circ}14'05''$, a radius of 50.00 feet, whose chord bears North $14^{\circ}24'13''$

West, a chord distance of 58.24 feet, and an arc length of 62.16 feet to a set iron rod for corner;

North 01°21'55" West, a distance of 113.61 feet to a set iron rod for corner;

THENCE North 60°04'57" East, along the Southeast line of a tract described to Robert A. Willis and wife, Lonnie L. Willis, as recorded in Volume 1298, Page 646, Deed Records of Ellis County, Texas, a distance of 205.36 feet to a found 1/2-inch iron rod for corner;

THENCE North 25°47'09" West, along the Northeast line of said Willis tract, a distance of 450.38 feet to a found 1/2-inch iron rod for the North corner of said Willis tract;

THENCE North 59°39'02" East, a distance of 1,650.09 feet to the POINT OF BEGINNING and containing 55.967 acres of land, more or less.

TRACT 4:

BEING a tract of land situated in the Joseph Stewart Survey, Abstract No. 961, in Ellis County, Texas, said tract being all of a called 17.119 acre tract of land described in a deed to Texas Midstream Gas Services, L.L.C., recorded in Volume 2342, Page 136, Deed Records, Ellis County, Texas, and being more particularly described as follows:

BEGINNING and a 1/2-inch iron rod found in the approximate center of Lakeview Drive for the most westerly corner of said 17.119 acre tract, the north corner of a called 213.7845 acre tract of land described in a deed to PRA Prairie Ridge, L.P., recorded in Volume 2111, Page 866 of said Deed Records and on the southeasterly boundary of a called 198.758 acre tract described in a deed to Harper Cattle Company, recorded in Volume 1205, Page 47 of said Deed Records;

THENCE North 59 degrees 35 minutes 08 seconds East, along the approximate center of Lakeview Drive, a distance of 1,186.71 feet to a 1/2-inch iron rod found for the most northerly corner of said 17.119 acre tract and the west corner of a called 0.057 acre tract described in a deed to the State of Texas, recorded in Volume 340, Page 390 of said Deed Records;

THENCE South 29 degrees 53 minutes 02 seconds East, along the common

boundary between said 17.119 acre tract and said 0.057 acre tract, a distance of 49.83 feet to a 1/2-inch iron rod found for an interior ell corner of said 17.119 acre tract and the south corner of said 0.057 acre tract;

THENCE North 59 degrees 29 minutes 07 seconds East, continuing along the common boundary between said 17.119 acre tract and said 0.057 acre tract, a distance of 50.09 feet to a 1/2-inch iron rod found for the northerly northeast corner of said 17.119 acre tract and the east corner of said 0.057 acre tract, and on the southwesterly boundary of a called 10 acre tract described as Tract 6 in a deed to Bennett W. Cervin recorded in Volume 2001, Page 749 of said Deed Records;

THENCE South 30 degrees 08 minutes 24 seconds East, along the common boundary between said 17.119 acre tract and said 10 acre tract, a distance of 559.67 feet to a 5/8-inch iron rod with cap marked "PETITT - RPLS 4087" set for the most easterly corner of said 17.119 acre tract and the most northerly corner of a called 461.178 acre tract described in a deed to PRA Prairie Ridge Development Corp., recorded in Volume 2325, Page 470 of said Deed Records;

THENCE South 59 degrees 35 minutes 41 seconds West, along the common boundary between said 17.119 acre tract and said 461.178 acre tract, a distance of 1,219.26 feet to a 1-inch iron pipe found for the most easterly northeast corner of said 213.7845 acre tract, an exterior ell corner of said 461.178 acre tract and the most southerly corner of said 17.119 acre tract;

THENCE North 31 degrees 46 minutes 05 seconds West, along the common boundary between said 17.119 acre tract and said 213.7845 acre tract, a distance of 609.38 feet to the POINT OF BEGINNING and containing 745,700 square feet, or 17.119 acres of land, more or less.

