

1-1 By: Spiller (Senate Sponsor - Springer) H.B. No. 5415  
 1-2 (In the Senate - Received from the House May 15, 2023;  
 1-3 May 15, 2023, read first time and referred to Committee on Local  
 1-4 Government; May 19, 2023, reported favorably by the following  
 1-5 vote: Yeas 9, Nays 0; May 19, 2023, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
1-8	X			
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13	X			
1-14	X			
1-15	X			
1-16	X			

1-17 A BILL TO BE ENTITLED  
 1-18 AN ACT

1-19 relating to the creation of the Elm Fork Municipal Utility District  
 1-20 No. 1 of Cooke County; granting a limited power of eminent domain;  
 1-21 providing authority to issue bonds; providing authority to impose  
 1-22 assessments, fees, and taxes.

1-23 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:  
 1-24 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
 1-25 Code, is amended by adding Chapter 7987A to read as follows:

1-26 CHAPTER 7987A. ELM FORK MUNICIPAL UTILITY DISTRICT NO. 1 OF COOKE  
 1-27 COUNTY

1-28 SUBCHAPTER A. GENERAL PROVISIONS

1-29 Sec. 7987A.0101. DEFINITIONS. In this chapter:

1-30 (1) "Board" means the district's board of directors.

1-31 (2) "Commission" means the Texas Commission on  
 1-32 Environmental Quality.

1-33 (3) "Director" means a board member.

1-34 (4) "District" means the Elm Fork Municipal Utility  
 1-35 District No. 1 of Cooke County.

1-36 Sec. 7987A.0102. NATURE OF DISTRICT. The district is a  
 1-37 municipal utility district created under Section 59, Article XVI,  
 1-38 Texas Constitution.

1-39 Sec. 7987A.0103. CONFIRMATION AND DIRECTOR ELECTION  
 1-40 REQUIRED. The temporary directors shall hold an election to  
 1-41 confirm the creation of the district and to elect five permanent  
 1-42 directors as provided by Section 49.102, Water Code.

1-43 Sec. 7987A.0104. CONSENT OF MUNICIPALITY REQUIRED. The  
 1-44 temporary directors may not hold an election under Section  
 1-45 7987A.0103 until each municipality in whose corporate limits or  
 1-46 extraterritorial jurisdiction the district is located has  
 1-47 consented by ordinance or resolution to the creation of the  
 1-48 district and to the inclusion of land in the district as required by  
 1-49 applicable law.

1-50 Sec. 7987A.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.  
 1-51 (a) The district is created to serve a public purpose and benefit.

1-52 (b) The district is created to accomplish the purposes of:

1-53 (1) a municipal utility district as provided by  
 1-54 general law and Section 59, Article XVI, Texas Constitution; and

1-55 (2) Section 52, Article III, Texas Constitution, that  
 1-56 relate to the construction, acquisition, improvement, operation,  
 1-57 or maintenance of macadamized, graveled, or paved roads, or  
 1-58 improvements, including storm drainage, in aid of those roads.

1-59 Sec. 7987A.0106. INITIAL DISTRICT TERRITORY. (a) The  
 1-60 district is initially composed of the territory described by  
 1-61 Section 2 of the Act enacting this chapter.

2-1 (b) The boundaries and field notes contained in Section 2 of  
 2-2 the Act enacting this chapter form a closure. A mistake made in the  
 2-3 field notes or in copying the field notes in the legislative process  
 2-4 does not affect the district's:

- 2-5 (1) organization, existence, or validity;
- 2-6 (2) right to issue any type of bond for the purposes  
 2-7 for which the district is created or to pay the principal of and  
 2-8 interest on a bond;
- 2-9 (3) right to impose a tax; or
- 2-10 (4) legality or operation.

2-11 SUBCHAPTER B. BOARD OF DIRECTORS

2-12 Sec. 7987A.0201. GOVERNING BODY; TERMS. (a) The district  
 2-13 is governed by a board of five elected directors.

2-14 (b) Except as provided by Section 7987A.0202, directors  
 2-15 serve staggered four-year terms.

2-16 Sec. 7987A.0202. TEMPORARY DIRECTORS. (a) The temporary  
 2-17 board consists of:

- 2-18 (1) Lyle Bellows;
- 2-19 (2) Ray Nichols;
- 2-20 (3) Brian Hess;
- 2-21 (4) Phil Neelley; and
- 2-22 (5) Tommy Moore.

2-23 (b) Temporary directors serve until the earlier of:

- 2-24 (1) the date permanent directors are elected under  
 2-25 Section 7987A.0103; or
- 2-26 (2) September 1, 2027.

2-27 (c) If permanent directors have not been elected under  
 2-28 Section 7987A.0103 and the terms of the temporary directors have  
 2-29 expired, successor temporary directors shall be appointed or  
 2-30 reappointed as provided by Subsection (d) to serve terms that  
 2-31 expire on the earlier of:

- 2-32 (1) the date permanent directors are elected under  
 2-33 Section 7987A.0103; or
- 2-34 (2) the fourth anniversary of the date of the  
 2-35 appointment or reappointment.

2-36 (d) If Subsection (c) applies, the owner or owners of a  
 2-37 majority of the assessed value of the real property in the district  
 2-38 may submit a petition to the commission requesting that the  
 2-39 commission appoint as successor temporary directors the five  
 2-40 persons named in the petition. The commission shall appoint as  
 2-41 successor temporary directors the five persons named in the  
 2-42 petition.

2-43 SUBCHAPTER C. POWERS AND DUTIES

2-44 Sec. 7987A.0301. GENERAL POWERS AND DUTIES. The district  
 2-45 has the powers and duties necessary to accomplish the purposes for  
 2-46 which the district is created.

2-47 Sec. 7987A.0302. MUNICIPAL UTILITY DISTRICT POWERS AND  
 2-48 DUTIES. The district has the powers and duties provided by the  
 2-49 general law of this state, including Chapters 49 and 54, Water Code,  
 2-50 applicable to municipal utility districts created under Section 59,  
 2-51 Article XVI, Texas Constitution.

2-52 Sec. 7987A.0303. AUTHORITY FOR ROAD PROJECTS. Under  
 2-53 Section 52, Article III, Texas Constitution, the district may  
 2-54 design, acquire, construct, finance, issue bonds for, improve,  
 2-55 operate, maintain, and convey to this state, a county, or a  
 2-56 municipality for operation and maintenance macadamized, graveled,  
 2-57 or paved roads, or improvements, including storm drainage, in aid  
 2-58 of those roads.

2-59 Sec. 7987A.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A  
 2-60 road project must meet all applicable construction standards,  
 2-61 zoning and subdivision requirements, and regulations of each  
 2-62 municipality in whose corporate limits or extraterritorial  
 2-63 jurisdiction the road project is located.

2-64 (b) If a road project is not located in the corporate limits  
 2-65 or extraterritorial jurisdiction of a municipality, the road  
 2-66 project must meet all applicable construction standards,  
 2-67 subdivision requirements, and regulations of each county in which  
 2-68 the road project is located.

2-69 (c) If the state will maintain and operate the road, the

3-1 Texas Transportation Commission must approve the plans and  
 3-2 specifications of the road project.

3-3 Sec. 7987A.0305. COMPLIANCE WITH MUNICIPAL CONSENT  
 3-4 ORDINANCE OR RESOLUTION. The district shall comply with all  
 3-5 applicable requirements of any ordinance or resolution that is  
 3-6 adopted under Section 54.016 or 54.0165, Water Code, and that  
 3-7 consents to the creation of the district or to the inclusion of land  
 3-8 in the district.

3-9 Sec. 7987A.0306. DIVISION OF DISTRICT. (a) The board, on  
 3-10 its own motion or on receipt of a petition signed by the owner or  
 3-11 owners of a majority of the assessed value of the real property in  
 3-12 the district, may adopt an order dividing the district.

3-13 (b) An order dividing a district may create one or more new  
 3-14 districts and may provide for the continuation of the district.

3-15 (c) An order dividing the district shall:

3-16 (1) name any new district;

3-17 (2) include the metes and bounds description of the  
 3-18 territory of each of the districts;

3-19 (3) appoint temporary directors for any new district;  
 3-20 and

3-21 (4) provide for the division of assets and liabilities  
 3-22 between the districts.

3-23 (d) The board may adopt an order dividing the district  
 3-24 before or after the date the board holds an election to confirm the  
 3-25 district's creation.

3-26 (e) The district may be divided only if the district:

3-27 (1) has never issued any bonds; and

3-28 (2) is not imposing ad valorem taxes.

3-29 (f) A new district created by the division of the district  
 3-30 may not, at the time the new district is created, contain any land  
 3-31 outside the area described by Section 2 of the Act enacting this  
 3-32 chapter.

3-33 (g) On or before the 30th day after the date of adoption of  
 3-34 an order dividing the district, the district shall file the order  
 3-35 with the commission and record the order in the real property  
 3-36 records of each county in which the district is located.

3-37 (h) This chapter applies to any new district created by the  
 3-38 division of the district, and a new district has all the powers and  
 3-39 duties of the district.

3-40 (i) A new district created by the division of the district  
 3-41 shall hold a confirmation and directors' election.

3-42 (j) If the creation of the new district is confirmed, the  
 3-43 new district shall provide the election date and results to the  
 3-44 commission.

3-45 (k) A new district created by the division of the district  
 3-46 must hold an election as required by this chapter to obtain voter  
 3-47 approval before the district may impose a maintenance tax or issue  
 3-48 bonds payable wholly or partly from ad valorem taxes.

3-49 (l) The district may continue to rely on confirmation,  
 3-50 directors', bond, or tax elections held prior to the division.

3-51 (m) Municipal consent to the creation of the district and to  
 3-52 the inclusion of land in the district acts as municipal consent to  
 3-53 the creation of any new district created by the division of the  
 3-54 district and to the inclusion of land in the new district.

#### 3-55 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-56 Sec. 7987A.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)  
 3-57 The district may issue, without an election, bonds and other  
 3-58 obligations secured by:

3-59 (1) revenue other than ad valorem taxes; or

3-60 (2) contract payments described by Section  
 3-61 7987A.0403.

3-62 (b) The district must hold an election in the manner  
 3-63 provided by Chapters 49 and 54, Water Code, to obtain voter approval  
 3-64 before the district may impose an ad valorem tax or issue bonds  
 3-65 payable from ad valorem taxes.

3-66 (c) The district may not issue bonds payable from ad valorem  
 3-67 taxes to finance a road project unless the issuance is approved by a  
 3-68 vote of a two-thirds majority of the district voters voting at an  
 3-69 election held for that purpose.

4-1 Sec. 7987A.0402. OPERATION AND MAINTENANCE TAX. (a) If  
4-2 authorized at an election held under Section 7987A.0401, the  
4-3 district may impose an operation and maintenance tax on taxable  
4-4 property in the district in accordance with Section 49.107, Water  
4-5 Code.

4-6 (b) The board shall determine the tax rate. The rate may not  
4-7 exceed the rate approved at the election.

4-8 Sec. 7987A.0403. CONTRACT TAXES. (a) In accordance with  
4-9 Section 49.108, Water Code, the district may impose a tax other than  
4-10 an operation and maintenance tax and use the revenue derived from  
4-11 the tax to make payments under a contract after the provisions of  
4-12 the contract have been approved by a majority of the district voters  
4-13 voting at an election held for that purpose.

4-14 (b) A contract approved by the district voters may contain a  
4-15 provision stating that the contract may be modified or amended by  
4-16 the board without further voter approval.

4-17 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

4-18 Sec. 7987A.0501. AUTHORITY TO ISSUE BONDS AND OTHER  
4-19 OBLIGATIONS. The district may issue bonds or other obligations  
4-20 payable wholly or partly from ad valorem taxes, impact fees,  
4-21 revenue, contract payments, grants, or other district money, or any  
4-22 combination of those sources, to pay for any authorized district  
4-23 purpose.

4-24 Sec. 7987A.0502. TAXES FOR BONDS. At the time the district  
4-25 issues bonds payable wholly or partly from ad valorem taxes, the  
4-26 board shall provide for the annual imposition of a continuing  
4-27 direct ad valorem tax, without limit as to rate or amount, while all  
4-28 or part of the bonds are outstanding as required and in the manner  
4-29 provided by Sections 54.601 and 54.602, Water Code.

4-30 Sec. 7987A.0503. BONDS FOR ROAD PROJECTS. At the time of  
4-31 issuance, the total principal amount of bonds or other obligations  
4-32 issued or incurred to finance road projects and payable from ad  
4-33 valorem taxes may not exceed one-fourth of the assessed value of the  
4-34 real property in the district.

4-35 SECTION 2. The Elm Fork Municipal Utility District No. 1 of  
4-36 Cooke County initially includes all the territory contained in the  
4-37 following area:

4-38 TRACT A - 2,718.240 ACRES  
4-39 BEING A 2,718.240 ACRE TRACT OF LAND SITUATED IN THE B.B.B. & C.R.R.  
4-40 CO SURVEY, ABSTRACT NO. 141, B.B.B. AND C.R.R. CO SURVEY, ABSTRACT  
4-41 NO. 156, B.B.B. AND C.R.R. CO SURVEY, ABSTRACT NO. 157, B.B.B. &  
4-42 C.R.R. CO SURVEY, ABSTRACT NO. 177, ALEXANDER HODGE SURVEY,  
4-43 ABSTRACT NO. 1388, S.B. MURRELL SURVEY, ABSTRACT NO. 1420, B.A.  
4-44 STANFORD SURVEY, ABSTRACT NO. 1445, W.H. DONHAM SURVEY, ABSTRACT  
4-45 NO. 1479, S.B. MURRELL SURVEY, ABSTRACT NO. 1491, JOHN W. CHILDERS  
4-46 SURVEY, ABSTRACT NO. 1511, J.N. MURRELL SURVEY, ABSTRACT NO. 1525,  
4-47 S.E. CLEMENT SURVEY, ABSTRACT NO. 264, J.S.H. DONHAM SURVEY,  
4-48 ABSTRACT NO. 1244, ALLEN ELSTON SURVEY, ABSTRACT NO. 351, C.E.  
4-49 FALLIS SURVEY, ABSTRACT NO. 1516, B.C. FORBES SURVEY, ABSTRACT NO.  
4-50 1614, C. HART SURVEY, ABSTRACT NO. 461, V.A. HOWETH SURVEY,  
4-51 ABSTRACT NO. 1631, ROBERT McFALL SURVEY, ABSTRACT NO. 674, JAMES G.  
4-52 JONES SURVEY, ABSTRACT NO. 1206, DAVID SMITH SURVEY, ABSTRACT NO.  
4-53 173, JACOB SPEARS SURVEY, ABSTRACT NO. 915, B.S. STEWART SURVEY,  
4-54 ABSTRACT NO. 949, THOMAS WRIGHT SURVEY, ABSTRACT NO. 1156, COOKE  
4-55 COUNTY, TEXAS, BEING ALL OF TRACT ONE, A CALLED 2,022.20 ACRE TRACT  
4-56 OF LAND AND BEING ALL OF TRACT TWO, A CALLED 133.77 ACRE TRACT OF  
4-57 LAND BOTH DESCRIBED IN WARRANTY DEED TO MESA REAL ESTATE PARTNERS,  
4-58 LP AS RECORDED IN VOLUME 2388, PAGE 103 OF THE DEED RECORDS, COOKE  
4-59 COUNTY, TEXAS, BEING ALL OF A CALLED 6.02 ACRE TRACT OF LAND  
4-60 DESCRIBED IN DEED WITHOUT WARRANTY TO MESA REAL ESTATE PARTNERS, LP  
4-61 AS RECORDED IN VOLUME 2409, PAGE 753 OF THE DEED RECORDS, COOKE  
4-62 COUNTY, TEXAS, AND BEING ALL OF A CALLED 597.31 ACRE TRACT OF LAND  
4-63 DESCRIBED IN WARRANTY DEED TO MESA REAL ESTATE PARTNERS, LP AS  
4-64 RECORDED IN VOLUME 2388, PAGE 113 OF THE DEED RECORDS, COOKE COUNTY,  
4-65 TEXAS, LESS AND EXCEPT THE FOLLOWING TWO TRACTS: GAINESVILLE GUN &  
4-66 ROD CLUB, A CALLED 11.41 ACRE TRACT OF LAND AND A CALLED 29.71 ACRE  
4-67 TRACT OF LAND BOTH DESCRIBED IN WARRANTY DEED TO MESA REAL ESTATE  
4-68 PARTNERS, LP AS RECORDED IN VOLUME 2388, PAGE 103 OF THE DEED  
4-69 RECORDS, COOKE COUNTY, TEXAS, SAID 2,718.240 ACRE TRACT, WITH

