



Control Number: 49386



Item Number: 33

Addendum StartPage: 0

COATS | ROSE RECEIVED

JOSHUA A. BETHKE
ASSOCIATE

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2020 NOV 23 PM 2:21

JBETHKE@COATSROSE.COM

PUBLIC UTILITY COMMISSION DIRECTOR (972) 982-8454
FILING CLERK FAX (972) 702-8451

November 23, 2020

Public Utility Commission of Texas
1701 N. Congress
P.O. Box 13326
Austin, Texas 78711

Re: Docket No. 49386
Evidence of Recording in Compliance with Notice of Approval

To the Honorable Administrative Law Judge Siemankowski:

Coats Rose, P.C. ("Coats Rose") represents Las Lomas Municipal Utility District No. 4A of Kaufman County, formerly known as Las Lomas Municipal Utility District No. 4 of Kaufman County ("Las Lomas 4A"), and Las Lomas Municipal Utility District No. 4B of Kaufman County ("Las Lomas 4B" and, together with Las Lomas 4A, the "Applicants"), in Public Utility Commission of Texas (the "Commission") Docket No. 49386.

On March 28, 2019, the Applicants filed an application with the Commission to transfer all of Las Lomas 4A's sewer certificate of convenience and necessity ("CCN") No. 21007 to Las Lomas 4B. On November 4, 2020, the administrative law judge issued a Notice of Approval.

Pursuant to the Ordering Paragraphs of the Notice of Approval, the Applicants must file evidence that a certified copy of the certificate granted and map approved by the Notice of Approval, along with a boundary description of the service area, has been filed in the real property records of Kaufman County. Attached to this letter is a copy of the documents recorded in the real property records of Kaufman County, in compliance with the Ordering Paragraphs of the Notice of Approval.

Very truly yours,

/s/ Joshua A. Bethke

Attorney for the Applicants

14755 PRESTON ROAD, SUITE 600, DALLAS, TEXAS 75254
PHONE: (972) 788-1600 FAX (972) 702-0662
COATSROSE.COM

HOUSTON | AUSTIN | DALLAS | SAN ANTONIO | NEW ORLEANS | CINCINNATI

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Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2020-0037333

Billable Pages: 41
Number of Pages: 42

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
On: 11/23/2020 at 11.10 AM	E-RECORDING
Document Number: <u>2020-0037333</u>	
Receipt No: <u>20-31197</u>	
Amount: \$ <u>186.00</u>	
Vol/Pg: <u>V:6700 P:292</u>	



STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me
and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Kylie Doss, Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED
REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER
FEDERAL LAW.

Record and Return To:

COATS ROSE, PC
9 GREENWAY PLAZA STE 1000
HOUSTON, TX 77046





Public Utility Commission of Texas

By These Presents Be It Known To All That

Las Lomas Municipal Utility District No. 4B of Kaufman County

having obtained certification to provide sewer utility service for the convenience and necessity of the public, and it having been determined by this Commission that the public convenience and necessity would in fact be advanced by the provision of such service, Las Lomas Municipal Utility District No. 4B of Kaufman County is entitled to this

Certificate of Convenience and Necessity No. 21007

to provide continuous and adequate sewer utility service to that service area or those service areas in Kaufman County as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 49386 are on file at the Commission offices in Austin, Texas; and are matters of official record available for public inspection; and be it known further that these presents do evidence the authority and the duty of the Las Lomas Municipal Utility District No. 4B of Kaufman County to provide such utility service in accordance with the laws of this State and Rules of this Commission, subject only to any power and responsibility of this Commission to revoke or amend this Certificate in whole or in part upon a subsequent showing that the public convenience and necessity would be better served thereby.

Issued at Austin, Texas, this 4th day of November 2020.