TRACT 5:

BEING a part of a tract or parcel of land situated in the Joseph Stewart Survey, Abstract No. 961, Ellis County, Texas and, and being part of that same tract of land from Karal Kay Cannon, to PRA Prairie Ridge, L.P. as recorded in Book 3500, Page 0941, Volume 02111, Page 0873, Volume 02111, Page 0866, official public records of Johnson county, texas and Volume 02111, Page 0850, Deed Records,

Ellis County, Texas, and all of a tract from Chris D. Cannon and Deanna G. Cannon to PRA Prairie Ridge L.P., as described in Volume 02111, Page 0860, Deed Records of Ellis County, Texas, and Book 3500, Page 0958, of the Official Public Records of Johnson County, Texas, and being more particularly described as follows:

POINT OF BEGINNING at a found 1/2-inch iron rod in County Road 506 at an intersection with the Ellis County and Johnson County limits line along with the intersection of the Joseph Stewart Survey, Abstract No. 961, the Joseph Steward Survey, Abstract No. 754, and the John H. Working Survey, Abstract No. 897;

THENCE North 56°14'52" East, along County Road 506, also known as Lakeview Road, a distance of 892.63 feet to a set 5/8-inch iron rod with yellow plastic cap stamped "Cotton Surveying" (hereinafter referred to as set iron rod) for corner;

THENCE North 59°39'02" East, along said road, a distance of 4140.12 feet to a found 1/2-inch iron rod for corner;

THENCE South 25°48'57" East, leaving said road and along the west line of a tract described to Robert A. Willis and wife, Lonnie L. Willis in Volume 1298, Page 646, Deed Records of Ellis County Texas, a distance of 448.65 feet to a found 1/2-inch iron rod for corner;

THENCE North 60°04'57" East, along a South line of above described tract, a distance of 2039 feet to a set iron rod for corner;

THENCE South 01°21'55" East, along a west line of a tract from Richard J. Bantke and wife, Sandra Sue Bantke, to PRA Prairie Ridge L.P., as described in Volume 02111, Page 0866, Deed Records of Ellis County, Texas, a distance of 113.61 feet to a set iron rod for corner;

THENCE along west line of said property, with a curve right having a radius of 50.00 feet and a central angle of 71°14'05" and being subtended by a chord which bears South 14°24'13" East, 58.24 feet;

THENCE southeasterly and southerly along said curve, a distance of 52.16 feet to a point of reverse curve, to a set iron rod for corner;

THENCE along west line of said property, with a curve left having a radius of 15.50 feet and a central angle of 22°31'56" and being subtended by a chord which bears South 09°56'52" West 6.06 feet;

THENCE southerly along said curve, a distance of 6.10 feet to a set

iron rod for corner;

THENCE South $01^{\circ}19'06''$ East, along west line of said property, tangent to said curve, a distance of 125.01 feet to a set iron rod for corner;

THENCE along west line of said property, with a curve left having a radius of 325.00 feet and a central angle of $20^{\circ}45'58''$ and being subtended by a chord which bears South $11^{\circ}42'58''$ East, 117.15 feet;

THENCE southerly along said curve, along west line of said property, a distance of 117.79 feet to a set iron rod for corner;

THENCE South $22^{\circ}05'57''$ East, along west line of said property, tangent to said curve, a distance of 73.92 feet to a point for corner;

THENCE along west line of said property, with a curve right having a radius of 231.08 feet and a central angle of $15^{\circ}26'09''$ and being subtended by a chord which bears South $14^{\circ}21'12''$ East 62.07 feet;

THENCE southerly along said curve, along west line of said property, a distance of 52.26 feet to a set iron rod for corner;

THENCE North $88^{\circ}38'05''$ East, along south line of said property, with a distance of 15.94 feet to a set iron rod for corner;

THENCE South $01^{\circ}21'55''$ East, along west line of said property, a distance of 180.00 feet to a set iron rod for corner;