5-1 BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES,  
5-2 NORTH CENTRAL ZONE 4202, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010),  
5-3 DETERMINED BY GPS OBSERVATIONS, AND BEING MORE PARTICULARLY  
5-4 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
5-5 BEGINNING AT THE MOST EASTERLY NORTHEAST CORNER OF SAID 2,022.20  
5-6 ACRE TRACT, SAID CORNER BEING ON THE WEST LINE OF THE G.C. &  
5-7 S.F. RAILROAD, AND SAID CORNER BEING ON THE GRADIENT BOUNDARY ON  
5-8 THE SOUTH BANK OF THE RED RIVER AS SURVEYED BY NEDRA FOSTER, LSLs,  
5-9 FEBRUARY 2018;  
5-10 THENCE, IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID  
5-11 2,022.20 ACRE TRACT, SAME BEING THE COMMON WEST LINE OF SAID G.C. &  
5-12 S.F. RAILROAD THE FOLLOWING COURSES AND DISTANCES:  
5-13 SOUTH 36 DEGREES 08 MINUTES 23 SECONDS WEST, A DISTANCE OF  
5-14 546.05 FEET TO AN IRON ROD FOR CORNER AND THE BEGINNING OF A TANGENT  
5-15 CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 51 DEGREES 00 MINUTES 31  
5-16 SECONDS, A RADIUS OF 1,985.08 FEET, AND A LONG CHORD THAT BEARS  
5-17 SOUTH 10 DEGREES 38 MINUTES 08 SECONDS WEST, A DISTANCE OF 1,709.47  
5-18 FEET;  
5-19 ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF  
5-20 1,767.26 FEET TO AN IRON ROD FOR CORNER;  
5-21 SOUTH 14 DEGREES 52 MINUTES 08 SECONDS EAST, A DISTANCE OF  
5-22 500.86 FEET TO AN IRON ROD FOR CORNER AND THE BEGINNING OF A TANGENT  
5-23 CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18 DEGREES 42 MINUTES  
5-24 00 SECONDS, A RADIUS OF 1,835.08 FEET, AND A LONG CHORD THAT BEARS  
5-25 SOUTH 05 DEGREES 31 MINUTES 08 SECONDS EAST, A DISTANCE OF 596.27  
5-26 FEET;  
5-27 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
5-28 598.92 FEET TO AN IRON ROD FOR CORNER;  
5-29 SOUTH 03 DEGREES 49 MINUTES 52 SECONDS WEST, A DISTANCE OF  
5-30 1,893.14 FEET TO AN IRON ROD FOR CORNER AND THE BEGINNING OF A  
5-31 TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12 DEGREES 30  
5-32 MINUTES 00 SECONDS, A RADIUS OF 2,939.93 FEET, AND A LONG CHORD THAT  
5-33 BEARS SOUTH 02 DEGREES 25 MINUTES 08 SECONDS EAST, A DISTANCE OF  
5-34 640.12 FEET;  
5-35 ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF  
5-36 641.39 FEET TO AN IRON ROD FOR CORNER;  
5-37 SOUTH 08 DEGREES 40 MINUTES 08 SECONDS EAST, A DISTANCE OF  
5-38 504.80 FEET TO AN IRON ROD FOR CORNER AND THE BEGINNING OF A TANGENT  
5-39 CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14 DEGREES 50 MINUTES  
5-40 00 SECONDS, A RADIUS OF 2,789.93 FEET, AND A LONG CHORD THAT BEARS  
5-41 SOUTH 01 DEGREES 15 MINUTES 08 SECONDS EAST, A DISTANCE OF 720.27  
5-42 FEET;  
5-43 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
5-44 722.29 FEET TO AN IRON ROD FOR CORNER;  
5-45 SOUTH 06 DEGREES 09 MINUTES 52 SECONDS WEST, A DISTANCE OF  
5-46 2,316.98 FEET TO AN IRON ROD FOR CORNER AND THE BEGINNING OF A  
5-47 TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13 DEGREES 30  
5-48 MINUTES 00 SECONDS, A RADIUS OF 2,939.93 FEET, AND A LONG CHORD THAT  
5-49 BEARS SOUTH 00 DEGREES 35 MINUTES 08 SECONDS EAST, A DISTANCE OF  
5-50 691.10 FEET;  
5-51 ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF  
5-52 692.70 FEET TO AN IRON ROD FOR CORNER;  
5-53 SOUTH 07 DEGREES 20 MINUTES 08 SECONDS EAST, A DISTANCE OF  
5-54 1,439.34 FEET TO A POINT FOR CORNER;  
5-55 THENCE, DEPARTING SAID COMMON LINE AND OVER AND ACROSS SAID  
5-56 2,022.20 ACRE TRACT AND AROUND SAID 29.71 ACRE LESS AND EXCEPT TRACT  
5-57 THE FOLLOWING COURSES AND DISTANCES:  
5-58 SOUTH 73 DEGREES 43 MINUTES 59 SECONDS WEST, A DISTANCE OF  
5-59 146.54 FEET TO A STEEL PIN IN A FOUND PILE OF STONE FOR THE NORTH  
5-60 CORNER OF SAID 29.71 ACRE TRACT;  
5-61 SOUTH 73 DEGREES 43 MINUTES 59 SECONDS WEST, A DISTANCE OF  
5-62 1,866.33 FEET TO A STEEL PIN IN A PILE OF STONE FOR THE WEST CORNER  
5-63 OF SAID 29.71 ACRE TRACT;  
5-64 SOUTH 18 DEGREES 01 MINUTES 19 SECONDS EAST, A DISTANCE OF  
5-65 773.25 FEET TO A STEEL PIN IN A PILE OF STONE FOR THE SOUTH CORNER OF  
5-66 SAID 29.71 ACRE TRACT;  
5-67 NORTH 70 DEGREES 04 MINUTES 27 SECONDS EAST, A DISTANCE OF  
5-68 1,618.13 FEET TO A STEEL PIN FOR THE MOST SOUTHERLY EAST CORNER OF  
5-69 SAID 29.71 ACRE TRACT;

6-1 NORTH 25 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF  
6-2 313.39 FEET TO A STEEL PIN FOR THE MOST EASTERLY EAST CORNER OF SAID  
6-3 29.71 ACRE TRACT;  
6-4 NORTH 13 DEGREES 57 MINUTES 34 SECONDS WEST, A DISTANCE OF  
6-5 437.53 FEET TO AFORESAID STEEL PIN IN A PILE OF STONE FOR SAID NORTH  
6-6 CORNER;  
6-7 NORTH 73 DEGREES 43 MINUTES 59 SECONDS EAST, A DISTANCE OF  
6-8 146.54 FEET TO AFORESAID POINT FOR CORNER ON AFORESAID COMMON EAST  
6-9 LINE OF SAID 2,022.20 ACRE TRACT, SAME BEING THE COMMON AFORESAID  
6-10 WEST LINE OF SAID G.C. & S.F. RAILROAD;  
6-11 THENCE, IN A SOUTHERLY DIRECTION CONTINUING ALONG SAID COMMON LINE  
6-12 THE FOLLOWING COURSES AND DISTANCES:  
6-13 SOUTH 07 DEGREES 20 MINUTES 08 SECONDS EAST, ALONG SAID  
6-14 COMMON LINE, A DISTANCE OF 403.17 FEET TO AN IRON ROD FOR CORNER AND  
6-15 THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE  
6-16 OF 14 DEGREES 10 MINUTES 00 SECONDS, A RADIUS OF 2,789.93 FEET, AND  
6-17 A LONG CHORD THAT BEARS SOUTH 00 DEGREES 15 MINUTES 08 SECONDS EAST,  
6-18 A DISTANCE OF 688.07 FEET;  
6-19 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
6-20 689.83 FEET TO AN IRON ROD FOR CORNER;  
6-21 SOUTH 06 DEGREES 49 MINUTES 52 SECONDS WEST, ALONG SAID  
6-22 COMMON LINE, A DISTANCE OF 283.34 FEET TO AN IRON ROD FOR THE  
6-23 SOUTHEAST CORNER OF SAID 2,022.20 ACRE TRACT;  
6-24 THENCE, NORTH 87 DEGREES 39 MINUTES 26 SECONDS WEST, DEPARTING THE  
6-25 WEST LINE OF SAID G.C. & S.F. RAILROAD, AND ALONG THE SOUTH LINE OF  
6-26 SAID 2,022.20 ACRE TRACT, A DISTANCE OF 5,384.51 FEET TO AN IRON ROD  
6-27 FOR CORNER, SAID CORNER BEING ON THE NORTHEAST LINE OF F.M. 1202 (A  
6-28 VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);  
6-29 THENCE, ALONG THE WEST LINE OF SAID 2,022.20 ACRE TRACT AND  
6-30 GENERALLY ALONG SAID F.M. 1202 THE FOLLOWING COURSES AND DISTANCES:  
6-31 NORTH 25 DEGREES 30 MINUTES 43 SECONDS WEST, A DISTANCE OF  
6-32 80.97 FEET TO AN IRON ROD FOR CORNER;  
6-33 SOUTH 64 DEGREES 22 MINUTES 17 SECONDS WEST, A DISTANCE OF  
6-34 19.90 FEET TO AN IRON ROD FOUND FOR CORNER;  
6-35 NORTH 00 DEGREES 06 MINUTES 46 SECONDS WEST, A DISTANCE OF  
6-36 701.85 FEET TO A POINT FOR CORNER;  
6-37 THENCE, DEPARTING SAID WEST LINE AND OVER AND ACROSS SAID 2,022.20  
6-38 ACRE TRACT AND AROUND SAID 11.41 ACRE LESS AND EXCEPT TRACT THE  
6-39 FOLLOWING COURSES AND DISTANCES:  
6-40 NORTH 89 DEGREES 53 MINUTES 14 SECONDS EAST, A DISTANCE OF  
6-41 141.15 FEET TO A STEEL PIN FOR THE WEST CORNER OF SAID 11.41 ACRE  
6-42 TRACT;  
6-43 SOUTH 25 DEGREES 26 MINUTES 27 SECONDS EAST, A DISTANCE OF  
6-44 347.02 FEET TO A STEEL PIN FOR THE MOST SOUTHERLY SOUTH CORNER OF  
6-45 SAID 11.41 ACRE TRACT;  
6-46 NORTH 64 DEGREES 38 MINUTES 26 SECONDS EAST, A DISTANCE OF  
6-47 178.00 FEET TO A FENCE CORNER FOR A SOUTH CORNER OF SAID 11.41 ACRE  
6-48 TRACT;  
6-49 NORTH 69 DEGREES 37 MINUTES 58 SECONDS EAST, A DISTANCE OF  
6-50 673.56 FEET TO A STEEL PIN FOR THE EAST CORNER OF SAID 11.41 ACRE  
6-51 TRACT;  
6-52 NORTH 20 DEGREES 21 MINUTES 59 SECONDS WEST, A DISTANCE OF  
6-53 654.74 FEET TO A STEEL PIN FOR THE MOST NORTHERLY NORTH CORNER OF  
6-54 SAID 11.41 ACRE TRACT;  
6-55 SOUTH 69 DEGREES 31 MINUTES 59 SECONDS WEST, A DISTANCE OF  
6-56 478.58 FEET TO A STEEL PIN FOR A NORTH CORNER OF SAID 11.41 ACRE  
6-57 TRACT;  
6-58 SOUTH 25 DEGREES 27 MINUTES 13 SECONDS WEST, A DISTANCE OF  
6-59 454.63 FEET TO AN IRON ROD FOR A REENTRANT CORNER OF SAID 11.41 ACRE  
6-60 TRACT;  
6-61 SOUTH 64 DEGREES 30 MINUTES 33 SECONDS WEST, A DISTANCE OF  
6-62 77.27 FEET TO AFORESAID STEEL PIN FOR WEST CORNER;  
6-63 SOUTH 89 DEGREES 53 MINUTES 14 SECONDS WEST, A DISTANCE OF  
6-64 141.15 FEET TO AFORESAID POINT FOR CORNER ON AFORESAID WEST LINE OF  
6-65 SAID 2,022.20 ACRE TRACT;  
6-66 THENCE, NORTH 00 DEGREES 06 MINUTES 46 SECONDS WEST, CONTINUING  
6-67 ALONG AFORESAID WEST LINE AND GENERALLY ALONG AFORESAID F.M. 1202,  
6-68 A DISTANCE OF 1,453.11 FEET TO AN IRON ROD FOUND FOR CORNER;  
6-69 THENCE, DEPARTING SAID WEST LINE AND ALONG THE SOUTHEAST LINE OF

7-1 SAID 597.31 ACRE TRACT, SAME BEING THE COMMON NORTHWEST LINE OF A  
7-2 CALLED 49.30 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED TO MOLLIE  
7-3 EATON AS RECORDED IN VOLUME 1448, PAGE 314 OF THE DEED RECORDS,  
7-4 COOKE COUNTY, TEXAS, THE FOLLOWING COURSES AND DISTANCES:  
7-5 SOUTH 74 DEGREES 25 MINUTES 50 SECONDS WEST, A DISTANCE OF  
7-6 23.32 FEET TO A 3-INCH FENCE CORNER POST FOR CORNER;  
7-7 SOUTH 68 DEGREES 03 MINUTES 59 SECONDS WEST, A DISTANCE OF  
7-8 923.95 FEET TO A 3-INCH FENCE CORNER POST FOR CORNER;  
7-9 SOUTH 64 DEGREES 42 MINUTES 30 SECONDS WEST, A DISTANCE OF  
7-10 1,048.07 FEET TO A 3-INCH FENCE CORNER POST FOR CORNER;  
7-11 THENCE, DEPARTING THE NORTHWEST LINE OF SAID 49.30 ACRE TRACT, AND  
7-12 IN A NORTHWESTERLY DIRECTION ALONG THE SOUTHWEST LINE OF SAID  
7-13 597.31 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:  
7-14 NORTH 25 DEGREES 26 MINUTES 40 SECONDS WEST, A DISTANCE OF  
7-15 3,623.16 FEET TO A 3-INCH FENCE CORNER POST FOR CORNER;  
7-16 SOUTH 72 DEGREES 58 MINUTES 32 SECONDS WEST, A DISTANCE OF  
7-17 55.78 FEET TO A 3-INCH FENCE CORNER POST FOR CORNER;  
7-18 NORTH 22 DEGREES 55 MINUTES 57 SECONDS WEST, A DISTANCE OF  
7-19 290.11 FEET TO A 3-INCH FENCE CORNER POST FOR CORNER;  
7-20 NORTH 62 DEGREES 14 MINUTES 34 SECONDS WEST, A DISTANCE OF  
7-21 175.77 FEET TO A STEEL PIN AT A 3-INCH FENCE CORNER POST FOR CORNER;  
7-22 NORTH 77 DEGREES 51 MINUTES 04 SECONDS WEST, A DISTANCE OF  
7-23 1,781.76 FEET TO A 3-INCH FENCE CORNER POST FOR CORNER;  
7-24 NORTH 29 DEGREES 16 MINUTES 32 SECONDS WEST, A DISTANCE OF  
7-25 1,359.47 FEET TO AN 8-INCH FENCE CORNER POST IN CONCRETE FOOTING FOR  
7-26 CORNER;  
7-27 NORTH 25 DEGREES 45 MINUTES 22 SECONDS WEST, A DISTANCE OF  
7-28 703.05 FEET TO A STEEL PIN FOR CORNER;  
7-29 SOUTH 80 DEGREES 56 MINUTES 20 SECONDS WEST, A DISTANCE OF  
7-30 151.53 FEET TO A STEEL PIN FOR CORNER;  
7-31 NORTH 09 DEGREES 03 MINUTES 41 SECONDS WEST, A DISTANCE OF  
7-32 365.68 FEET TO A STEEL PIN FOR CORNER;  
7-33 NORTH 10 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF  
7-34 202.07 FEET TO A STEEL PIN FOR CORNER AND THE BEGINNING OF A  
7-35 NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06 DEGREES  
7-36 37 MINUTES 51 SECONDS, A RADIUS OF 1,949.86 FEET, AND A LONG CHORD  
7-37 THAT BEARS NORTH 15 DEGREES 22 MINUTES 37 SECONDS WEST, A DISTANCE  
7-38 OF 225.53 FEET;  
7-39 ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF  
7-40 225.66 FEET TO A STEEL PIN FOR CORNER;  
7-41 NORTH 20 DEGREES 41 MINUTES 14 SECONDS WEST, A DISTANCE OF  
7-42 202.07 FEET TO A STEEL PIN FOR CORNER;  
7-43 NORTH 21 DEGREES 41 MINUTES 32 SECONDS WEST, A DISTANCE OF  
7-44 314.66 FEET TO A STEEL PIN FOUND FOR THE NORTHWEST CORNER OF SAID  
7-45 597.31 ACRE TRACT;  
7-46 THENCE, IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID 597.31  
7-47 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:  
7-48 SOUTH 80 DEGREES 35 MINUTES 10 SECONDS EAST, A DISTANCE OF  
7-49 1,105.47 FEET TO A STEEL PIN FOR CORNER;  
7-50 SOUTH 35 DEGREES 19 MINUTES 20 SECONDS WEST, A DISTANCE OF  
7-51 178.08 FEET TO A FENCE CORNER;  
7-52 SOUTH 55 DEGREES 04 MINUTES 20 SECONDS EAST, A DISTANCE OF  
7-53 191.12 FEET TO A FENCE CORNER;  
7-54 NORTH 52 DEGREES 56 MINUTES 18 SECONDS EAST, A DISTANCE OF  
7-55 334.45 FEET TO A STEEL PIN FOR CORNER;  
7-56 SOUTH 80 DEGREES 35 MINUTES 09 SECONDS EAST, A DISTANCE OF  
7-57 4,037.04 FEET TO A 10-INCH FENCE CORNER POST IN CONCRETE FOOTING;  
7-58 NORTH 84 DEGREES 22 MINUTES 47 SECONDS EAST, A DISTANCE OF  
7-59 1,510.49 FEET TO A STEEL PIN FOR CORNER ON AFORESAID WEST LINE OF  
7-60 SAID 2,022.20 ACRE TRACT;  
7-61 THENCE, NORTH 00 DEGREES 06 MINUTES 46 SECONDS WEST, ALONG SAID WEST  
7-62 LINE, A DISTANCE OF 6,006.55 FEET TO A SQUARE PIPE FOR CORNER;  
7-63 THENCE, NORTH 00 DEGREES 08 MINUTES 28 SECONDS WEST, CONTINUING  
7-64 ALONG SAID ALONG SAID WEST LINE, A DISTANCE OF 5,629.45 FEET TO A  
7-65 WOOD FENCE CORNER;  
7-66 THENCE, SOUTH 89 DEGREES 24 MINUTES 31 SECONDS EAST, ALONG THE NORTH  
7-67 LINE OF SAID 2,022.20 ACRE TRACT, PASSING AT A DISTANCE OF 267.14  
7-68 FEET A CAPPED IRON ROD FOR THE MOST NORTHERLY NORTHEAST CORNER OF  
7-69 SAID 2,022.20 ACRE TRACT, SAME BEING THE COMMON NORTHWEST CORNER OF