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL ON FILE WITH THE
PUBLIC UTILITY COMMISSION OF TEXAS
CENTRAL RECORDS DIVISION

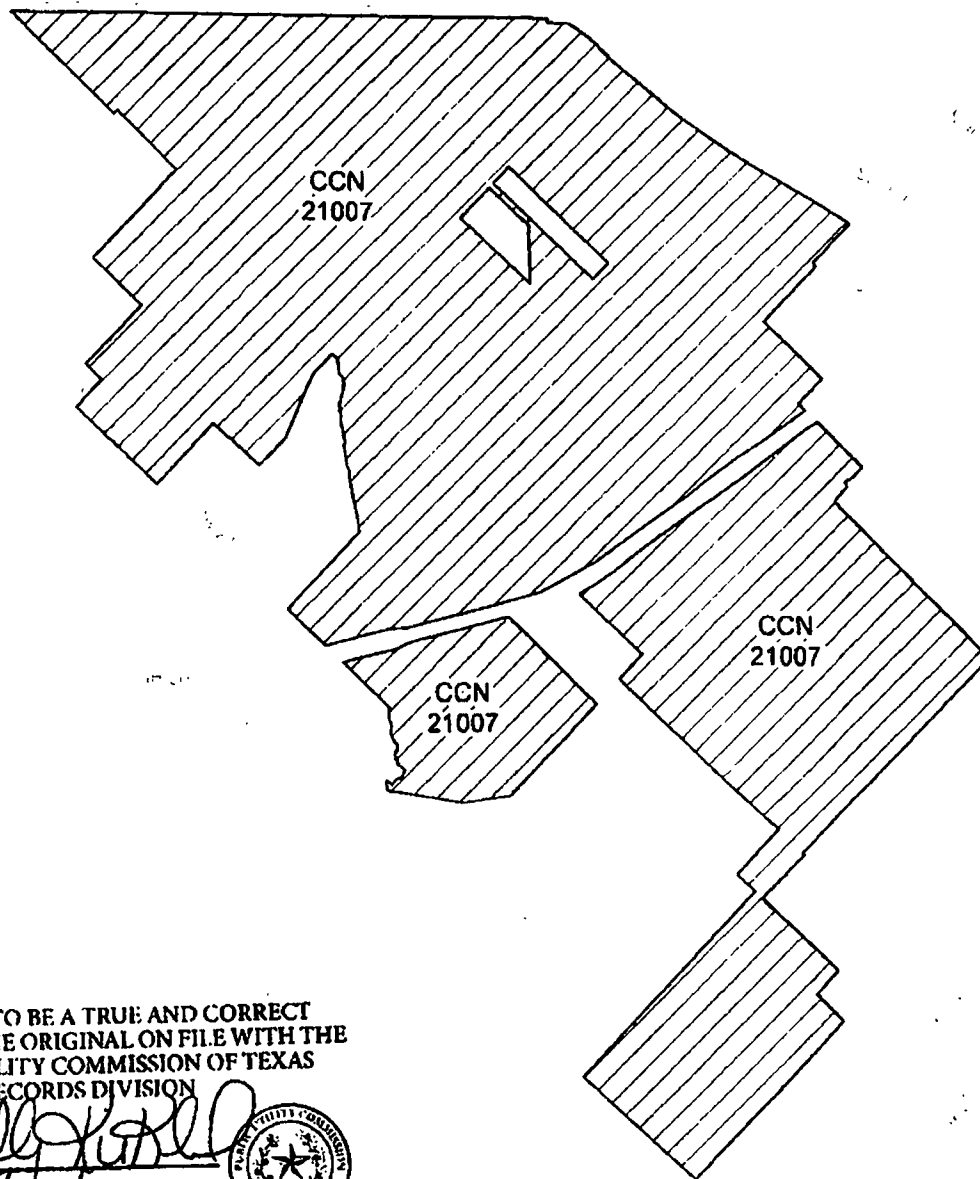
BY:

DATE:

Kelly Rusk
11/07/2020



Las Lomas Municipal Utility District No. 4B of Kaufman County
Sewer CCN No. 21007
PUC Docket No. 49386
Transferred all of Las Lomas Municipal District No. 4 of Kaufman County, CCN No. 21007 in
Kaufman County



CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL ON FILE WITH THE
PUBLIC UTILITY COMMISSION OF TEXAS
CENTRAL RECORDS DIVISION