THENCE North $88^{\circ}38'05''$ East, along south line of said property, a distance of 322.41 feet to the beginning of a curve tangent to said line to a set iron rod for corner;

THENCE easterly, along south line of said property, along the curve left, having a radius of 1350.00 feet and a central angle of $11^{\circ}17'25''$ and being subtended by a chord which bears North $82^{\circ}59'23''$ East, 265.59 feet;

THENCE easterly and northeasterly a distance of 266.02 feet along the said curve to a set iron rod for corner;

THENCE North $77^{\circ}20'40''$ East tangent to said curve, a distance of 437.24 feet to the beginning of a curve tangent to said line to a set iron rod for corner;

THENCE easterly, along south line of said property, with a curve left, having a radius of 1000.00 feet and a central angle of $43^{\circ}44'52''$ and being subtended by a chord which bears North $55^{\circ}28'14''$ East, 745.13 feet;

THENCE easterly and northeasterly a distance of 763.54 feet along the said curve to a set iron rod for corner;

THENCE North 25°14'30" West, along east line of said property, a distance of 849.17 feet to a found rod nail for corner;

THENCE North 58°10'54" East, along the south line of property of Tom Larnon and wife, Crystal Larnon, as described in Volume 924, Page 0046. Deed Records of Ellis County, Texas, a distance of 419.44 feet to a found 3/4-inch pipe for corner;

THENCE North 59°34'27" East, along said south line, a distance of 1219.45 feet to a set iron rod for corner;

THENCE South 30°11'50" East, along the west line of the fifth and sixth tracts of Bennett W. Cervin, as described in Volume 2001, Page 0749, Deed Records of Ellis County, Texas, a distance of 823.56 feet to a set iron rod for corner;

THENCE South 30°19'53" East, along said west line of part of the said fifth tract, a distance of 335.08 feet to a set iron rod for corner;

THENCE South 59°31'20" West, along the north line of the first tract of Bennett W. Cervin as described in Volume 2001, Page 0749, Deed Records of Ellis County, Texas, a distance of 1739.27 feet to a found 1/2-inch iron rod for corner;

THENCE South 59°35'19" West, along north line of said first tract of Bennett W. Cervin as described in Volume 2001, Page 0749, Ellis County, Texas, a distance of 5098.10 feet to a found 3/4-inch iron rod for corner;

THENCE South 30°20'14" East, along the west line of the said second tract, a distance of 2453.47 feet to a set iron rod for corner;

THENCE South 59°47'54" West, along a north line of tract one of Bennett W. Cervin, as described in Volume 2001, Page 0749 of the Deed Records of Ellis County, Texas, a distance of 2411.12 feet to a set iron rod for corner;

THENCE South 30°12'06" East, along a west line of the said tract one, a distance of 596.60 feet to a set iron rod for corner;

THENCE South 59°47'49" West, along a north line of said tract one, a distance of 1589.67 feet to a found 1/2-inch iron rod for corner;

THENCE North 00°47'39" West, along the Ellis County and Johnson County limits, a distance of 5474.77 feet to the POINT OF BEGINNING and containing 461.176 acres, more or less.

(b) There is saved and excepted from the land included within the district, and excluded therefrom, the following tracts:

SAVE AND EXCEPT TRACT "A"

Property Description

Being 7.016-acres (305,615 square feet) of land situated in the Joseph Stewart Survey, Abstract Number 961, Ellis County, Texas, and more particularly that certain 461.178 acre tract conveyed to PRA Prairie Ridge Development Corp., as recorded in Volume 2325, Page 470, Official Public Records, Ellis County, Texas, (O.P.R.E.C.T.), and being further described as follows:

COMMENCING at a point at an ell corner of said PRA Prairie Ridge Development Corp. tract and at the Northwest corner of a tract of land to Nita Carol Cervin Miskovitch Trust and Bennett W. Cervin, recorded in Volume 1999, Page 235, O.P.R.E.C.T., from which a found 3/4 inch iron pipe bears N 59°35'16" E, 1.92 feet;