8-1 SAID 133.77 ACRE TRACT, AND CONTINUING IN ALL A TOTAL DISTANCE OF  
8-2 1,750.12 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 133.77  
8-3 ACRE TRACT, SAID CORNER BEING ON AFORESAID GRADIENT BOUNDARY ON THE  
8-4 SOUTH BANK OF THE RED RIVER AS SURVEYED BY NEDRA FOSTER, LSLs,  
8-5 FEBRUARY 2018;  
8-6 THENCE, IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHEAST LINE OF  
8-7 SAID 133.77 ACRE TRACT, SAME BEING SAID COMMON GRADIENT BOUNDARY  
8-8 THE FOLLOWING COURSES AND DISTANCES:  
8-9 SOUTH 53 DEGREES 58 MINUTES 21 SECONDS EAST, A DISTANCE OF  
8-10 91.40 FEET TO A POINT FOR CORNER;  
8-11 SOUTH 45 DEGREES 17 MINUTES 03 SECONDS EAST, A DISTANCE OF  
8-12 427.80 FEET TO A POINT FOR CORNER;  
8-13 SOUTH 60 DEGREES 28 MINUTES 15 SECONDS EAST, A DISTANCE OF  
8-14 691.87 FEET TO A POINT FOR CORNER;  
8-15 SOUTH 27 DEGREES 10 MINUTES 46 SECONDS EAST, A DISTANCE OF  
8-16 834.10 FEET TO A POINT FOR CORNER;  
8-17 SOUTH 27 DEGREES 24 MINUTES 53 SECONDS EAST, A DISTANCE OF  
8-18 784.05 FEET TO A POINT FOR CORNER;  
8-19 SOUTH 42 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF  
8-20 110.45 FEET TO A POINT FOR CORNER;  
8-21 SOUTH 24 DEGREES 14 MINUTES 12 SECONDS EAST, A DISTANCE OF  
8-22 297.20 FEET TO A POINT FOR CORNER;  
8-23 SOUTH 18 DEGREES 40 MINUTES 36 SECONDS EAST, A DISTANCE OF  
8-24 299.79 FEET TO A POINT FOR CORNER;  
8-25 SOUTH 11 DEGREES 16 MINUTES 26 SECONDS EAST, A DISTANCE OF  
8-26 312.02 FEET TO A POINT FOR CORNER;  
8-27 SOUTH 00 DEGREES 25 MINUTES 20 SECONDS WEST, A DISTANCE OF  
8-28 407.01 FEET TO A POINT FOR CORNER ON SAID COMMON LINE, SAID CORNER  
8-29 BEING A SOUTHEAST CORNER OF SAID 133.77 ACRE TRACT;  
8-30 THENCE, SOUTH 66 DEGREES 22 MINUTES 14 SECONDS WEST, DEPARTING SAID  
8-31 COMMON LINE AND ALONG A SOUTHEAST LINE OF SAID 133.77 ACRE TRACT, A  
8-32 DISTANCE OF 0.32 FEET TO A POINT FOR CORNER ON SAID SOUTHEAST LINE,  
8-33 SAID CORNER BEING THE NORTHEAST CORNER OF SAID 6.02 ACRE TRACT;  
8-34 THENCE, SOUTH 14 DEGREES 04 MINUTES 17 SECONDS EAST, DEPARTING SAID  
8-35 SOUTHEAST LINE AND ALONG THE NORTHEAST LINE OF SAID 6.02 ACRE TRACT,  
8-36 SAME BEING THE COMMON GRADIENT BOUNDARY ON THE RIGHT BANK OF THE RED  
8-37 RIVER, A DISTANCE OF 1,329.68 FEET TO A POINT FOR THE SOUTH CORNER  
8-38 OF SAID 6.02 ACRE TRACT, SAID CORNER BEING ON SAID GRADIENT  
8-39 BOUNDARY, AND SAID CORNER BEING ON THE AFORESAID NORTHEAST LINE OF  
8-40 SAID 133.77 ACRE TRACT;  
8-41 THENCE, SOUTH 12 DEGREES 01 MINUTES 50 SECONDS EAST, ALONG SAID  
8-42 NORTHEAST LINE, A DISTANCE OF 62.37 FEET TO A POINT FOR THE MOST  
8-43 SOUTHERLY SOUTHEAST CORNER OF SAID 133.77 ACRE TRACT;  
8-44 THENCE, SOUTH 65 DEGREES 46 MINUTES 20 SECONDS WEST, ALONG THE MOST  
8-45 SOUTHERLY SOUTHEAST LINE OF SAID 133.77 ACRE TRACT, DEPARTING SAID  
8-46 SOUTHEAST LINE, PASSING THE SOUTH CORNER OF SAID 133.77 ACRE TRACT  
8-47 AT A DISTANCE OF 21.93 FEET, AND CONTINUING IN ALL A TOTAL DISTANCE  
8-48 OF 40.94 FEET TO A POINT FOR CORNER ON THE AFORESAID NORTHEAST LINE  
8-49 OF SAID 2,022.20 ACRE TRACT, SAME BEING THE COMMON AFORESAID  
8-50 GRADIENT BOUNDARY ON THE SOUTH BANK OF THE RED RIVER AS SURVEYED BY  
8-51 NEDRA FOSTER, LSLs, FEBRUARY 2018;  
8-52 THENCE, IN A SOUTHEASTERLY DIRECTION ALONG SAID COMMON LINE THE  
8-53 FOLLOWING COURSES AND DISTANCES:  
8-54 SOUTH 39 DEGREES 32 MINUTES 10 SECONDS EAST, A DISTANCE OF  
8-55 80.65 FEET TO A POINT FOR CORNER;  
8-56 SOUTH 36 DEGREES 08 MINUTES 07 SECONDS EAST, A DISTANCE OF  
8-57 234.02 FEET TO A POINT FOR CORNER;  
8-58 SOUTH 38 DEGREES 10 MINUTES 44 SECONDS EAST, A DISTANCE OF  
8-59 297.68 FEET TO A POINT FOR CORNER;  
8-60 SOUTH 35 DEGREES 37 MINUTES 50 SECONDS EAST, A DISTANCE OF  
8-61 286.67 FEET TO A POINT FOR CORNER;  
8-62 SOUTH 35 DEGREES 41 MINUTES 43 SECONDS EAST, A DISTANCE OF  
8-63 253.65 FEET TO A POINT FOR CORNER;  
8-64 SOUTH 34 DEGREES 19 MINUTES 49 SECONDS EAST, A DISTANCE OF  
8-65 148.95 FEET TO A POINT FOR CORNER;  
8-66 SOUTH 42 DEGREES 22 MINUTES 03 SECONDS EAST, A DISTANCE OF  
8-67 123.17 FEET TO A POINT FOR CORNER;  
8-68 SOUTH 43 DEGREES 37 MINUTES 31 SECONDS EAST, A DISTANCE OF  
8-69 265.24 FEET TO A POINT FOR CORNER;

9-1 SOUTH 45 DEGREES 34 MINUTES 58 SECONDS EAST, A DISTANCE OF  
 9-2 208.61 FEET TO A POINT FOR CORNER;  
 9-3 SOUTH 47 DEGREES 46 MINUTES 27 SECONDS EAST, A DISTANCE OF  
 9-4 321.40 FEET TO A POINT FOR CORNER;  
 9-5 SOUTH 52 DEGREES 07 MINUTES 30 SECONDS EAST, A DISTANCE OF  
 9-6 262.24 FEET TO A POINT FOR CORNER;  
 9-7 SOUTH 60 DEGREES 46 MINUTES 51 SECONDS EAST, A DISTANCE OF  
 9-8 67.60 FEET TO A POINT FOR CORNER;  
 9-9 SOUTH 66 DEGREES 06 MINUTES 17 SECONDS EAST, A DISTANCE OF  
 9-10 172.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,718.240  
 9-11 ACRES OF LAND, MORE OR LESS.  
 9-12 TRACT B - 4,560.911 ACRES  
 9-13 BEING A 4,560.911 ACRE TRACT OF LAND SITUATED IN THE B.B.B. AND  
 9-14 C.R.R. CO SURVEY, ABSTRACT NO. 155, B.B.B. AND C.R.R. CO SURVEY,  
 9-15 ABSTRACT NO. 175, JAMES C. BROWN SURVEY, ABSTRACT NO. 185, FRANKLIN  
 9-16 COOK SURVEY, ABSTRACT NO. 242, JACOB CASPAN SURVEY, ABSTRACT NO.  
 9-17 247, JAMES C. DOBKINS SURVEY, ABSTRACT NO. 315, JACOB DOBKINS  
 9-18 SURVEY, ABSTRACT NO. 316, JAMES FRANKLIN SURVEY, ABSTRACT NO. 370,  
 9-19 MUND GROSS SURVEY, ABSTRACT NO. 401, WILLIAM HOLT SURVEY, ABSTRACT  
 9-20 NO. 456, MARSHALL UNIVERSITY SURVEY, ABSTRACT NO. 616, JAMES  
 9-21 McWILLIAMS SURVEY, ABSTRACT NO. 658, JOHN S. MENIFEE SURVEY,  
 9-22 ABSTRACT NO. 664, JOHN S. MENIFEE SURVEY, ABSTRACT NO. 665, ALEX C.  
 9-23 McFARLAND SURVEY, ABSTRACT NO. 677, MIRAM McCALL SURVEY, ABSTRACT  
 9-24 NO. 703, L.B. NELSON SURVEY, ABSTRACT NO. 799, J. PURCELL SURVEY,  
 9-25 ABSTRACT NO. 834, SARAH SMITH SURVEY, ABSTRACT NO. 913, JACOB  
 9-26 SPEARS SURVEY, ABSTRACT NO. 915, ELIZABETH STONE SURVEY, ABSTRACT  
 9-27 NO. 1002, D.B. TAYLOR SURVEY, ABSTRACT NO. 1068, JAMES C. BROWN  
 9-28 SURVEY, ABSTRACT NO. 1185, WM C DAVIS SURVEY, ABSTRACT NO. 1195,  
 9-29 C.H. McALISTER SURVEY, ABSTRACT NO. 1267, S.H. BROWN SURVEY,  
 9-30 ABSTRACT NO. 1287, L.M. FORD SURVEY, ABSTRACT NO. 1293, D.C. HEED  
 9-31 SURVEY, ABSTRACT NO. 1296, W W HOWETH SURVEY, ABSTRACT NO. 1375, A.  
 9-32 HODGE SURVEY, ABSTRACT NO. 1388, B.A. STANFORD SURVEY, ABSTRACT  
 9-33 NO. 1445, C.E. FALLIS SURVEY, ABSTRACT NO. 1515, J.N. MURRELL  
 9-34 SURVEY, ABSTRACT NO. 1525, V.A. HOWETH SURVEY, ABSTRACT NO. 1631,  
 9-35 B.B.B. & C.R.R. CO SURVEY, ABSTRACT NO. 1650, J.J. LANG SURVEY,  
 9-36 ABSTRACT NO. 1655, COOKE COUNTY, TEXAS, BEING ALL OF TRACT 1 (100  
 9-37 ACRE TRACT), A CALLED 100.00 ACRE TRACT OF LAND AND BEING ALL OF  
 9-38 TRACT 2 (100 ACRE TRACT), A CALLED 100.00 ACRE TRACT OF LAND BOTH  
 9-39 BEING DESCRIBED IN WARRANTY DEED TO JOHN SCHMITZ AND SANDY SCHMITZ  
 9-40 AS RECORDED IN VOLUME 2388, PAGE 64 OF THE DEED RECORDS, COOKE  
 9-41 COUNTY, TEXAS, BEING ALL OF FARM NO. 1 (1960 ACRES, MORE OR LESS), A  
 9-42 CALLED 1770.0 ACRE TRACT OF LAND, A CALLED 157.47 ACRE TRACT OF  
 9-43 LAND, AND A CALLED 16.41 ACRE TRACT OF LAND ALL OF WHICH BEING  
 9-44 DESCRIBED IN WARRANTY DEED TO STARK ENTERPRISES, INC. AS RECORDED  
 9-45 IN VOLUME 520, PAGE 414 OF THE DEED RECORDS, COOKE COUNTY, TEXAS,  
 9-46 BEING A PART OF A CALLED 270.81 ACRE TRACT OF LAND AND BEING ALL OF A  
 9-47 CALLED 813.753 ACRE TRACT OF LAND BOTH BEING DESCRIBED IN WARRANTY  
 9-48 DEED TO MESA REAL ESTATE PARTNERS, LP AS RECORDED IN VOLUME 2388,  
 9-49 PAGE 113 OF THE DEED RECORDS, COOKE COUNTY, TEXAS, BEING ALL OF A  
 9-50 CALLED 82.092 ACRE TRACT OF LAND AND BEING ALL OF A CALLED 733.184  
 9-51 ACRE TRACT OF LAND BOTH BEING DESCRIBED IN GENERAL WARRANTY DEED TO  
 9-52 TIMBERCREEK REAL ESTATE PARTNERS, L.L.C. AS RECORDED IN VOLUME  
 9-53 1674, PAGE 173 OF THE DEED RECORDS, COOKE COUNTY, TEXAS, BEING ALL  
 9-54 OF A CALLED 80.869 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED TO  
 9-55 MESA REAL ESTATE PARTNERS, LP AS RECORDED IN VOLUME 2388, PAGE 89 OF  
 9-56 THE DEED RECORDS, COOKE COUNTY, TEXAS, BEING ALL OF TRACT 2, A  
 9-57 CALLED 26.229 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED TO MESA  
 9-58 REAL ESTATE PARTNERS, LP AS RECORDED IN VOLUME 2388, PAGE 96 OF THE  
 9-59 DEED RECORDS, COOKE COUNTY, TEXAS, BEING ALL OF A CALLED 247.572  
 9-60 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO B-29  
 9-61 PROPERTIES, LLC AS RECORDED IN VOLUME 2526, PAGE 752 OF THE DEED  
 9-62 RECORDS, COOKE COUNTY, TEXAS, AND BEING ALL OF A CALLED 304.453 ACRE  
 9-63 TRACT OF LAND DESCRIBED IN WARRANTY DEED TO B-29 PROPERTIES, LLC AS  
 9-64 RECORDED IN VOLUME 2454, PAGE 560 OF THE DEED RECORDS, COOKE COUNTY,  
 9-65 TEXAS, SAID 4,560.911 ACRE TRACT, WITH BEARING BASIS BEING GRID  
 9-66 NORTH TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202, NAD83  
 9-67 DATUM (NAD83 2011, EPOCH DATE 2010), AND BEING MORE PARTICULARLY  
 9-68 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 9-69 BEGINNING AT A 5/8-INCH IRON ROD WITH A 3-1/4-INCH ALUMINUM CAP