BY: *Kelly Kuhl*

DATE: *11/17/2020*



Sewer CCN



21007 - Las Lomas Municipal Utility District No. 4B of Kaufman County

0 2 000 4 000
Feet



Public Utility Commission of Texas
1701 N Congress Ave
Austin, TX 78701

Map by: Komal Patel
Date created: August 19, 2020
Project Path: n:\vna\mapping\
49386LasLomasMUD4B.mxd

**LOS LOMAS MUD 4B SEWER C.C.N.
5.972.691 ACRES**

BEING 5,972.691 ACRES OF LAND SITUATED IN THE LEWIS PEARCE SURVEY, ABSTRACT NO. 373, THE JOHN HEATH SURVEY, ABSTRACT NO. 227, THE J. R. LEATH SURVEY, ABSTRACT NO. 305, THE RICHARD MEAD SURVEY, ABSTRACT NO. 326, THE WILLIAM SIMPSON SURVEY, ABSTRACT NO. 453, THE J. W. WARD SURVEY, ABSTRACT NO. 596, THE FRIEND MCMAHAN SURVEY, ABSTRACT NO. 313, H.J. LYNN SURVEY, ABSTRACT NO. 289, THE D. PARKER SURVEY, ABSTRACT NO. 379, THE C. WILSON SURVEY, ABSTRACT NO. 571, THE R. MEAD SURVEY, ABSTRACT NO. 308, THE R. MEAD SURVEY ABSTRACT NO. 316 AND THE J.C. MOSES SURVEY ABSTRACT NO. 635 IN KAUFMAN COUNTY TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN THE FOLLOWING ELEVEN TRACTS:

**TRACT 1
613.102 ACRES**

BEING A TRACT OF LAND SITUATED IN THE LEWIS PEARCE SURVEY, ABSTRACT NO. 373 AND THE JOHN HEATH SURVEY, ABSTRACT NO. 227, IN KAUFMAN COUNTY, TEXAS, AND BEING ALL OF A CALLED 123.853 ACRE TRACT OF LAND DESCRIBED IN A DEED TO SPEZIA INVESTMENTS, L.L.L.P. RECORDED IN VOLUME 2908, PAGE 335 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, AND A PORTION OF A CALLED 3,658.883 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A DEED TO SPEZIA INVESTMENTS, L.L.L.P. RECORDED IN VOLUME 2908, PAGE 247 OF SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 123.853 ACRE TRACT AND THE NORTHERN MOST NORTHEAST CORNER OF A CALLED 178.83 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BDG HOLDINGS, LTD. RECORDED IN VOLUME 2382, PAGE 601 OF SAID DEED RECORDS, SAID POINT BEING IN THE SOUTH LINE OF THE UNION PACIFIC RAILWAY (100' RIGHT-OF-WAY);

THENCE SOUTH 88 DEGREES 05 MINUTES 14 SECONDS EAST, ALONG THE NORTH LINE OF SAID 123.853 ACRE TRACT AND THE SOUTH LINE OF SAID UNION PACIFIC RAILWAY, A DISTANCE OF 4,645.30 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHERN MOST NORTHWEST CORNER OF SAID TRACT 1 AND THE NORTHERLY NORTHEAST CORNER OF SAID 123.853 ACRE TRACT;

THENCE SOUTH 88 DEGREES 06 MINUTES 52 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID UNION PACIFIC RAILWAY

AND THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 781.53 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;

THENCE SOUTH 00 DEGREES 51 MINUTES 17 SECONDS EAST, OVER AND ACROSS SAID TRACT 1, A DISTANCE OF 9,582.30 FEET TO POINT IN THE TALTY HALF MILE EXTRA TERRITORIAL JURISDICTION LINE AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE OVER AND ACROSS SAID TRACT ONE AND ALONG SAID TALTY HALF MILE EXTRA TERRITORIAL JURISDICTION LINE THE FOLLOWING COURSES AND DISTANCES;

NORTHWESTERLY, ALONG THE NON-TANGENT CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS NORTH 54 DEGREES 08 MINUTES 40 SECONDS WEST FOR 1157.06 FEET, A CENTRAL ANGLE OF 25 DEGREES 19 MINUTES 01 SECOND AND A RADIUS OF 2640.00 FEET, FOR AN ARC DISTANCE OF 1166.53 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET FOR THE END OF SAID CURVE;