THENCE N 59°35'16" E, along the South line of said PRA Prairie Ridge Development Corp. tract and the North line of said Cervin tract, a distance of 1,436.81 feet to a set 5/8" iron rod with Transystems cap at the Southwest corner of tract herein described and the POINT OF BEGINNING (N: 6,866,906.023, E: 2,407,278.644 Grid);

(1) THENCE N 1°15'48" W, along the West line of tract herein described, a distance of 2,037.32 feet to a set PK Nail for the Northwest corner of tract herein described, also being in the centerline of CR 506 (Lakeview Road), a 60 foot Right-of-Way, no deed of record found, and on the South line of a tract of land to Cynthia L. Roe, as recorded in Volume 767, Page 521, D.R.E.C.T.;

(2) THENCE N 59°31'17" E, along the North line of tract herein described, the South line of said Roe tract and the centerline of said CR 506, a distance of 171.86 feet to a set PK Nail for the Northeast corner of tract herein described;

(3) THENCE S 1°15'48" E, along the East line of tract herein described, a distance of 2,037.55 feet to a set 5/8" iron rod with Transystems cap for the Southeast corner of tract herein described also on the North line of said Cervin tract;

(4) THENCE S 59°35'16" W, along the South line of tract herein described and the North line of said Cervin tract, a distance

of 64.00 feet to a point, from which a found 5/8 inch iron rod bears S 30°24'17" E, 1.14 feet;

(5) THENCE S 59°35'16" W, along the South line of tract herein described and the North line of said Cervin tract, a distance of 107.75 feet to the POINT OF BEGINNING, containing 7.016-acres (305,615 square feet) of land, more or less.

SAVE AND EXCEPT TRACT B

Property Description

Being 2.285-acres (99,535 square feet) of land situated in the Joseph Stewart Survey, Abstract Number 961, Ellis County, Texas, and more particularly that certain 461.178 acre tract conveyed to PRA Prairie Ridge Development Corp., as recorded in Volume 2325, Page 470, Official Public Records, Ellis County, Texas, (O.P.R.E.C.T.), and being further described as follows:

COMMENCING at a PK Nail found at the Southwest corner of a tract of land conveyed to Cynthia L. Roe, as recorded in Volume 767, Page 521, D.R.E.C.T.;

THENCE N 59°31'17" E, along the South line of said Cynthia L. Roe tract and the North line of said PRA Prairie Ridge Development Corp. tract, also being in the centerline of CR 506 (Lakeview Road), a 60 foot Right-of-Way, no deed of record found, a distance of 302.39 feet to a PK Nail set at the Northwest corner of tract herein described and the POINT OF BEGINNING (N: 6,868,884.500, E: 2,407,135.005 Grid);

(1) THENCE N 59°31'17" E, along the South line of said Cynthia L. Roe tract, on the centerline of said CR 506 (Lakeview Road), the North line of said PRA Prairie Ridge Development Corp. tract, and the North line of tract herein described, a distance of 114.57 to a PK Nail set;

(2) THENCE S 01°15'48" E, along the East line of tract herein described, a distance of 1,012.01 feet to a set 5/8" iron rod with Transystems cap for the Southeast corner of tract herein described, being on the North line of a 60' Easement and Right-of-Way to Brazos Electric Power Cooperative, Inc., as recorded in Volume 428, Page 433, Deed Records, Johnson County Texas;

(3) THENCE S 75°59'42" W, along the South line of tract herein described and the North line of said Brazos Electric tract, a

distance of 102.52 feet to a set 5/8" iron rod with Transystems cap for the Southwest corner of tract herein described;

(4) THENCE N 01°15'48" W, along the West line of tract herein described, a distance of 978.70 feet to the POINT OF BEGINNING, containing 2.285-acres (99,535 square feet) of land, more or less.

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 NAD 83)(2007) with all distances adjusted to surface by project combined scale factor of 0.9998802448.