10-1 STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W" (HEREAFTER  
10-2 REFERRED TO AS "ALUMINUM ROW CAP") FOR THE NORTHWEST CORNER OF SAID  
10-3 TRACT 1, 100.00 ACRE TRACT, SAID CORNER BEING THE MOST NORTHERLY  
10-4 NORTHEAST CORNER OF A CALLED 1.0905 ACRE TRACT OF LAND DESCRIBED IN  
10-5 DEED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 2290, PAGE 758 OF  
10-6 THE DEED RECORDS, COOKE COUNTY, TEXAS, AND SAID CORNER BEING ON THE  
10-7 EAST RIGHT-OF-WAY LINE INTERSTATE HIGHWAY 35 (A VARIABLE WIDTH  
10-8 RIGHT-OF-WAY);  
10-9 THENCE, SOUTH 80 DEGREES 18 MINUTES 48 SECONDS EAST, DEPARTING THE  
10-10 EAST RIGHT-OF-WAY OF SAID INTERSTATE HIGHWAY 35, AND ALONG THE  
10-11 NORTH LINE OF SAID TRACT 1, 100.00 ACRE TRACT, A DISTANCE OF  
10-12 3,564.17 FEET TO A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER  
10-13 OF SAID TRACT 1, 100.00 ACRE TRACT, SAID CORNER BEING ON THE WEST  
10-14 LINE OF SAID 1770.0 ACRE TRACT;  
10-15 THENCE IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID 1770.0  
10-16 ACRE TRACT, SAME BEING ALONG OLD BROWN'S FERRY ROAD (ABANDONED) THE  
10-17 FOLLOWING COURSES AND DISTANCES:  
10-18 NORTH 07 DEGREES 34 MINUTES 28 SECONDS EAST, A DISTANCE OF  
10-19 807.05 FEET TO A POINT FOR CORNER;  
10-20 NORTH 01 DEGREES 06 MINUTES 51 SECONDS WEST, A DISTANCE OF  
10-21 362.70 FEET TO A POINT FOR CORNER;  
10-22 NORTH 37 DEGREES 37 MINUTES 26 SECONDS EAST, A DISTANCE OF  
10-23 274.43 FEET TO A POINT FOR CORNER;  
10-24 NORTH 10 DEGREES 02 MINUTES 40 SECONDS WEST, A DISTANCE OF  
10-25 843.25 FEET TO A POINT FOR CORNER;  
10-26 NORTH 25 DEGREES 44 MINUTES 59 SECONDS EAST, A DISTANCE OF  
10-27 517.77 FEET TO A POINT FOR CORNER;  
10-28 NORTH 44 DEGREES 51 MINUTES 25 SECONDS WEST, A DISTANCE OF  
10-29 54.35 FEET TO A POINT FOR CORNER;  
10-30 NORTH 49 DEGREES 20 MINUTES 55 SECONDS EAST, A DISTANCE OF  
10-31 107.93 FEET TO A POINT FOR CORNER;  
10-32 NORTH 28 DEGREES 05 MINUTES 40 SECONDS EAST, A DISTANCE OF  
10-33 199.81 FEET TO A POINT FOR CORNER;  
10-34 NORTH 41 DEGREES 52 MINUTES 37 SECONDS EAST, A DISTANCE OF  
10-35 167.65 FEET TO A POINT FOR CORNER;  
10-36 SOUTH 73 DEGREES 40 MINUTES 13 SECONDS EAST, A DISTANCE OF  
10-37 123.04 FEET TO A POINT FOR CORNER;  
10-38 NORTH 29 DEGREES 46 MINUTES 44 SECONDS EAST, A DISTANCE OF  
10-39 386.85 FEET TO A POINT FOR CORNER;  
10-40 NORTH 26 DEGREES 14 MINUTES 05 SECONDS EAST, A DISTANCE OF  
10-41 24.76 FEET TO A POINT FOR CORNER;  
10-42 NORTH 28 DEGREES 03 MINUTES 23 SECONDS EAST, A DISTANCE OF  
10-43 40.93 FEET TO A POINT FOR CORNER;  
10-44 NORTH 29 DEGREES 01 MINUTES 33 SECONDS EAST, A DISTANCE OF  
10-45 107.91 FEET TO A POINT FOR CORNER;  
10-46 NORTH 21 DEGREES 23 MINUTES 29 SECONDS WEST, A DISTANCE OF  
10-47 195.06 FEET TO A 1/2-INCH STEEL SQUARE TUBING FOUND FOR THE  
10-48 NORTHWEST CORNER OF SAID 1770.0 ACRE TRACT, SAID CORNER BEING ON THE  
10-49 SOUTH BANK OF THE RED RIVER;  
10-50 THENCE, IN A SOUTHEASTERLY DIRECTION ALONG THE NORTH LINE OF SAID  
10-51 1770.0 ACRE TRACT, SAME BEING THE COMMON SOUTH BANK OF SAID RED  
10-52 RIVER THE FOLLOWING COURSES AND DISTANCES:  
10-53 SOUTH 70 DEGREES 49 MINUTES 58 SECONDS EAST, A DISTANCE OF  
10-54 683.31 FEET TO A POINT FOR CORNER;  
10-55 SOUTH 70 DEGREES 44 MINUTES 22 SECONDS EAST, A DISTANCE OF  
10-56 429.70 FEET TO A POINT FOR CORNER;  
10-57 SOUTH 72 DEGREES 50 MINUTES 55 SECONDS EAST, A DISTANCE OF  
10-58 631.26 FEET TO A POINT FOR CORNER;  
10-59 SOUTH 72 DEGREES 31 MINUTES 26 SECONDS EAST, A DISTANCE OF  
10-60 434.13 FEET TO A POINT FOR CORNER;  
10-61 SOUTH 75 DEGREES 00 MINUTES 37 SECONDS EAST, A DISTANCE OF  
10-62 317.05 FEET TO A POINT FOR CORNER;  
10-63 SOUTH 76 DEGREES 17 MINUTES 44 SECONDS EAST, A DISTANCE OF  
10-64 541.21 FEET TO A POINT FOR CORNER;  
10-65 SOUTH 78 DEGREES 58 MINUTES 44 SECONDS EAST, A DISTANCE OF  
10-66 520.69 FEET TO A POINT FOR CORNER;  
10-67 SOUTH 82 DEGREES 42 MINUTES 56 SECONDS EAST, A DISTANCE OF  
10-68 526.02 FEET TO A POINT FOR CORNER;  
10-69 SOUTH 86 DEGREES 02 MINUTES 55 SECONDS EAST, A DISTANCE OF

11-1 338.31 FEET TO A POINT FOR CORNER;  
 11-2 SOUTH 79 DEGREES 22 MINUTES 42 SECONDS EAST, A DISTANCE OF  
 11-3 655.58 FEET TO A POINT FOR CORNER;  
 11-4 SOUTH 87 DEGREES 37 MINUTES 18 SECONDS EAST, A DISTANCE OF  
 11-5 131.50 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 1770.0 ACRE  
 11-6 TRACT;  
 11-7 THENCE, SOUTH 04 DEGREES 43 MINUTES 15 SECONDS WEST, PASSING AT A  
 11-8 DISTANCE OF 17.65 FEET THE NORTHWEST CORNER OF A CALLED 448.69 ACRE  
 11-9 TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO CHRISTOPHER  
 11-10 BANCROFT AS RECORDED IN VOLUME 742, PAGE 845 OF THE DEED RECORDS,  
 11-11 COOKE COUNTY, TEXAS, ALONG THE WEST LINE OF SAID 448.69 ACRE TRACT,  
 11-12 ENTERING THE GENERAL CENTER OF OLD SACRA'S FERRY ROAD (ABANDONED),  
 11-13 A DISTANCE OF 268.76 FEET TO A SPIKE FOR CORNER;  
 11-14 THENCE, CONTINUING IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF  
 11-15 SAID 1770.0 ACRE TRACT, AND THE COMMON WEST LINE OF SAID 448.69 ACRE  
 11-16 TRACT, AND ALONG THE GENERAL CENTER OF SAID OLD SACRA'S FERRY ROAD  
 11-17 THE FOLLOWING COURSES AND DISTANCES:  
 11-18 SOUTH 02 DEGREES 15 MINUTES 26 SECONDS EAST, A DISTANCE OF  
 11-19 222.72 FEET TO A SPIKE FOR CORNER;  
 11-20 SOUTH 04 DEGREES 44 MINUTES 25 SECONDS EAST, A DISTANCE OF  
 11-21 199.34 FEET TO A SPIKE FOR CORNER;  
 11-22 SOUTH 07 DEGREES 32 MINUTES 46 SECONDS EAST, A DISTANCE OF  
 11-23 131.45 FEET TO A SPIKE FOUND FOR CORNER;  
 11-24 SOUTH 12 DEGREES 13 MINUTES 08 SECONDS EAST, A DISTANCE OF  
 11-25 240.64 FEET TO A SPIKE FOR CORNER;  
 11-26 SOUTH 05 DEGREES 42 MINUTES 27 SECONDS EAST, A DISTANCE OF  
 11-27 86.94 FEET TO A SPIKE FOR CORNER;  
 11-28 SOUTH 03 DEGREES 50 MINUTES 14 SECONDS EAST, A DISTANCE OF  
 11-29 177.24 FEET TO A SPIKE FOR CORNER;  
 11-30 SOUTH 04 DEGREES 18 MINUTES 01 SECONDS WEST, A DISTANCE OF  
 11-31 242.99 FEET TO A SPIKE FOR CORNER;  
 11-32 SOUTH 07 DEGREES 05 MINUTES 48 SECONDS WEST, A DISTANCE OF  
 11-33 84.63 FEET TO A SPIKE FOR CORNER;  
 11-34 SOUTH 12 DEGREES 31 MINUTES 18 SECONDS WEST, A DISTANCE OF  
 11-35 127.71 FEET TO A SPIKE FOR CORNER;  
 11-36 SOUTH 03 DEGREES 04 MINUTES 16 SECONDS WEST, A DISTANCE OF  
 11-37 128.91 FEET TO A SPIKE FOR CORNER;  
 11-38 SOUTH 01 DEGREES 15 MINUTES 50 SECONDS WEST, A DISTANCE OF  
 11-39 290.24 FEET TO A SPIKE FOR CORNER;  
 11-40 SOUTH 03 DEGREES 21 MINUTES 16 SECONDS EAST, A DISTANCE OF  
 11-41 326.18 FEET TO A SPIKE FOR CORNER;  
 11-42 SOUTH 04 DEGREES 51 MINUTES 39 SECONDS EAST, A DISTANCE OF  
 11-43 248.12 FEET TO A SPIKE FOR CORNER;  
 11-44 SOUTH 03 DEGREES 58 MINUTES 58 SECONDS WEST, A DISTANCE OF  
 11-45 144.52 FEET TO A SPIKE FOR CORNER;  
 11-46 SOUTH 11 DEGREES 00 MINUTES 49 SECONDS EAST, A DISTANCE OF  
 11-47 324.65 FEET TO A SPIKE FOR CORNER;  
 11-48 SOUTH 08 DEGREES 46 MINUTES 45 SECONDS EAST, A DISTANCE OF  
 11-49 90.24 FEET TO A SPIKE FOR CORNER;  
 11-50 SOUTH 02 DEGREES 56 MINUTES 11 SECONDS EAST, A DISTANCE OF  
 11-51 97.56 FEET TO A SPIKE FOR CORNER;  
 11-52 SOUTH 04 DEGREES 55 MINUTES 29 SECONDS WEST, A DISTANCE OF  
 11-53 137.84 FEET TO A SPIKE FOR CORNER;  
 11-54 SOUTH 06 DEGREES 55 MINUTES 43 SECONDS WEST, A DISTANCE OF  
 11-55 138.83 FEET TO A SPIKE FOR CORNER;  
 11-56 SOUTH 09 DEGREES 05 MINUTES 40 SECONDS WEST, A DISTANCE OF  
 11-57 206.88 FEET TO A SPIKE FOR CORNER;  
 11-58 SOUTH 05 DEGREES 14 MINUTES 20 SECONDS WEST, A DISTANCE OF  
 11-59 155.52 FEET TO A SPIKE FOR CORNER;  
 11-60 SOUTH 02 DEGREES 29 MINUTES 45 SECONDS WEST, A DISTANCE OF  
 11-61 167.32 FEET TO A SPIKE FOR CORNER;  
 11-62 SOUTH 00 DEGREES 19 MINUTES 08 SECONDS WEST, A DISTANCE OF  
 11-63 240.46 FEET TO A SPIKE FOR CORNER;  
 11-64 SOUTH 01 DEGREES 24 MINUTES 12 SECONDS EAST, A DISTANCE OF  
 11-65 290.22 FEET TO A SPIKE FOR THE SOUTHWEST CORNER OF SAID 447.09 ACRE  
 11-66 TRACT, SAID CORNER BEING THE NORTHWEST CORNER OF A CALLED 200.00  
 11-67 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO  
 11-68 BILL LEDBETTER AND WIFE, PAT LEDBETTER AS RECORDED IN VOLUME 809,  
 11-69 PAGE 749 OF THE DEED RECORDS, COOKE COUNTY, TEXAS;

12-1 THENCE, CONTINUING IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF  
 12-2 SAID 1770.0 ACRE TRACT AND THE COMMON WEST LINE OF SAID 200.00 ACRE  
 12-3 TRACT, AND ALONG THE GENERAL CENTER OF SAID OLD SACRA'S FERRY ROAD  
 12-4 THE FOLLOWING COURSES AND DISTANCES:  
 12-5 SOUTH 00 DEGREES 17 MINUTES 53 SECONDS EAST, A DISTANCE OF  
 12-6 725.44 FEET TO A STEEL PIN FOR CORNER;  
 12-7 SOUTH 09 DEGREES 19 MINUTES 22 SECONDS EAST, A DISTANCE OF  
 12-8 593.67 FEET TO A STEEL PIN FOR CORNER;  
 12-9 SOUTH 00 DEGREES 22 MINUTES 34 SECONDS EAST, A DISTANCE OF  
 12-10 596.50 FEET TO A STEEL PIN FOR CORNER;  
 12-11 SOUTH 02 DEGREES 32 MINUTES 39 SECONDS WEST, A DISTANCE OF  
 12-12 556.73 FEET TO A STEEL PIN FOR CORNER;  
 12-13 SOUTH 06 DEGREES 05 MINUTES 36 SECONDS WEST, A DISTANCE OF  
 12-14 815.63 FEET TO A STEEL PIN FOR CORNER;  
 12-15 SOUTH 08 DEGREES 01 MINUTES 46 SECONDS WEST, A DISTANCE OF  
 12-16 444.15 FEET TO A STEEL PIN FOR CORNER;  
 12-17 SOUTH 06 DEGREES 34 MINUTES 02 SECONDS WEST, A DISTANCE OF  
 12-18 623.27 FEET TO A STEEL PIN FOR THE SOUTHWEST CORNER OF SAID 200.00  
 12-19 ACRE TRACT, SAID CORNER BEING THE MOST NORTHERLY NORTHWEST CORNER  
 12-20 OF SAID 270.81 ACRE TRACT;  
 12-21 THENCE, NORTH 89 DEGREES 54 MINUTES 31 SECONDS EAST, DEPARTING THE  
 12-22 GENERAL CENTER OF SAID OLD SACRA'S FERRY ROAD, AND ALONG THE NORTH  
 12-23 LINE OF SAID 270.81 ACRE TRACT, A DISTANCE OF 2,030.07 FEET TO AN  
 12-24 IRON ROD WITH CAP FOR THE NORTHWEST CORNER OF A CALLED 48.607 ACRE  
 12-25 TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN  
 12-26 TO BENJAMIN S. BALDUS AND CAMERON A. BALDUS AS RECORDED IN VOLUME  
 12-27 2375, PAGE 833 OF THE DEED RECORDS, COOKE COUNTY, TEXAS;  
 12-28 THENCE, DEPARTING THE NORTH LINE OF SAID 270.81 ACRE TRACT, AND  
 12-29 ALONG THE WEST LINE OF SAID 48.607 ACRE TRACT THE FOLLOWING COURSES  
 12-30 AND DISTANCES:  
 12-31 SOUTH 00 DEGREES 01 MINUTES 03 SECONDS EAST, A DISTANCE OF  
 12-32 628.01 FEET TO AN IRON ROD WITH CAP FOR CORNER;  
 12-33 SOUTH 21 DEGREES 51 MINUTES 38 SECONDS EAST, A DISTANCE OF  
 12-34 529.73 FEET TO AN IRON ROD WITH CAP FOR CORNER;  
 12-35 SOUTH 05 DEGREES 00 MINUTES 28 SECONDS WEST, A DISTANCE OF  
 12-36 307.47 FEET TO AN IRON ROD WITH CAP FOR CORNER IN ROADWAY UNDER  
 12-37 APPARENT PUBLIC USE POSTED AS COUNTY ROAD 135;  
 12-38 SOUTH 10 DEGREES 28 MINUTES 29 SECONDS WEST, A DISTANCE OF  
 12-39 954.33 FEET TO A METAL FENCE CORNER POST FOR CORNER;  
 12-40 THENCE, MEANDERING ALONG THE WEST BANK OF PECAN CREEK THE FOLLOWING  
 12-41 COURSES AND DISTANCES:  
 12-42 SOUTH 07 DEGREES 58 MINUTES 17 SECONDS EAST, A DISTANCE OF  
 12-43 66.20 FEET TO A POINT FOR CORNER;  
 12-44 NORTH 11 DEGREES 13 MINUTES 40 SECONDS EAST, A DISTANCE OF  
 12-45 14.23 FEET TO A POINT FOR CORNER;  
 12-46 NORTH 37 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF  
 12-47 25.15 FEET TO A POINT FOR CORNER;  
 12-48 NORTH 54 DEGREES 44 MINUTES 02 SECONDS EAST, A DISTANCE OF  
 12-49 16.90 FEET TO A POINT FOR CORNER;  
 12-50 SOUTH 68 DEGREES 13 MINUTES 25 SECONDS EAST, A DISTANCE OF  
 12-51 64.96 FEET TO A POINT FOR CORNER;  
 12-52 SOUTH 57 DEGREES 18 MINUTES 47 SECONDS EAST, A DISTANCE OF  
 12-53 59.76 FEET TO A POINT FOR CORNER;  
 12-54 SOUTH 84 DEGREES 29 MINUTES 18 SECONDS EAST, A DISTANCE OF  
 12-55 20.78 FEET TO A POINT FOR CORNER;  
 12-56 NORTH 15 DEGREES 56 MINUTES 34 SECONDS EAST, A DISTANCE OF  
 12-57 8.05 FEET TO A POINT FOR CORNER;  
 12-58 NORTH 61 DEGREES 08 MINUTES 10 SECONDS EAST, A DISTANCE OF  
 12-59 17.60 FEET TO A POINT FOR CORNER;  
 12-60 NORTH 85 DEGREES 41 MINUTES 50 SECONDS EAST, A DISTANCE OF  
 12-61 33.57 FEET TO A POINT FOR CORNER;  
 12-62 SOUTH 67 DEGREES 22 MINUTES 36 SECONDS EAST, A DISTANCE OF  
 12-63 26.88 FEET TO A POINT FOR CORNER;  
 12-64 SOUTH 41 DEGREES 45 MINUTES 03 SECONDS EAST, A DISTANCE OF  
 12-65 13.01 FEET TO A POINT FOR CORNER;  
 12-66 SOUTH 21 DEGREES 26 MINUTES 25 SECONDS EAST, A DISTANCE OF  
 12-67 10.87 FEET TO A POINT FOR CORNER;  
 12-68 SOUTH 71 DEGREES 34 MINUTES 21 SECONDS EAST, A DISTANCE OF  
 12-69 32.81 FEET TO A POINT FOR CORNER;