NORTH 44 DEGREES 48 MINUTES 35 SECONDS WEST, A DISTANCE OF 1272.29 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

NORTHWESTERLY, ALONG THE TANGENT CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS NORTH 62 DEGREES 23 MINUTES 35 SECONDS WEST FOR 1595.03 FEET, A CENTRAL ANGLE OF 35 DEGREES 09 MINUTES 58 SECONDS AND A RADIUS OF 2640.00 FEET, FOR AN ARC DISTANCE OF 1620.34 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET IN THE WESTERLY BOUNDARY OF SAID TRACT 1, SAME BEING THE SOUTHEAST LINE OF EMERALD RANCH ESTATES, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, SLIDE 464 OF THE MAP RECORDS OF KAUFMAN COUNTY, TEXAS;

THENCE NORTH 45 DEGREES 17 MINUTES 02 SECONDS EAST, DEPARTING SAID TALTY HALF MILE EXTRA TERRITORIAL JURISDICTION LINE AND ALONG THE WESTERLY BOUNDARY OF SAID TRACT 1 AND THE SOUTHEAST LINE OF SAID EMERALD RANCH ESTATES, A DISTANCE OF 799.31 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" FOUND FOR THE EAST CORNER OF SAID EMERALD RANCH ESTATES;

THENCE NORTH 44 DEGREES 18 MINUTES 26 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID EMERALD RANCH AND CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID TRACT 1, A DISTANCE OF 1,583.05 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" FOUND FOR THE NORTH CORNER OF SAID EMERALD RANCH AND THE SOUTH CORNER OF A CALLED 108.73 ACRE TRACT DESCRIBED IN A DEED TO COUNTRYSIDE HELMS TRAIL, L. P., RECORDED IN VOLUME 1838, PAGE 286 OF SAID DEED RECORDS;

THENCE NORTH 45 DEGREES 06 MINUTES 03 SECONDS EAST, CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID TRACT 1 AND THE SOUTHEAST LINES OF SAID 108.73 ACRE TRACT AND A CALLED 18.4255 ACRE TRACT OF LAND DESCRIBED IN A DEED TO KAUFMAN LAND PARTNERS, LTD., RECORDED IN VOLUME 1973, PAGE 579 OF SAID DEED RECORDS, A DISTANCE OF 2,874.06 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID 18.4255 ACRE TRACT AND A RE-ENTRANT CORNER IN SAID TRACT 1;

THENCE NORTH 44 DEGREES 45 MINUTES 10 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID 18.4255 ACRE TRACT AND CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID TRACT 1, A DISTANCE OF 1,954.78 FEET TO A 5/8-INCH IRON ROD FOUND IN THE APPROXIMATE CENTER OF HELMS TRAIL (UNDEDICATED PUBLIC ROAD) FOR THE NORTH CORNER OF SAID 18.4255 ACRE TRACT AND A WESTERLY CORNER OF SAID TRACT 1;

THENCE SOUTH 45 DEGREES 22 MINUTES 08 SECONDS WEST, ALONG THE APPROXIMATE CENTER OF SAID HELMS TRAIL, A DISTANCE OF 109.99 FEET TO A POINT IN THE APPROXIMATE CENTER OF SAID HELMS TRAIL FROM WHICH 3/4-INCH IRON PIPE FOUND BEARS NORTH 44 DEGREES 27 MINUTES 24 SECONDS WEST, A DISTANCE 27.36 FEET;

THENCE NORTH 44 DEGREES 27 MINUTES 24 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 123.853 ACRE TRACT, A DISTANCE OF 3,373.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 26,706,737 SQUARE FEET, OR 613.102 ACRES OF LAND, MORE OR LESS.

TRACT 2
177.674 ACRES

BEING A TRACT OF LAND SITUATED IN THE LEWIS PEARCE SURVEY, ABSTRACT NO. 373, IN KAUFMAN COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND DESCRIBED AS TRACT ONE, IN A DEED TO SPEZIA INVESTMENTS, LLLP, ACCORDING TO THE DEED RECORDED IN VOLUME 2908, PAGE 247, DEED RECORDS KAUFMAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR A SOUTH CORNER OF SAID TRACT ONE AND THE EAST CORNER OF A CALLED 10.0 ACRE TRACT OF LAND DESCRIBED IN A DEED TO FLOYD DARDEN AND JOHN DARDEN RECORDED IN VOLUME 1033, PAGE 384 OF SAID DEED RECORDS;

THENCE NORTH 46 DEGREES 27 MINUTES 27 SECONDS WEST, ALONG THE NORTHEAST LINES OF SAID DARDEN TRACT, A CALLED 25.821 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JOHNNIE R. HOPKINS AND VIRGINIA E. HOPKINS RECORDED IN VOLUME 1501, PAGE 273 OF SAID DEED RECORDS, AND A CALLED 10.886 ACRE TRACT DESCRIBED AS TRACT 1 IN A DEED TO LESLIE D. WARE RECORDED IN VOLUME 2124, PAGE 210 OF SAID DEED RECORDS, AND A SOUTHWEST LINE OF SAID TRACT ONE, A DISTANCE OF 1456.17 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" FOUND FOR THE NORTH CORNER OF SAID WARE TRACT AND A RE-ENTRANT CORNER IN SAID TRACT ONE;

THENCE SOUTH 45 DEGREES 06 MINUTES 24 SECONDS WEST, ALONG A SOUTHEAST LINE OF SAID TRACT ONE AND THE NORTHWEST LINES OF SAID WARE TRACT AND A CALLED 5.7359 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN SAID WARE DEED, A DISTANCE OF 1974.37 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" FOUND FOR A SOUTH CORNER OF SAID TRACT ONE;

THENCE NORTH 44 DEGREES 54 MINUTES 18 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID TRACT ONE, A DISTANCE OF 2603.73 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" FOUND FOR CORNER;

THENCE NORTH 43 DEGREES 59 MINUTES 44 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID TRACT ONE, A DISTANCE OF 866.79 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" FOUND FOR A RE-ENTRANT CORNER IN SAID TRACT ONE;

THENCE NORTH 44 DEGREES 48 MINUTES 03 SECONDS WEST, CONTINUING ALONG THE NORTHWESTERLY LINE OF SAID TRACT ONE, A

DISTANCE OF 509.18 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" FOUND IN THE SOUTHEAST LINE OF EMERALD RANCH ESTATES, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, SLIDE 646 OF THE MAP RECORDS OF KAUFMAN COUNTY, TEXAS;

THENCE NORTH 45 DEGREES 17 MINUTES 02 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID TRACT ONE AND THE SOUTHEAST LINE OF SAID EMERALD RANCH ESTATES, A DISTANCE OF 1108.49 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET IN THE TALTY HALF MILE EXTRA TERRITORIAL JURISDICTION LINE AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE OVER AND ACROSS SAID TRACT ONE AND ALONG SAID TALTY HALF MILE EXTRA TERRITORIAL JURISDICTION LINE THE FOLLOWING COURSES AND DISTANCES;

SOUTHEASTERLY, ALONG THE NON-TANGENT CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS SOUTH 62 DEGREES 23 MINUTES 35 SECONDS EAST FOR 1595.03 FEET, A CENTRAL ANGLE OF 35 DEGREES 09 MINUTES 58 SECONDS AND A RADIUS OF 2640.00 FEET, FOR AN ARC DISTANCE OF 1620.34 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET FOR THE END OF SAID CURVE;

SOUTH 44 DEGREES 48 MINUTES 35 SECONDS EAST A DISTANCE OF 1272.29 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

SOUTHEASTERLY, ALONG THE NON-TANGENT CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS SOUTH 54 DEGREES 08 MINUTES 40 SECONDS EAST FOR 1157.06 FEET TO A POINT FOR CORNER, A CENTRAL ANGLE OF 25 DEGREES 19 MINUTES 01 SECOND AND A RADIUS OF 2640.00 FEET, FOR AN ARC DISTANCE OF 1166.53 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET FOR THE END OF SAID CURVE;

THENCE SOUTH 00 DEGREES 51 MINUTES 17 SECONDS EAST, DEPARTING SAID TALTY HALF MILE EXTRA TERRITORIAL JURISDICTION LINE, A DISTANCE OF 899.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 7,739,496 SQUARE FEET, OR 177.674 ACRES OF LAND, MORE OR LESS.