13-1 NORTH 62 DEGREES 49 MINUTES 43 SECONDS EAST, A DISTANCE OF  
 13-2 28.07 FEET TO A POINT FOR CORNER;  
 13-3 NORTH 73 DEGREES 51 MINUTES 13 SECONDS EAST, A DISTANCE OF  
 13-4 97.06 FEET TO A POINT FOR CORNER;  
 13-5 NORTH 67 DEGREES 02 MINUTES 30 SECONDS EAST, A DISTANCE OF  
 13-6 37.63 FEET TO A POINT FOR CORNER;  
 13-7 NORTH 44 DEGREES 54 MINUTES 31 SECONDS EAST, A DISTANCE OF  
 13-8 14.68 FEET TO A POINT FOR CORNER;  
 13-9 NORTH 57 DEGREES 23 MINUTES 01 SECONDS EAST, A DISTANCE OF  
 13-10 16.55 FEET TO A POINT FOR CORNER;  
 13-11 NORTH 88 DEGREES 42 MINUTES 42 SECONDS EAST, A DISTANCE OF  
 13-12 12.88 FEET TO A POINT FOR CORNER;  
 13-13 SOUTH 70 DEGREES 31 MINUTES 00 SECONDS EAST, A DISTANCE OF  
 13-14 19.39 FEET TO A POINT FOR CORNER;  
 13-15 SOUTH 49 DEGREES 36 MINUTES 11 SECONDS EAST, A DISTANCE OF  
 13-16 9.14 FEET TO A POINT FOR CORNER;  
 13-17 SOUTH 25 DEGREES 34 MINUTES 13 SECONDS EAST, A DISTANCE OF  
 13-18 29.83 FEET TO A POINT FOR CORNER;  
 13-19 SOUTH 65 DEGREES 08 MINUTES 31 SECONDS EAST, A DISTANCE OF  
 13-20 22.48 FEET TO A POINT FOR CORNER;  
 13-21 NORTH 25 DEGREES 02 MINUTES 50 SECONDS EAST, A DISTANCE OF  
 13-22 39.65 FEET TO A POINT FOR CORNER;  
 13-23 NORTH 02 DEGREES 35 MINUTES 36 SECONDS WEST, A DISTANCE OF  
 13-24 24.01 FEET TO A POINT FOR CORNER;  
 13-25 NORTH 64 DEGREES 55 MINUTES 42 SECONDS EAST, A DISTANCE OF  
 13-26 52.85 FEET TO A POINT FOR CORNER;  
 13-27 NORTH 76 DEGREES 22 MINUTES 32 SECONDS EAST, A DISTANCE OF  
 13-28 56.52 FEET TO A POINT FOR CORNER;  
 13-29 NORTH 43 DEGREES 16 MINUTES 29 SECONDS EAST, A DISTANCE OF  
 13-30 18.05 FEET TO A POINT FOR CORNER;  
 13-31 NORTH 69 DEGREES 46 MINUTES 11 SECONDS EAST, A DISTANCE OF  
 13-32 15.44 FEET TO A POINT FOR CORNER;  
 13-33 NORTH 78 DEGREES 06 MINUTES 52 SECONDS EAST, A DISTANCE OF  
 13-34 16.89 FEET TO A POINT FOR CORNER;  
 13-35 SOUTH 47 DEGREES 35 MINUTES 21 SECONDS EAST, A DISTANCE OF  
 13-36 1.91 FEET TO A POINT FOR CORNER;  
 13-37 SOUTH 31 DEGREES 01 MINUTES 48 SECONDS EAST, A DISTANCE OF  
 13-38 79.98 FEET TO A POINT FOR CORNER;  
 13-39 SOUTH 67 DEGREES 05 MINUTES 32 SECONDS EAST, A DISTANCE OF  
 13-40 32.70 FEET TO A POINT FOR CORNER;  
 13-41 NORTH 03 DEGREES 04 MINUTES 04 SECONDS EAST, A DISTANCE OF  
 13-42 10.79 FEET TO A POINT FOR CORNER;  
 13-43 NORTH 10 DEGREES 59 MINUTES 38 SECONDS EAST, A DISTANCE OF  
 13-44 5.70 FEET TO A POINT FOR CORNER;  
 13-45 NORTH 76 DEGREES 32 MINUTES 48 SECONDS EAST, A DISTANCE OF  
 13-46 59.71 FEET TO A POINT FOR CORNER;  
 13-47 SOUTH 65 DEGREES 45 MINUTES 43 SECONDS EAST, A DISTANCE OF  
 13-48 22.11 FEET TO A POINT FOR CORNER;  
 13-49 SOUTH 43 DEGREES 21 MINUTES 52 SECONDS EAST, A DISTANCE OF  
 13-50 25.37 FEET TO A POINT FOR CORNER;  
 13-51 NORTH 45 DEGREES 22 MINUTES 35 SECONDS EAST, A DISTANCE OF  
 13-52 12.21 FEET TO A POINT FOR CORNER;  
 13-53 NORTH 04 DEGREES 40 MINUTES 43 SECONDS WEST, A DISTANCE OF  
 13-54 10.33 FEET TO A POINT FOR CORNER;  
 13-55 NORTH 23 DEGREES 41 MINUTES 30 SECONDS EAST, A DISTANCE OF  
 13-56 12.35 FEET TO A POINT FOR CORNER;  
 13-57 NORTH 62 DEGREES 53 MINUTES 43 SECONDS EAST, A DISTANCE OF  
 13-58 33.59 FEET TO A POINT FOR CORNER;  
 13-59 NORTH 40 DEGREES 25 MINUTES 00 SECONDS EAST, A DISTANCE OF  
 13-60 13.70 FEET TO A POINT FOR CORNER;  
 13-61 NORTH 16 DEGREES 27 MINUTES 01 SECONDS EAST, A DISTANCE OF  
 13-62 8.92 FEET TO A POINT FOR CORNER;  
 13-63 NORTH 00 DEGREES 39 MINUTES 31 SECONDS EAST, A DISTANCE OF  
 13-64 27.82 FEET TO A POINT FOR CORNER;  
 13-65 NORTH 45 DEGREES 27 MINUTES 54 SECONDS EAST, A DISTANCE OF  
 13-66 33.12 FEET TO A POINT FOR CORNER;  
 13-67 NORTH 59 DEGREES 43 MINUTES 22 SECONDS EAST, A DISTANCE OF  
 13-68 24.03 FEET TO A 3/8-INCH IRON ROD FOR THE SOUTHEAST CORNER OF SAID  
 13-69 48.607 ACRE TRACT, SAID CORNER BEING A REENTRANT CORNER OF SAID

14-1 813.753 ACRE TRACT;  
14-2 THENCE, NORTH 00 DEGREES 24 MINUTES 11 SECONDS WEST, ALONG THE EAST  
14-3 LINE OF SAID 48.607 ACRE TRACT, SAME BEING THE COMMON MOST NORTHERLY  
14-4 WEST LINE OF SAID 813.753 ACRE TRACT, A DISTANCE OF 1,727.48 FEET TO  
14-5 A 60D NAIL FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID 813.753  
14-6 ACRE TRACT; SAID CORNER BEING AT THE APPROXIMATE INTERSECTION OF  
14-7 SAID COUNTY ROAD 135 AND COUNTY ROAD 185 (ALSO KNOWN AS RIVER BLUFF  
14-8 LANE);  
14-9 THENCE, NORTH 87 DEGREES 31 MINUTES 07 SECONDS EAST, DEPARTING THE  
14-10 EAST LINE OF SAID 48.607, AND ALONG THE MOST NORTHERLY NORTH LINE OF  
14-11 SAID 813.753 ACRE TRACT, SAME BEING GENERALLY ALONG SAID COUNTY  
14-12 ROAD 135, A DISTANCE OF 2,111.06 FEET TO A 1/2-INCH ROD FOR THE MOST  
14-13 NORTHERLY NORTHEAST CORNER OF SAID 813.753 ACRE TRACT, SAID CORNER  
14-14 BEING AT THE APPROXIMATE INTERSECTION OF SAID COUNTY ROAD 135 AND  
14-15 COUNTY ROAD 133;  
14-16 THENCE, SOUTH 00 DEGREES 31 MINUTES 09 SECONDS EAST, ALONG THE MOST  
14-17 NORTHERLY EAST LINE OF SAID 813.753 ACRE TRACT, SAME BEING  
14-18 GENERALLY ALONG SAID COUNTY ROAD 133, A DISTANCE OF 1,548.33 FEET TO  
14-19 A 60D NAIL FOR THE NORTHWEST CORNER OF SAID 82.092 ACRE TRACT;  
14-20 THENCE, NORTH 88 DEGREES 08 MINUTES 17 SECONDS EAST, DEPARTING SAID  
14-21 EAST LINE, AND ALONG THE NORTH LINE OF SAID 82.092 ACRE TRACT, A  
14-22 DISTANCE OF 2,251.17 FEET TO A 1/2-INCH IRON ROD WITH CAP FOR THE  
14-23 NORTHEAST CORNER OF SAID 82.092 ACRE TRACT;  
14-24 THENCE, SOUTH 00 DEGREES 30 MINUTES 37 SECONDS EAST, ALONG THE EAST  
14-25 LINE OF SAID 82.092 ACRE TRACT, A DISTANCE OF 1,584.17 FEET TO A  
14-26 1/2-INCH IRON ROD FOR THE SOUTHEAST CORNER OF SAID 82.092 ACRE  
14-27 TRACT;  
14-28 THENCE, SOUTH 87 DEGREES 54 MINUTES 12 SECONDS WEST, ALONG THE SOUTH  
14-29 LINE OF SAID 82.092 ACRE TRACT, A DISTANCE OF 1,911.28 FEET TO A  
14-30 1/2-INCH IRON ROD WITH CAP FOR CORNER ON SAID SOUTH LINE, SAID  
14-31 CORNER BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID 813.753  
14-32 ACRE TRACT, AND SAID CORNER BEING AT A BEND IN SAID COUNTY ROAD 133;  
14-33 THENCE, SOUTH 00 DEGREES 15 MINUTES 06 SECONDS EAST, DEPARTING SAID  
14-34 SOUTH LINE, AND ALONG THE MOST SOUTHERLY EAST LINE OF SAID 813.753  
14-35 ACRE TRACT, SAME BEING GENERALLY ALONG SAID COUNTY ROAD 133, A  
14-36 DISTANCE OF 2,909.18 FEET TO A 1/2-INCH IRON ROD FOR CORNER;  
14-37 THENCE, SOUTH 00 DEGREES 16 MINUTES 38 SECONDS EAST, CONTINUING  
14-38 ALONG SAID EAST LANE, AND GENERALLY ALONG SAID COUNTY ROAD 133, A  
14-39 DISTANCE OF 1,712.90 FEET TO A 1/2-INCH IRON ROD FOR THE SOUTHEAST  
14-40 CORNER OF SAID 813.753 ACRE TRACT, SAID CORNER BEING AT A BEND IN  
14-41 SAID COUNTY ROAD;  
14-42 THENCE, SOUTH 89 DEGREES 52 MINUTES 41 SECONDS WEST, ALONG THE MOST  
14-43 SOUTHERLY SOUTH LINE OF SAID 813.753 ACRE TRACT, SAME BEING  
14-44 GENERALLY ALONG SAID COUNTY ROAD 133, A DISTANCE OF 345.47 FEET TO A  
14-45 1/2-INCH IRON ROD WITH CAP FOR THE MOST SOUTHERLY SOUTHWEST CORNER  
14-46 OF SAID 813.753 ACRE TRACT, SAID CORNER BEING NEAR A BEND IN SAID  
14-47 COUNTY ROAD 133, AND SAID CORNER BEING ON THE MOST EASTERLY EAST  
14-48 LINE OF SAID 733.184 ACRE TRACT;  
14-49 THENCE, SOUTH 01 DEGREES 02 MINUTES 17 SECONDS EAST, ALONG THE EAST  
14-50 LINE OF SAID 733.184 ACRE TRACT, A DISTANCE OF 2,534.99 FEET TO A  
14-51 1/2-INCH IRON ROD WITH CAP FOR THE MOST EASTERLY SOUTHEAST CORNER OF  
14-52 SAID 733.184 ACRE TRACT;  
14-53 THENCE, SOUTH 88 DEGREES 37 MINUTES 59 SECONDS WEST, ALONG THE MOST  
14-54 EASTERLY SOUTH LINE OF SAID 733.184 ACRE TRACT, A DISTANCE OF 282.37  
14-55 FEET TO A 1/2-INCH IRON ROD FOR A REENTRANT CORNER OF SAID 733.184  
14-56 ACRE TRACT, SAID CORNER BEING NEAR A BEND IN SAID COUNTY ROAD 133;  
14-57 THENCE, SOUTH 00 DEGREES 50 MINUTES 03 SECONDS EAST, ALONG AN EAST  
14-58 LINE OF SAID 733.184 ACRE TRACT, SAME BEING GENERALLY ALONG SAID  
14-59 COUNTY ROAD 133, A DISTANCE OF 1,305.95 FEET TO A 1/2-INCH IRON ROD  
14-60 FOR CORNER ON SAID EAST LINE;  
14-61 THENCE, SOUTH 00 DEGREES 41 MINUTES 13 SECONDS EAST, CONTINUING  
14-62 ALONG SAID EAST LINE, AND GENERALLY ALONG SAID COUNTY ROAD 133, A  
14-63 DISTANCE OF 169.79 FEET TO A 60D NAIL FOR A SOUTHEAST CORNER OF SAID  
14-64 733.184 ACRE TRACT;  
14-65 THENCE, SOUTH 89 DEGREES 18 MINUTES 47 SECONDS WEST, ALONG A SOUTH  
14-66 LINE OF SAID 733.184 ACRE TRACT, A DISTANCE OF 2,905.61 FEET TO A  
14-67 1/2-INCH IRON ROD WITH CAP FOR A REENTRANT CORNER OF SAID 733.184  
14-68 ACRE TRACT;  
14-69 THENCE, SOUTH 00 DEGREES 41 MINUTES 13 SECONDS EAST, ALONG THE MOST