TRACT 3
2,975.869 ACRES

BEING A TRACT OF LAND SITUATED IN THE J. R. LEATH SURVEY, ABSTRACT NO. 305, THE RICHARD MEAD SURVEY, ABSTRACT NO. 326, THE LEWIS PEARCE SURVEY, ABSTRACT NO. 373, THE WILLIAM SIMPSON SURVEY, ABSTRACT NO. 453, AND THE J. W. WARD SURVEY, ABSTRACT NO. 596 IN KAUFMAN COUNTY, TEXAS, AND BEING ALL OF A CALLED 1012.488 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A DEED TO AP DUPONT LIMITED PARTNERSHIP RECORDED IN VOLUME 2502, PAGE 77 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, PART OF A CALLED 1406.504 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN SAID DEED, ALL OF A CALLED 57.77 ACRE TRACT OF LAND DESCRIBED AS TRACT 5 IN SAID DEED, ALL OF A CALLED 38.410 ACRE TRACT OF LAND DESCRIBED AS TRACT 6A IN SAID DEED, ALL OF A CALLED 46.324 ACRE TRACT OF LAND DESCRIBED AS TRACT 6B IN SAID DEED, ALL OF A CALLED 146.491 ACRE TRACT OF LAND DESCRIBED A TRACT 6C IN SAID DEED, ALL OF A CALLED 418.350 ACRE TRACT OF LAND DESCRIBED AS TRACT 6D IN SAID DEED, ALL OF A CALLED 210.082 ACRE TRACT OF LAND DESCRIBED AS TRACT 7 IN SAID DEED, ALL OF A CALLED 3.09 ACRE TRACT OF LAND DESCRIBED AS TRACT 8 IN SAID DEED, ALL OF A CALLED 20.575 ACRE TRACT OF LAND DESCRIBED AS TRACT 9 IN SAID DEED, ALL OF A CALLED 242.39 ACRE TRACT OF LAND DESCRIBED AS TRACT 10 IN SAID DEED, AND ALL OF A CALLED 55.848 ACRE TRACT OF LAND DESCRIBED AS TRACT 11 IN SAID DEED, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SPUR 557 (VARIABLE RIGHT-OF-WAY) FOR THE MOST EASTERLY CORNER OF SAID 1012.488 ACRE TRACT (TRACT 1) AND THE NORTHWEST CORNER OF A CALLED 131.36 ACRE TRACT OF LAND DESCRIBED AS TRACT V IN A DEED TO 148/I-20 TERRELL PARTNERSHIP, LTD., RECORDED IN VOLUME 1939, PAGE 341 OF SAID DEED RECORDS; THENCE SOUTH 45 DEGREES 16 MINUTES 35 SECONDS WEST, ALONG THE SOUTHEASTERLY BOUNDARY OF SAID TRACT 1 AND THE NORTHWEST LINES OF SAID TRACT V AND A CALLED 120.00 ACRE TRACT OF LAND DESCRIBED AS TRACT IV IN SAID DEED TO 148/I-20 TERRELL PARTNERSHIP, LTD., A DISTANCE OF 837.18 FEET TO THE POINT OF BEGINNING ON THE TERRELL CITY LIMIT LINE;

THENCE SOUTH 45 DEGREES 16 MINUTES 35 SECONDS WEST, CONTINUING ALONG THE SOUTHEASTERLY BOUNDARY OF SAID TRACT 1 AND THE NORTHWEST LINES OF SAID TRACT V AND SAID 120.00 ACRE TRACT, A DISTANCE OF 1304.38 FEET TO A 5/8-INCH IRON ROD WITH CAP

MARKED "PETITT - RPLS 4087" SET FOR THE MOST WESTERLY CORNER OF SAID TRACT IV;

THENCE SOUTH 45 DEGREES 02 MINUTES 34 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID TRACT IV, A DISTANCE OF 99.72 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET FOR A RE-ENTRANT CORNER IN SAID TRACT 1 AND THE NORTH CORNER OF A CALLED 80.083 ACRE TRACT OF LAND DESCRIBED IN A DEED TO C. L. HAMILTON, JR., RECORDED IN VOLUME 528, PAGE 759 OF SAID DEED RECORDS;

THENCE SOUTH 45 DEGREES 05 MINUTES 40 SECONDS WEST, CONTINUING ALONG THE SOUTHEASTERLY BOUNDARY OF SAID TRACT 1 AND ALONG THE NORTHWEST LINE OF SAID HAMILTON TRACT, A DISTANCE OF 1795.83 FEET TO A 1/2-INCH IRON ROD FOUND IN THE NORTHEAST LINE OF A CALLED 288.239 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A DEED TO AP TERRELL LIMITED PARTNERSHIP RECORDED IN VOLUME 2324, PAGE 267 OF SAID DEED RECORDS FOR THE WEST CORNER OF SAID HAMILTON TRACT AND A RE-ENTRANT CORNER OF SAID TRACT 1;

THENCE NORTH 44 DEGREES 23 MINUTES 07 SECONDS WEST, CONTINUING ALONG THE SOUTHEASTERLY BOUNDARY OF SAID TRACT 1 AND THE NORTHEAST LINE OF SAID 288.239 ACRE TRACT, A DISTANCE OF 99.93 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE MOST NORTHERLY CORNER OF SAID 288.239 ACRE TRACT;

THENCE SOUTH 45 DEGREES 29 MINUTES 35 SECONDS WEST, ALONG THE COMMON LINE BETWEEN SAID TRACT 1 AND SAID 288.239 ACRE TRACT, A DISTANCE OF 6060.97 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET FOR AN ANGLE POINT;

THENCE SOUTH 45 DEGREES 28 MINUTES 26 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 1601.11 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET FOR THE WEST CORNER OF SAID 288.239 ACRE TRACT AND THE NORTH CORNER OF SAID TRACT 9;

THENCE SOUTH 44 DEGREES 25 MINUTES 44 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID TRACT 9 AND THE SOUTHWEST LINE OF SAID 288.239 ACRE TRACT, A DISTANCE OF 898.56 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET IN THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE HIGHWAY 20 (VARIABLE RIGHT-OF-WAY) FOR THE SOUTH CORNER OF SAID 288.239 ACRE TRACT AND THE EAST CORNER OF SAID TRACT 9;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE HIGHWAY 20 THE FOLLOWING COURSES AND DISTANCES:

SOUTH 63 DEGREES 04 MINUTES 03 SECONDS WEST, A DISTANCE OF 631.14 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET FOR CORNER;

SOUTH 75 DEGREES 45 MINUTES 02 SECONDS WEST, A DISTANCE OF 1122.84 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET FOR CORNER;

SOUTH 77 DEGREES 15 MINUTES 22 SECONDS WEST, A DISTANCE OF 2160.34 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET FOR CORNER;

SOUTH 87 DEGREES 10 MINUTES 56 SECONDS WEST, A DISTANCE OF 406.08 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET FOR CORNER;

SOUTH 77 DEGREES 15 MINUTES 22 SECONDS WEST, A DISTANCE OF 1593.39 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID TRACT 1;

THENCE NORTH 44 DEGREES 55 MINUTES 22 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID TRACT 1, A DISTANCE OF 1236.59 FEET TO THE WEST CORNER THEREOF AND THE SOUTH CORNER OF A CALLED 226.262 ACRE TRACT OF LAND DESCRIBED IN A DEED TO STEPHEN EDWARD CUMMINGS AND WIFE TAMARA CANNON CUMMINGS RECORDED IN VOLUME 1105, PAGE 405 OF SAID DEED RECORDS;

THENCE NORTH 44 DEGREES 40 MINUTES 05 SECONDS EAST, ALONG THE MOST SOUTHERLY NORTHWEST LINE OF SAID TRACT 1 AND THE SOUTHEAST LINE OF SAID CUMMINGS TRACT, A DISTANCE OF 2494.90 FEET TO A POINT IN THE APPROXIMATE CENTER OF BIG BRUSHY CREEK;