15-1 SOUTHERLY EAST LINE OF SAID 733.184 ACRE TRACT, A DISTANCE OF  
15-2 2,662.44 FEET TO A 1/2-INCH IRON ROD WITH CAP FOR THE MOST SOUTHERLY  
15-3 SOUTHEAST CORNER OF SAID 733.184 ACRE TRACT;  
15-4 THENCE, SOUTH 88 DEGREES 49 MINUTES 37 SECONDS WEST, ALONG THE MOST  
15-5 SOUTHERLY SOUTH LINE OF SAID 733.184 ACRE TRACT, A DISTANCE OF  
15-6 2,271.63 FEET TO A PK NAIL FOR THE SOUTHWEST CORNER OF SAID 733.184  
15-7 ACRE TRACT, SAID CORNER IN AFORESAID COUNTY ROAD 135;  
15-8 THENCE, ALONG THE WEST LINE OF SAID 733.184 ACRE TRACT, AND  
15-9 GENERALLY ALONG SAID COUNTY ROAD 135 THE FOLLOWING COURSES AND  
15-10 DISTANCES:  
15-11 NORTH 05 DEGREES 38 MINUTES 08 SECONDS EAST, A DISTANCE OF  
15-12 553.73 FEET TO A 60D NAIL FOR CORNER;  
15-13 NORTH 05 DEGREES 33 MINUTES 04 SECONDS WEST, A DISTANCE OF  
15-14 128.54 FEET TO A 60D NAIL FOR CORNER;  
15-15 NORTH 25 DEGREES 33 MINUTES 43 SECONDS WEST, A DISTANCE OF  
15-16 130.65 FEET TO A 60D NAIL FOR CORNER;  
15-17 NORTH 52 DEGREES 20 MINUTES 37 SECONDS WEST, A DISTANCE OF  
15-18 403.26 FEET TO A 60D NAIL FOR CORNER, SAID CORNER BEING THE MOST  
15-19 EASTERLY NORTHEAST CORNER OF SAID 80.869 ACRE TRACT;  
15-20 THENCE, SOUTH 01 DEGREES 23 MINUTES 53 SECONDS WEST, DEPARTING SAID  
15-21 WEST LINE, AND ALONG THE EAST LINE OF SAID 80.869 ACRE TRACT, A  
15-22 DISTANCE OF 371.92 FEET TO AN IRON ROD WITH CAP FOR THE SOUTHEAST  
15-23 CORNER OF SAID 80.869 ACRE TRACT;  
15-24 THENCE, ALONG THE SOUTH LINE OF SAID 80.869 ACRE TRACT THE FOLLOWING  
15-25 COURSES AND DISTANCES:  
15-26 SOUTH 78 DEGREES 16 MINUTES 54 SECONDS WEST, A DISTANCE OF  
15-27 244.94 FEET TO AN IRON ROD WITH CAP FOR CORNER;  
15-28 SOUTH 62 DEGREES 28 MINUTES 37 SECONDS WEST, A DISTANCE OF  
15-29 257.85 FEET TO AN IRON ROD WITH CAP FOR CORNER;  
15-30 SOUTH 28 DEGREES 06 MINUTES 03 SECONDS WEST, A DISTANCE OF  
15-31 101.19 FEET TO AN IRON ROD WITH CAP FOR CORNER;  
15-32 SOUTH 66 DEGREES 34 MINUTES 48 SECONDS WEST, A DISTANCE OF  
15-33 375.19 FEET TO AN IRON ROD WITH CAP FOR THE MOST SOUTHERLY SOUTHWEST  
15-34 CORNER OF SAID 80.869 ACRE TRACT, SAID CORNER BEING ON THE EAST LINE  
15-35 OF SAID TRACT 2, 26.229 ACRE TRACT;  
15-36 THENCE, SOUTH 00 DEGREES 00 MINUTES 22 SECONDS EAST, ALONG THE EAST  
15-37 LINE OF SAID 26.229 ACRE TRACT, A DISTANCE OF 280.77 FEET TO A  
15-38 1/2-INCH IRON ROD FOR THE SOUTHEAST OF SAID 26.229 ACRE TRACT;  
15-39 THENCE, SOUTH 89 DEGREES 12 MINUTES 37 SECONDS WEST, ALONG THE SOUTH  
15-40 LINE OF SAID 26.229 ACRE TRACT, A DISTANCE OF 426.78 FEET TO A  
15-41 1/2-INCH IRON ROD WITH CAP FOR THE SOUTHWEST CORNER OF SAID 26.229  
15-42 ACRE TRACT, SAID CORNER BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF  
15-43 FARM-TO-MARKET ROAD 372;  
15-44 THENCE, ALONG THE NORTHEAST LINE OF SAID FARM-TO-MARKET ROAD 372  
15-45 THE FOLLOWING COURSES AND DISTANCES:  
15-46 NORTH 31 DEGREES 02 MINUTES 34 SECONDS WEST, A DISTANCE OF  
15-47 1,472.18 FEET TO A 1/2-INCH IRON ROD WITH CAP FOR CORNER;  
15-48 NORTH 58 DEGREES 57 MINUTES 26 SECONDS EAST, A DISTANCE OF  
15-49 25.00 FEET TO A CONCRETE MONUMENT FOR CORNER;  
15-50 NORTH 31 DEGREES 02 MINUTES 34 SECONDS WEST, A DISTANCE OF  
15-51 1,645.05 FEET TO AN IRON ROD WITH CAP FOR CORNER ON SAID  
15-52 RIGHT-OF-WAY LINE, SAID CORNER BEING THE NORTHWEST CORNER OF  
15-53 AFORESAID 89.869 ACRE TRACT;  
15-54 THENCE, SOUTH 89 DEGREES 32 MINUTES 00 SECONDS EAST, ALONG THE NORTH  
15-55 LINE OF SAID 80.869 ACRE TRACT, A DISTANCE OF 1,029.38 FEET TO A  
15-56 METAL FENCE CORNER POST FOR CORNER ON SAID NORTH LINE;  
15-57 THENCE, NORTH 89 DEGREES 12 MINUTES 17 SECONDS EAST, CONTINUING  
15-58 ALONG SAID NORTH LINE, A DISTANCE OF 1,520.63 FEET TO A 3/8-INCH  
15-59 IRON ROD FOR THE NORTHEAST CORNER OF SAID 80.869 ACRE TRACT, SAID  
15-60 CORNER BEING ON THE WEST LINE OF AFORESAID 733.184 ACRE TRACT, AND  
15-61 IN THE APPROXIMATE CENTER OF AFORESAID COUNTY ROAD 135;  
15-62 THENCE, NORTH 00 DEGREES 37 MINUTES 53 SECONDS WEST, ALONG SAID WEST  
15-63 LINE, SAME BEING GENERALLY ALONG SAID COUNTY ROAD 135, A DISTANCE OF  
15-64 2,589.57 FEET TO A 60D NAIL FOR CORNER ON SAID WEST LINE;  
15-65 THENCE, NORTH 00 DEGREES 43 MINUTES 03 SECONDS WEST, CONTINUING  
15-66 ALONG SAID WEST LINE, AND GENERALLY ALONG SAID COUNTY ROAD 135,  
15-67 PASSING AT A DISTANCE OF 1,585.94 FEET A 60D NAIL FOR THE NORTHWEST  
15-68 CORNER OF SAID 733.184 ACRE TRACT, SAID CORNER BEING THE MOST  
15-69 SOUTHERLY SOUTHWEST CORNER OF AFORESAID 813.753 ACRE TRACT, AND

16-1 CONTINUING ALONG THE MOST SOUTHERLY WEST LINE OF SAID 813.753 ACRE  
 16-2 TRACT, SAME BEING GENERALLY ALONG SAID COUNTY ROAD 135, IN ALL A  
 16-3 TOTAL DISTANCE OF 1,931.46 FEET TO A 1/2-INCH IRON ROD FOR CORNER ON  
 16-4 SAID WEST LINE;  
 16-5 THENCE, NORTH 00 DEGREES 42 MINUTES 54 SECONDS WEST, CONTINUING  
 16-6 ALONG SAID WEST LINE, SAME BEING GENERALLY ALONG SAID COUNTY ROAD  
 16-7 135, A DISTANCE OF 1,831.09 FEET TO A 60D NAIL FOR THE MOST WESTERLY  
 16-8 NORTHWEST CORNER OF SAID 813.753 ACRE TRACT, SAID CORNER BEING AT  
 16-9 THE APPROXIMATE INTERSECTION OF COUNTY ROAD 135 AND COUNTY ROAD  
 16-10 161;  
 16-11 THENCE, SOUTH 88 DEGREES 28 MINUTES 53 SECONDS EAST, DEPARTING SAID  
 16-12 COUNTY ROAD 135, AND ALONG THE MOST WESTERLY NORTH LINE OF SAID  
 16-13 813.753 ACRE TRACT, A DISTANCE OF 1,151.76 FEET TO A 1/2-INCH IRON  
 16-14 ROD WITH CAP FOR A REENTRANT CORNER OF SAID 813.753 ACRE TRACT;  
 16-15 THENCE, NORTH 00 DEGREES 47 MINUTES 01 SECONDS WEST, ALONG A WEST  
 16-16 LINE OF SAID 813.753 ACRE TRACT, A DISTANCE OF 1,400.00 FEET TO A  
 16-17 1/2-INCH IRON ROD WITH CAP FOR A REENTRANT CORNER OF SAID 813.753  
 16-18 ACRE TRACT;  
 16-19 THENCE, NORTH 88 DEGREES 28 MINUTES 53 SECONDS WEST, ALONG A SOUTH  
 16-20 LINE OF SAID 813.753 ACRE TRACT, A DISTANCE OF 393.80 FEET TO A  
 16-21 POINT ON THE WEST BANK OF AFORESAID PECAN CREEK;  
 16-22 THENCE, MEANDERING ALONG THE WEST BANK OF SAID PECAN CREEK THE  
 16-23 FOLLOWING COURSES AND DISTANCES:  
 16-24 NORTH 33 DEGREES 26 MINUTES 02 SECONDS EAST, A DISTANCE OF  
 16-25 14.68 FEET TO A POINT FOR CORNER;  
 16-26 NORTH 35 DEGREES 41 MINUTES 26 SECONDS WEST, A DISTANCE OF  
 16-27 46.40 FEET TO A POINT FOR CORNER;  
 16-28 NORTH 19 DEGREES 47 MINUTES 54 SECONDS WEST, A DISTANCE OF  
 16-29 27.86 FEET TO A POINT FOR CORNER;  
 16-30 NORTH 16 DEGREES 07 MINUTES 41 SECONDS EAST, A DISTANCE OF  
 16-31 17.42 FEET TO A POINT FOR CORNER;  
 16-32 NORTH 40 DEGREES 14 MINUTES 01 SECONDS EAST, A DISTANCE OF  
 16-33 65.12 FEET TO A POINT FOR CORNER;  
 16-34 NORTH 25 DEGREES 27 MINUTES 37 SECONDS EAST, A DISTANCE OF  
 16-35 30.29 FEET TO A POINT FOR CORNER;  
 16-36 SOUTH 84 DEGREES 06 MINUTES 01 SECONDS WEST, A DISTANCE OF  
 16-37 39.15 FEET TO A POINT FOR CORNER;  
 16-38 NORTH 85 DEGREES 37 MINUTES 22 SECONDS WEST, A DISTANCE OF  
 16-39 26.45 FEET TO A POINT FOR CORNER IN FENCE;  
 16-40 NORTH 73 DEGREES 27 MINUTES 11 SECONDS WEST, A DISTANCE OF  
 16-41 9.44 FEET TO A POINT FOR CORNER;  
 16-42 NORTH 52 DEGREES 03 MINUTES 28 SECONDS WEST, A DISTANCE OF  
 16-43 18.62 FEET TO A POINT FOR CORNER;  
 16-44 NORTH 37 DEGREES 08 MINUTES 33 SECONDS WEST, A DISTANCE OF  
 16-45 10.04 FEET TO A X-TIE FOUND FOR CORNER;  
 16-46 NORTH 08 DEGREES 05 MINUTES 34 SECONDS EAST, A DISTANCE OF  
 16-47 51.56 FEET TO A PECAN TREE FOR CORNER;  
 16-48 NORTH 22 DEGREES 41 MINUTES 14 SECONDS EAST, A DISTANCE OF  
 16-49 131.06 FEET TO A POINT FOR CORNER IN FENCE;  
 16-50 NORTH 63 DEGREES 23 MINUTES 06 SECONDS EAST, A DISTANCE OF  
 16-51 25.92 FEET TO A POINT FOR CORNER;  
 16-52 SOUTH 86 DEGREES 27 MINUTES 41 SECONDS EAST, A DISTANCE OF  
 16-53 23.94 FEET TO A POINT FOR CORNER;  
 16-54 NORTH 54 DEGREES 29 MINUTES 56 SECONDS EAST, A DISTANCE OF  
 16-55 11.66 FEET TO A POINT FOR CORNER;  
 16-56 NORTH 29 DEGREES 56 MINUTES 19 SECONDS WEST, A DISTANCE OF  
 16-57 18.63 FEET TO A POINT FOR CORNER;  
 16-58 NORTH 52 DEGREES 03 MINUTES 25 SECONDS WEST, A DISTANCE OF  
 16-59 21.48 FEET TO A POINT FOR CORNER;  
 16-60 NORTH 36 DEGREES 37 MINUTES 46 SECONDS WEST, A DISTANCE OF  
 16-61 14.18 FEET TO A TO A 10-INCH TREE;  
 16-62 NORTH 05 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF  
 16-63 28.34 FEET TO A POINT FOR CORNER;  
 16-64 NORTH 01 DEGREES 03 MINUTES 45 SECONDS WEST, A DISTANCE OF  
 16-65 26.52 FEET TO A POINT FOR CORNER IN FENCE;  
 16-66 NORTH 18 DEGREES 40 MINUTES 14 SECONDS EAST, A DISTANCE OF  
 16-67 24.09 FEET TO A POINT FOR CORNER;  
 16-68 NORTH 59 DEGREES 17 MINUTES 51 SECONDS EAST, A DISTANCE OF  
 16-69 19.10 FEET TO A POINT FOR CORNER;

17-1 NORTH 83 DEGREES 59 MINUTES 51 SECONDS EAST, A DISTANCE OF  
 17-2 14.13 FEET TO A POINT FOR CORNER;  
 17-3 SOUTH 68 DEGREES 23 MINUTES 03 SECONDS EAST, A DISTANCE OF  
 17-4 15.96 FEET TO A POINT FOR CORNER;  
 17-5 SOUTH 37 DEGREES 24 MINUTES 05 SECONDS EAST, A DISTANCE OF  
 17-6 24.71 FEET TO A POINT FOR CORNER;  
 17-7 SOUTH 87 DEGREES 45 MINUTES 49 SECONDS EAST, A DISTANCE OF  
 17-8 20.65 FEET TO A POINT FOR CORNER;  
 17-9 NORTH 12 DEGREES 40 MINUTES 29 SECONDS WEST, A DISTANCE OF  
 17-10 33.11 FEET TO A POINT FOR CORNER;  
 17-11 NORTH 11 DEGREES 47 MINUTES 07 SECONDS EAST, A DISTANCE OF  
 17-12 33.17 FEET TO A POINT FOR CORNER IN FENCE;  
 17-13 NORTH 61 DEGREES 08 MINUTES 34 SECONDS EAST, A DISTANCE OF  
 17-14 32.01 FEET TO A POINT FOR CORNER;  
 17-15 NORTH 78 DEGREES 15 MINUTES 43 SECONDS EAST, A DISTANCE OF  
 17-16 17.17 FEET TO A POINT FOR CORNER;  
 17-17 NORTH 08 DEGREES 46 MINUTES 29 SECONDS WEST, A DISTANCE OF  
 17-18 23.25 FEET TO A POINT FOR CORNER;  
 17-19 NORTH 39 DEGREES 24 MINUTES 30 SECONDS WEST, A DISTANCE OF  
 17-20 23.36 FEET TO A POINT FOR CORNER;  
 17-21 NORTH 38 DEGREES 28 MINUTES 25 SECONDS WEST, A DISTANCE OF  
 17-22 31.23 FEET TO A POINT FOR CORNER;  
 17-23 NORTH 11 DEGREES 44 MINUTES 18 SECONDS WEST, A DISTANCE OF  
 17-24 37.05 FEET TO A POINT FOR CORNER;  
 17-25 NORTH 31 DEGREES 52 MINUTES 54 SECONDS EAST, A DISTANCE OF  
 17-26 42.25 FEET TO A POINT FOR CORNER;  
 17-27 NORTH 42 DEGREES 41 MINUTES 20 SECONDS EAST, A DISTANCE OF  
 17-28 42.61 FEET TO A POINT FOR CORNER;  
 17-29 NORTH 30 DEGREES 22 MINUTES 06 SECONDS WEST, A DISTANCE OF  
 17-30 48.99 FEET TO A POINT FOR CORNER IN FENCE;  
 17-31 NORTH 42 DEGREES 28 MINUTES 37 SECONDS WEST, A DISTANCE OF  
 17-32 11.65 FEET TO A POINT FOR CORNER;  
 17-33 NORTH 04 DEGREES 06 MINUTES 08 SECONDS EAST, A DISTANCE OF  
 17-34 35.39 FEET TO A POINT FOR CORNER;  
 17-35 NORTH 57 DEGREES 36 MINUTES 01 SECONDS EAST, A DISTANCE OF  
 17-36 3.92 FEET TO A POINT FOR CORNER IN FENCE;  
 17-37 NORTH 57 DEGREES 33 MINUTES 24 SECONDS EAST, A DISTANCE OF  
 17-38 41.16 FEET TO A POINT FOR CORNER;  
 17-39 SOUTH 50 DEGREES 40 MINUTES 01 SECONDS EAST, A DISTANCE OF  
 17-40 9.25 FEET TO A POINT FOR CORNER;  
 17-41 NORTH 83 DEGREES 06 MINUTES 14 SECONDS EAST, A DISTANCE OF  
 17-42 34.91 FEET TO A POINT FOR CORNER;  
 17-43 NORTH 20 DEGREES 30 MINUTES 18 SECONDS WEST, A DISTANCE OF  
 17-44 14.84 FEET TO A POINT FOR CORNER;  
 17-45 NORTH 46 DEGREES 25 MINUTES 13 SECONDS WEST, A DISTANCE OF  
 17-46 21.69 FEET TO A POINT FOR CORNER;  
 17-47 NORTH 06 DEGREES 33 MINUTES 02 SECONDS WEST, A DISTANCE OF  
 17-48 26.20 FEET TO A POINT FOR CORNER;  
 17-49 NORTH 03 DEGREES 37 MINUTES 52 SECONDS EAST, A DISTANCE OF  
 17-50 30.37 FEET TO A POINT FOR CORNER;  
 17-51 NORTH 21 DEGREES 38 MINUTES 37 SECONDS EAST, A DISTANCE OF  
 17-52 86.09 FEET TO A POINT FOR CORNER;  
 17-53 NORTH 68 DEGREES 34 MINUTES 10 SECONDS EAST, A DISTANCE OF  
 17-54 20.81 FEET TO A POINT FOR CORNER;  
 17-55 SOUTH 89 DEGREES 32 MINUTES 09 SECONDS EAST, A DISTANCE OF  
 17-56 59.76 FEET TO A POINT FOR CORNER;  
 17-57 SOUTH 27 DEGREES 06 MINUTES 35 SECONDS EAST, A DISTANCE OF  
 17-58 48.79 FEET TO A POINT FOR CORNER;  
 17-59 SOUTH 03 DEGREES 00 MINUTES 20 SECONDS EAST, A DISTANCE OF  
 17-60 99.72 FEET TO A POINT FOR CORNER;  
 17-61 SOUTH 83 DEGREES 08 MINUTES 04 SECONDS EAST, A DISTANCE OF  
 17-62 37.30 FEET TO A POINT FOR CORNER;  
 17-63 NORTH 57 DEGREES 35 MINUTES 41 SECONDS EAST, A DISTANCE OF  
 17-64 41.39 FEET TO A POINT FOR CORNER;  
 17-65 NORTH 75 DEGREES 34 MINUTES 56 SECONDS EAST, A DISTANCE OF  
 17-66 56.74 FEET TO A POINT FOR CORNER;  
 17-67 NORTH 47 DEGREES 39 MINUTES 07 SECONDS EAST, A DISTANCE OF  
 17-68 58.59 FEET TO A POINT FOR CORNER IN FENCE;  
 17-69 NORTH 12 DEGREES 59 MINUTES 03 SECONDS EAST, A DISTANCE OF

18-1 13.47 FEET TO A POINT FOR CORNER;  
 18-2 NORTH 73 DEGREES 48 MINUTES 29 SECONDS EAST, A DISTANCE OF  
 18-3 23.99 FEET TO A POINT FOR CORNER;  
 18-4 NORTH 86 DEGREES 17 MINUTES 13 SECONDS EAST, A DISTANCE OF  
 18-5 20.97 FEET TO A POINT FOR CORNER IN FENCE;  
 18-6 NORTH 80 DEGREES 40 MINUTES 13 SECONDS EAST, A DISTANCE OF  
 18-7 30.83 FEET TO A POINT FOR CORNER IN FENCE;  
 18-8 SOUTH 29 DEGREES 19 MINUTES 16 SECONDS EAST, A DISTANCE OF  
 18-9 13.66 FEET TO A POINT FOR CORNER;  
 18-10 SOUTH 70 DEGREES 58 MINUTES 26 SECONDS EAST, A DISTANCE OF  
 18-11 42.45 FEET TO A POINT FOR CORNER;  
 18-12 NORTH 20 DEGREES 54 MINUTES 17 SECONDS EAST, A DISTANCE OF  
 18-13 25.33 FEET TO A WOOD FENCE POST FOR CORNER;  
 18-14 NORTH 65 DEGREES 28 MINUTES 27 SECONDS EAST, A DISTANCE OF  
 18-15 19.15 FEET TO A POINT FOR CORNER;  
 18-16 NORTH 05 DEGREES 53 MINUTES 39 SECONDS WEST, A DISTANCE OF  
 18-17 25.51 FEET TO A POINT FOR CORNER;  
 18-18 NORTH 59 DEGREES 00 MINUTES 09 SECONDS WEST, A DISTANCE OF  
 18-19 32.51 FEET TO A POINT FOR CORNER;  
 18-20 NORTH 01 DEGREES 08 MINUTES 46 SECONDS WEST, A DISTANCE OF  
 18-21 50.84 FEET TO A POINT FOR CORNER;  
 18-22 NORTH 44 DEGREES 43 MINUTES 45 SECONDS EAST, A DISTANCE OF  
 18-23 43.32 FEET TO A POINT FOR CORNER;  
 18-24 NORTH 55 DEGREES 08 MINUTES 45 SECONDS EAST, A DISTANCE OF  
 18-25 51.73 FEET TO A POINT FOR CORNER;  
 18-26 NORTH 65 DEGREES 05 MINUTES 38 SECONDS EAST, A DISTANCE OF  
 18-27 29.98 FEET TO A POINT FOR CORNER;  
 18-28 SOUTH 81 DEGREES 24 MINUTES 22 SECONDS EAST, A DISTANCE OF  
 18-29 12.83 FEET TO A POINT FOR CORNER IN FENCE;  
 18-30 SOUTH 74 DEGREES 35 MINUTES 38 SECONDS EAST, A DISTANCE OF  
 18-31 36.13 FEET TO A POINT FOR CORNER;  
 18-32 SOUTH 50 DEGREES 09 MINUTES 55 SECONDS EAST, A DISTANCE OF  
 18-33 14.36 FEET TO A POINT FOR CORNER;  
 18-34 NORTH 06 DEGREES 16 MINUTES 59 SECONDS EAST, A DISTANCE OF  
 18-35 29.03 FEET TO A POINT FOR CORNER;  
 18-36 NORTH 48 DEGREES 47 MINUTES 17 SECONDS WEST, A DISTANCE OF  
 18-37 53.14 FEET TO A POINT FOR CORNER;  
 18-38 NORTH 43 DEGREES 49 MINUTES 56 SECONDS WEST, A DISTANCE OF  
 18-39 155.52 FEET TO A POINT FOR CORNER;  
 18-40 NORTH 01 DEGREES 45 MINUTES 19 SECONDS WEST, A DISTANCE OF  
 18-41 70.53 FEET TO A POINT FOR CORNER;  
 18-42 NORTH 56 DEGREES 59 MINUTES 46 SECONDS EAST, A DISTANCE OF  
 18-43 85.65 FEET TO A POINT FOR CORNER;  
 18-44 NORTH 63 DEGREES 00 MINUTES 42 SECONDS EAST, A DISTANCE OF  
 18-45 114.25 FEET TO A POINT FOR CORNER;  
 18-46 NORTH 83 DEGREES 38 MINUTES 14 SECONDS EAST, A DISTANCE OF  
 18-47 55.46 FEET TO A POINT FOR CORNER;  
 18-48 NORTH 34 DEGREES 34 MINUTES 53 SECONDS EAST, A DISTANCE OF  
 18-49 21.46 FEET TO A POINT FOR CORNER;  
 18-50 NORTH 04 DEGREES 54 MINUTES 56 SECONDS WEST, A DISTANCE OF  
 18-51 33.36 FEET TO A POINT FOR CORNER;  
 18-52 NORTH 57 DEGREES 53 MINUTES 50 SECONDS EAST, A DISTANCE OF  
 18-53 44.82 FEET TO A POINT FOR CORNER;  
 18-54 SOUTH 84 DEGREES 23 MINUTES 51 SECONDS EAST, A DISTANCE OF  
 18-55 48.40 FEET TO A POINT FOR CORNER;  
 18-56 SOUTH 51 DEGREES 11 MINUTES 25 SECONDS EAST, A DISTANCE OF  
 18-57 67.02 FEET TO A POINT FOR CORNER;  
 18-58 SOUTH 44 DEGREES 51 MINUTES 17 SECONDS EAST, A DISTANCE OF  
 18-59 36.44 FEET TO A POINT FOR CORNER IN FENCE;  
 18-60 NORTH 75 DEGREES 10 MINUTES 20 SECONDS EAST, A DISTANCE OF  
 18-61 90.42 FEET TO A POINT FOR CORNER IN FENCE;  
 18-62 SOUTH 73 DEGREES 39 MINUTES 13 SECONDS EAST, A DISTANCE OF  
 18-63 63.25 FEET TO A POINT FOR CORNER;  
 18-64 NORTH 44 DEGREES 45 MINUTES 09 SECONDS EAST, A DISTANCE OF  
 18-65 20.74 FEET TO A POINT FOR CORNER;  
 18-66 NORTH 00 DEGREES 39 MINUTES 50 SECONDS EAST, A DISTANCE OF  
 18-67 33.37 FEET TO A POINT FOR CORNER;  
 18-68 NORTH 00 DEGREES 36 MINUTES 16 SECONDS EAST, A DISTANCE OF  
 18-69 15.20 FEET TO A POINT FOR CORNER IN FENCE;

19-1 NORTH 37 DEGREES 39 MINUTES 21 SECONDS EAST, A DISTANCE OF  
 19-2 26.12 FEET TO A POINT FOR CORNER IN FENCE;  
 19-3 NORTH 32 DEGREES 26 MINUTES 02 SECONDS EAST, A DISTANCE OF  
 19-4 26.72 FEET TO A POINT FOR CORNER;  
 19-5 SOUTH 81 DEGREES 23 MINUTES 45 SECONDS EAST, A DISTANCE OF  
 19-6 44.28 FEET TO A POINT FOR CORNER;  
 19-7 SOUTH 25 DEGREES 45 MINUTES 46 SECONDS EAST, A DISTANCE OF  
 19-8 54.43 FEET TO A POINT FOR CORNER;  
 19-9 NORTH 69 DEGREES 18 MINUTES 15 SECONDS EAST, A DISTANCE OF  
 19-10 41.64 FEET TO A POINT FOR CORNER IN FENCE;  
 19-11 NORTH 78 DEGREES 21 MINUTES 31 SECONDS EAST, A DISTANCE OF  
 19-12 27.67 FEET TO A POINT FOR CORNER IN FENCE;  
 19-13 NORTH 45 DEGREES 23 MINUTES 34 SECONDS EAST, A DISTANCE OF  
 19-14 20.59 FEET TO A POINT FOR CORNER;  
 19-15 NORTH 58 DEGREES 08 MINUTES 51 SECONDS EAST, A DISTANCE OF  
 19-16 60.10 FEET TO A POINT FOR CORNER;  
 19-17 NORTH 61 DEGREES 59 MINUTES 57 SECONDS EAST, A DISTANCE OF  
 19-18 39.38 FEET TO A POINT FOR CORNER;  
 19-19 NORTH 21 DEGREES 01 MINUTES 11 SECONDS EAST, A DISTANCE OF  
 19-20 26.46 FEET TO A POINT FOR CORNER;  
 19-21 NORTH 44 DEGREES 04 MINUTES 52 SECONDS EAST, A DISTANCE OF  
 19-22 33.50 FEET TO A POINT FOR CORNER IN FENCE;  
 19-23 SOUTH 67 DEGREES 45 MINUTES 12 SECONDS EAST, A DISTANCE OF  
 19-24 57.91 FEET TO A POINT FOR CORNER;  
 19-25 NORTH 67 DEGREES 09 MINUTES 26 SECONDS EAST, A DISTANCE OF  
 19-26 66.59 FEET TO A POINT FOR CORNER;  
 19-27 NORTH 76 DEGREES 48 MINUTES 08 SECONDS EAST, A DISTANCE OF  
 19-28 225.75 FEET TO A POINT FOR CORNER IN FENCE;  
 19-29 NORTH 52 DEGREES 21 MINUTES 22 SECONDS EAST, A DISTANCE OF  
 19-30 54.09 FEET TO A POINT FOR CORNER IN FENCE;  
 19-31 SOUTH 57 DEGREES 13 MINUTES 16 SECONDS EAST, A DISTANCE OF  
 19-32 42.99 FEET TO A POINT FOR CORNER;  
 19-33 NORTH 55 DEGREES 45 MINUTES 08 SECONDS EAST, A DISTANCE OF  
 19-34 146.63 FEET TO A POINT FOR CORNER IN FENCE;  
 19-35 NORTH 68 DEGREES 02 MINUTES 45 SECONDS EAST, A DISTANCE OF  
 19-36 23.78 FEET TO A POINT FOR CORNER;  
 19-37 THENCE, NORTH 02 DEGREES 06 MINUTES 15 SECONDS WEST, DEPARTING THE  
 19-38 WEST BANK OF SAID PECAN CREEK, AND ALONG THE MOST SOUTHERLY WEST  
 19-39 LINE OF SAID 270.81 ACRE TRACT, A DISTANCE OF 317.03 FEET TO A STEEL  
 19-40 PIN FOR CORNER;  
 19-41 THENCE, SOUTH 89 DEGREES 10 MINUTES 46 SECONDS WEST, ALONG THE MOST  
 19-42 EASTERLY SOUTH LINE OF SAID 270.81 ACRE TRACT, A DISTANCE OF  
 19-43 2,339.53 FEET TO A STEEL PIN FOR CORNER, SAID CORNER BEING IN  
 19-44 AFORESAID COUNTY ROAD 135;  
 19-45 THENCE, NORTH 56 DEGREES 34 MINUTES 30 SECONDS EAST, OVER AND ACROSS  
 19-46 SAID 270.81 ACRE TRACT, SAME BEING THE MOST NORTHERLY EAST LINE OF A  
 19-47 SAVE AND EXCEPT TRACT, A CALLED 92.71 ACRE TRACT OF LAND DESCRIBED  
 19-48 IN WARRANTY DEED TO MESA REAL ESTATE PARTNERS, LP AS RECORDED IN  
 19-49 VOLUME 2388, PAGE 113 OF THE DEED RECORDS, COOKE COUNTY, TEXAS, A  
 19-50 DISTANCE OF 80.81 FEET TO A STEEL PIN AT THE APPROXIMATE  
 19-51 INTERSECTION OF SAID COUNTY ROAD 135 AND AFORESAID SACRA'S FERRY  
 19-52 ROAD;  
 19-53 THENCE, NORTH 13 DEGREES 22 MINUTES 18 SECONDS EAST, ALONG SAID EAST  
 19-54 LINE, AND GENERALLY ALONG SAID SACRA'S FERRY ROAD, A DISTANCE OF  
 19-55 954.77 FEET TO A STEEL PIN FOR THE NORTHEAST CORNER OF SAID 92.71  
 19-56 ACRE TRACT, SAID CORNER BEING A REENTRANT CORNER OF SAID 270.81 ACRE  
 19-57 TRACT, AND SAID CORNER BEING IN SAID SACRA'S FERRY ROAD;  
 19-58 THENCE, SOUTH 88 DEGREES 32 MINUTES 55 SECONDS WEST, ALONG THE MOST  
 19-59 WESTERLY NORTH LINE OF SAID 270.81 ACRE TRACT, SAME BEING THE COMMON  
 19-60 NORTH LINE OF SAID 92.71 ACRE TRACT, A DISTANCE OF 2,294.19 FEET TO  
 19-61 A FENCE CORNER;  
 19-62 THENCE, SOUTH 00 DEGREES 11 MINUTES 20 SECONDS WEST, ALONG THE MOST  
 19-63 WESTERLY WEST LINE OF SAID 270.81 ACRE TRACT, SAME BEING THE COMMON  
 19-64 WEST LINE OF SAID 92.71 ACRE TRACT, A DISTANCE OF 2,187.96 FEET TO A  
 19-65 FENCE CORNER;  
 19-66 THENCE, NORTH 89 DEGREES 46 MINUTES 13 SECONDS EAST, ALONG THE MOST  
 19-67 EASTERLY NORTH LINE OF SAID 157.47 ACRE TRACT, A DISTANCE OF 58.33  
 19-68 FEET TO A POINT FOR CORNER;  
 19-69 THENCE, SOUTH 00 DEGREES 27 MINUTES 03 SECONDS WEST, ALONG THE MOST

20-1 EASTERLY SOUTH LINE OF SAID 157.47 ACRE TRACT, A DISTANCE OF  
20-2 2,218.98 FEET TO A 60D NAIL WITH WASHER STAMPED "CLSC 4577" FOR THE  
20-3 SOUTHEAST CORNER OF SAID 157.47 ACRE TRACT, SAID CORNER BEING IN  
20-4 COUNTY ROAD 181;  
20-5 THENCE, GENERALLY ALONG SAID COUNTY ROAD 181 THE FOLLOWING COURSES  
20-6 AND DISTANCES:  
20-7 SOUTH 89 DEGREES 43 MINUTES 05 SECONDS WEST, A DISTANCE OF  
20-8 814.97 FEET TO A POINT FOR CORNER;  
20-9 NORTH 89 DEGREES 32 MINUTES 05 SECONDS WEST, A DISTANCE OF  
20-10 1,343.23 FEET TO A POINT FOR CORNER;  
20-11 NORTH 78 DEGREES 13 MINUTES 56 SECONDS WEST, A DISTANCE OF  
20-12 234.37 FEET TO A POINT FOR CORNER;  
20-13 NORTH 66 DEGREES 00 MINUTES 03 SECONDS WEST, A DISTANCE OF  
20-14 198.85 FEET TO A STAKE FOR THE SOUTHEAST CORNER OF SAID 16.41 ACRE  
20-15 TRACT;  
20-16 THENCE, GENERALLY ALONG COUNTY ROAD 137 THE FOLLOWING COURSES AND  
20-17 DISTANCES:  
20-18 NORTH 53 DEGREES 49 MINUTES 47 SECONDS WEST, A DISTANCE OF  
20-19 199.17 FEET TO A POINT FOR CORNER;  
20-20 NORTH 48 DEGREES 49 MINUTES 56 SECONDS WEST, A DISTANCE OF  
20-21 152.69 FEET TO A POINT FOR CORNER;  
20-22 NORTH 41 DEGREES 05 MINUTES 53 SECONDS WEST, A DISTANCE OF  
20-23 1,229.53 FEET TO A POINT FOR CORNER;  
20-24 NORTH 40 DEGREES 39 MINUTES 43 SECONDS WEST, A DISTANCE OF  
20-25 137.61 FEET TO A POINT FOR CORNER;  
20-26 NORTH 36 DEGREES 08 MINUTES 28 SECONDS WEST, A DISTANCE OF  
20-27 233.25 FEET TO A POINT FOR CORNER;  
20-28 NORTH 04 DEGREES 50 MINUTES 20 SECONDS WEST, A DISTANCE OF  
20-29 179.75 FEET TO A POINT FOR CORNER;  
20-30 NORTH 00 DEGREES 24 MINUTES 36 SECONDS WEST, A DISTANCE OF  
20-31 12.34 FEET TO AN IRON ROD WITH CAP FOR THE SOUTHEAST CORNER OF SAID  
20-32 247.572 ACRE TRACT, SAID CORNER BEING AT THE APPROXIMATE  
20-33 INTERSECTION OF SAID COUNTY ROAD 137 AND FARM-TO-MARKET ROAD 1202;  
20-34 THENCE, SOUTH 89 DEGREES 19 MINUTES 32 SECONDS WEST, ALONG THE MOST  
20-35 SOUTHERLY SOUTH LINE OF SAID 247.572 ACRE TRACT, AND GENERALLY  
20-36 ALONG SAID FARM-TO-MARKET ROAD 1202, A DISTANCE OF 416.47 FEET TO A  
20-37 60D NAIL FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 247.572  
20-38 ACRE TRACT, SAID CORNER BEING IN SAID FARM-TO-MARKET ROAD 1202;  
20-39 THENCE, NORTH 01 DEGREES 01 MINUTES 59 SECONDS EAST, DEPARTING SAID  
20-40 FARM-TO-MARKET ROAD 1202, AND ALONG THE MOST SOUTHERLY WEST LINE OF  
20-41 SAID 247.572 ACRE TRACT, A DISTANCE OF 368.30 FEET TO A METAL FENCE  
20-42 CORNER POST FOUND FOR A REENTRANT CORNER OF SAID 247.572 ACRE TRACT;  
20-43 THENCE, NORTH 89 DEGREES 00 MINUTES 03 SECONDS WEST, ALONG THE MOST  
20-44 WESTERLY SOUTH LINE OF SAID 247.752 ACRE TRACT, A DISTANCE OF 843.54  
20-45 FEET TO A METAL FENCE CORN POST FOR A REENTRANT CORNER OF SAID  
20-46 247.752 ACRE TRACT;  
20-47 THENCE, SOUTH 55 DEGREES 11 MINUTES 18 SECONDS WEST, CONTINUING  
20-48 ALONG SAID SOUTH LINE, A DISTANCE OF 110.57 FEET TO AN ALUMINUM ROW  
20-49 CAP FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE  
20-50 HIGHWAY 35;  
20-51 THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY  
20-52 35 THE FOLLOWING COURSES AND DISTANCES:  
20-53 NORTH 69 DEGREES 23 MINUTES 45 SECONDS WEST, A DISTANCE OF  
20-54 56.69 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
20-55 NORTH 24 DEGREES 55 MINUTES 32 SECONDS WEST, A DISTANCE OF  
20-56 964.80 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
20-57 NORTH 26 DEGREES 02 MINUTES 39 SECONDS WEST, A DISTANCE OF  
20-58 1,792.48 FEET TO AN ALUMINUM ROW CAP FOR CORNER AND THE BEGINNING OF  
20-59 A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES 07  
20-60 MINUTES 36 SECONDS, A RADIUS OF 6,818.00 FEET, AND A LONG CHORD THAT  
20-61 BEARS NORTH 22 DEGREES 28 MINUTES 51 SECONDS WEST, A DISTANCE OF  
20-62 847.49 FEET;  
20-63 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
20-64 848.04 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
20-65 NORTH 71 DEGREES 04 MINUTES 57 SECONDS EAST, A DISTANCE OF  
20-66 14.00 FEET TO AN ALUMINUM ROW CAP FOR CORNER AND THE BEGINNING OF A  
20-67 NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES  
20-68 16 MINUTES 27 SECONDS, A RADIUS OF 6,804.00 FEET, AND A LONG CHORD  
20-69 THAT BEARS NORTH 17 DEGREES 16 MINUTES 50 SECONDS WEST, A DISTANCE

21-1 OF 388.75 FEET;  
 21-2 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
 21-3 388.80 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
 21-4 SOUTH 74 DEGREES 21 MINUTES 23 SECONDS WEST, A DISTANCE OF  
 21-5 14.00 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
 21-6 NORTH 15 DEGREES 30 MINUTES 09 SECONDS WEST, A DISTANCE OF  
 21-7 33.60 FEET TO AN ALUMINUM ROW CAP FOR CORNER AND THE BEGINNING OF A  
 21-8 NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES  
 21-9 48 MINUTES 31 SECONDS, A RADIUS OF 6,820.94 FEET, AND A LONG CHORD  
 21-10 THAT BEARS NORTH 13 DEGREES 27 MINUTES 20 SECONDS WEST, A DISTANCE  
 21-11 OF 453.32 FEET;  
 21-12 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
 21-13 453.41 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
 21-14 NORTH 78 DEGREES 26 MINUTES 56 SECONDS EAST, A DISTANCE OF  
 21-15 18.00 FEET TO AN ALUMINUM ROW CAP FOR CORNER AND THE BEGINNING OF A  
 21-16 NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES  
 21-17 38 MINUTES 13 SECONDS, A RADIUS OF 6,800.00 FEET, AND A LONG CHORD  
 21-18 THAT BEARS NORTH 10 DEGREES 43 MINUTES 57 SECONDS WEST, A DISTANCE  
 21-19 OF 194.28 FEET;  
 21-20 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
 21-21 194.29 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
 21-22 SOUTH 80 DEGREES 05 MINUTES 10 SECONDS WEST, A DISTANCE OF  
 21-23 18.00 FEET TO AN ALUMINUM ROW CAP FOR CORNER AND THE BEGINNING OF A  
 21-24 NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES  
 21-25 02 MINUTES 55 SECONDS, A RADIUS OF 6,818.00 FEET, AND A LONG CHORD  
 21-26 THAT BEARS NORTH 08 DEGREES 53 MINUTES 22 SECONDS WEST, A DISTANCE  
 21-27 OF 243.78 FEET;  
 21-28 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
 21-29 243.79 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
 21-30 NORTH 04 DEGREES 01 MINUTES 11 SECONDS EAST, A DISTANCE OF  
 21-31 148.35 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
 21-32 NORTH 07 DEGREES 24 MINUTES 43 SECONDS WEST, A DISTANCE OF  
 21-33 97.02 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
 21-34 NORTH 20 DEGREES 56 MINUTES 06 SECONDS WEST, A DISTANCE OF  
 21-35 100.89 FEET TO AN ALUMINUM ROW CAP FOR CORNER AND THE BEGINNING OF A  
 21-36 NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES  
 21-37 33 MINUTES 08 SECONDS, A RADIUS OF 6,779.98 FEET, AND A LONG CHORD  
 21-38 THAT BEARS NORTH 04 DEGREES 43 MINUTES 39 SECONDS WEST, A DISTANCE  
 21-39 OF 65.34 FEET;  
 21-40 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
 21-41 65.34 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
 21-42 NORTH 03 DEGREES 02 MINUTES 35 SECONDS WEST, A DISTANCE OF  
 21-43 1,198.43 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
 21-44 NORTH 11 DEGREES 00 MINUTES 15 SECONDS EAST, A DISTANCE OF  
 21-45 133.20 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
 21-46 NORTH 03 DEGREES 02 MINUTES 02 SECONDS WEST, A DISTANCE OF  
 21-47 600.00 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
 21-48 NORTH 01 DEGREES 23 MINUTES 39 SECONDS WEST, A DISTANCE OF  
 21-49 69.32 FEET TO AN ALUMINUM ROW CAP FOR CORNER AND THE BEGINNING OF A  
 21-50 NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES  
 21-51 37 MINUTES 24 SECONDS, A RADIUS OF 6,388.56 FEET, AND A LONG CHORD  
 21-52 THAT BEARS NORTH 00 DEGREES 31 MINUTES 29 SECONDS EAST, A DISTANCE  
 21-53 OF 849.38 FEET;  
 21-54 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
 21-55 850.01 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
 21-56 NORTH 38 DEGREES 15 MINUTES 47 SECONDS EAST, A DISTANCE OF  
 21-57 59.79 FEET TO AN ALUMINUM ROW CAP FOR CORNER AND THE BEGINNING OF A  
 21-58 NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES  
 21-59 19 MINUTES 59 SECONDS, A RADIUS OF 5,747.00 FEET, AND A LONG CHORD  
 21-60 THAT BEARS NORTH 06 DEGREES 40 MINUTES 40 SECONDS EAST, A DISTANCE  
 21-61 OF 334.28 FEET;  
 21-62 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
 21-63 334.33 FEET TO AN ALUMINUM ROW CAP FOR CORNER AND THE BEGINNING OF A  
 21-64 COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 00  
 21-65 MINUTES 05 SECONDS, A RADIUS OF 5,854.38 FEET, AND A LONG CHORD THAT  
 21-66 BEARS NORTH 08 DEGREES 51 MINUTES 33 SECONDS EAST, A DISTANCE OF  
 21-67 102.32 FEET;  
 21-68 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF  
 21-69 102.32 FEET TO AN ALUMINUM ROW CAP FOR CORNER;

22-1 NORTH 05 DEGREES 39 MINUTES 04 SECONDS WEST, A DISTANCE OF  
 22-2 254.75 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
 22-3 NORTH 09 DEGREES 21 MINUTES 52 SECONDS EAST, A DISTANCE OF  
 22-4 1,102.93 FEET TO AN ALUMINUM ROW CAP FOR CORNER AND THE BEGINNING OF  
 22-5 A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 21  
 22-6 MINUTES 59 SECONDS, A RADIUS OF 4,032.00 FEET, AND A LONG CHORD THAT  
 22-7 BEARS NORTH 08 DEGREES 40 MINUTES 53 SECONDS EAST, A DISTANCE OF  
 22-8 96.16 FEET;  
 22-9 ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 96.16  
 22-10 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
 22-11 NORTH 22 DEGREES 35 MINUTES 10 SECONDS EAST, A DISTANCE OF  
 22-12 17.28 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
 22-13 SOUTH 80 DEGREES 28 MINUTES 40 SECONDS EAST, A DISTANCE OF  
 22-14 1.01 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
 22-15 NORTH 30 DEGREES 17 MINUTES 47 SECONDS EAST, A DISTANCE OF  
 22-16 154.27 FEET TO AN ALUMINUM ROW CAP FOR CORNER AND THE BEGINNING OF A  
 22-17 NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES  
 22-18 06 MINUTES 14 SECONDS, A RADIUS OF 4,099.00 FEET, AND A LONG CHORD  
 22-19 THAT BEARS NORTH 04 DEGREES 13 MINUTES 01 SECONDS EAST, A DISTANCE  
 22-20 OF 222.03 FEET;  
 22-21 ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF  
 22-22 222.06 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
 22-23 NORTH 22 DEGREES 02 MINUTES 28 SECONDS WEST, A DISTANCE OF  
 22-24 160.11 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
 22-25 NORTH 02 DEGREES 41 MINUTES 49 SECONDS EAST, A DISTANCE OF  
 22-26 549.98 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
 22-27 NORTH 16 DEGREES 11 MINUTES 33 SECONDS EAST, A DISTANCE OF  
 22-28 51.42 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
 22-29 NORTH 02 DEGREES 41 MINUTES 49 SECONDS EAST, A DISTANCE OF  
 22-30 100.00 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
 22-31 NORTH 10 DEGREES 47 MINUTES 56 SECONDS WEST, A DISTANCE OF  
 22-32 51.42 FEET TO AN ALUMINUM ROW CAP FOR CORNER;  
 22-33 NORTH 02 DEGREES 41 MINUTES 49 SECONDS EAST, A DISTANCE OF  
 22-34 30.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,560.911 ACRES  
 22-35 OF LAND, MORE OR LESS.

22-36 SECTION 3. (a) The legal notice of the intention to  
 22-37 introduce this Act, setting forth the general substance of this  
 22-38 Act, has been published as provided by law, and the notice and a  
 22-39 copy of this Act have been furnished to all persons, agencies,  
 22-40 officials, or entities to which they are required to be furnished  
 22-41 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
 22-42 Government Code.

22-43 (b) The governor, one of the required recipients, has  
 22-44 submitted the notice and Act to the Texas Commission on  
 22-45 Environmental Quality.

22-46 (c) The Texas Commission on Environmental Quality has filed  
 22-47 its recommendations relating to this Act with the governor, the  
 22-48 lieutenant governor, and the speaker of the house of  
 22-49 representatives within the required time.

22-50 (d) All requirements of the constitution and laws of this  
 22-51 state and the rules and procedures of the legislature with respect  
 22-52 to the notice, introduction, and passage of this Act are fulfilled  
 22-53 and accomplished.

22-54 SECTION 4. (a) If this Act does not receive a two-thirds  
 22-55 vote of all the members elected to each house, Subchapter C, Chapter  
 22-56 7987A, Special District Local Laws Code, as added by Section 1 of  
 22-57 this Act, is amended by adding Section 7987A.0307 to read as  
 22-58 follows:

22-59 Sec. 7987A.0307. NO EMINENT DOMAIN POWER. The district may  
 22-60 not exercise the power of eminent domain.

22-61 (b) This section is not intended to be an expression of a  
 22-62 legislative interpretation of the requirements of Section 17(c),  
 22-63 Article I, Texas Constitution.

22-64 SECTION 5. This Act takes effect September 1, 2023.

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