THENCE ALONG THE APPROXIMATE CENTER OF BIG BRUSHY CREEK THE FOLLOWING COURSES AND DISTANCES

NORTH 06 DEGREES 12 MINUTES 18 SECONDS WEST, A DISTANCE OF 345.93 FEET;

NORTH 09 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 554.42 FEET;

NORTH 08 DEGREES 46 MINUTES 10 SECONDS WEST, A DISTANCE OF 381.09 FEET;

NORTH 05 DEGREES 35 MINUTES 18 SECONDS EAST, A DISTANCE OF 162.78 FEET;

NORTH 22 DEGREES 31 MINUTES 18 SECONDS WEST, A DISTANCE OF 166.93 FEET;

NORTH 09 DEGREES 47 MINUTES 43 SECONDS WEST, A DISTANCE OF 320.94 FEET;

NORTH 05 DEGREES 05 MINUTES 10 SECONDS WEST, A DISTANCE OF 140.62 FEET;

NORTH 23 DEGREES 45 MINUTES 30 SECONDS EAST, A DISTANCE OF 76.71 FEET;

NORTH 11 DEGREES 46 MINUTES 42 SECONDS WEST, A DISTANCE OF 70.46 FEET;

NORTH 03 DEGREES 51 MINUTES 18 SECONDS WEST, A DISTANCE OF 166.62 FEET;

NORTH 13 DEGREES 06 MINUTES 48 SECONDS WEST, A DISTANCE OF 273.76 FEET;

NORTH 12 DEGREES 55 MINUTES 02 SECONDS EAST, A DISTANCE OF 79.03 FEET;

NORTH 05 DEGREES 00 MINUTES 55 SECONDS WEST, A DISTANCE OF 192.13 FEET;

NORTH 07 DEGREES 15 MINUTES 15 SECONDS EAST, A DISTANCE OF 69.36 FEET;

NORTH 05 DEGREES 47 MINUTES 42 SECONDS WEST, A DISTANCE OF 88.93 FEET;

NORTH 19 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 143.40 FEET;

NORTH 07 DEGREES 53 MINUTES 29 SECONDS EAST, A DISTANCE OF 76.28 FEET;

NORTH 18 DEGREES 45 MINUTES 36 SECONDS EAST, A DISTANCE OF 63.08 FEET;

NORTH 09 DEGREES 31 MINUTES 32 SECONDS EAST, A DISTANCE OF 132.11 FEET;

NORTH 02 DEGREES 16 MINUTES 10 SECONDS WEST, A DISTANCE OF 71.67 FEET;

NORTH 14 DEGREES 29 MINUTES 56 SECONDS WEST, A DISTANCE OF 124.10 FEET;

NORTH 31 DEGREES 34 MINUTES 04 SECONDS WEST, A DISTANCE OF 80.42 FEET;

NORTH 20 DEGREES 56 MINUTES 55 SECONDS WEST, A DISTANCE OF 85.21 FEET;

NORTH 02 DEGREES 03 MINUTES 48 SECONDS EAST, A DISTANCE OF 66.26 FEET;

NORTH 04 DEGREES 20 MINUTES 07 SECONDS WEST, A DISTANCE OF 107.71 FEET;

NORTH 25 DEGREES 55 MINUTES 20 SECONDS WEST, A DISTANCE OF 126.58 FEET;

NORTH 33 DEGREES 42 MINUTES 49 SECONDS WEST, A DISTANCE OF 66.57 FEET;

NORTH 48 DEGREES 30 MINUTES 57 SECONDS WEST, A DISTANCE OF 45.41 FEET;

NORTH 75 DEGREES 33 MINUTES 32 SECONDS WEST, A DISTANCE OF 35.14 FEET TO THE WEST CORNER OF SAID TRACT 4 AND THE NORTH CORNER OF SAID CUMMINGS TRACT, SAID POINT BEING IN THE SOUTHEASTERLY BOUNDARY OF SAID TRACT 2;

THENCE SOUTH 45 DEGREES 08 MINUTES 13 SECONDS WEST, ALONG THE NORTHWESTERLY BOUNDARY OF SAID CUMMINGS TRACT AND THE SOUTHEASTERLY BOUNDARY OF SAID TRACT 2, A DISTANCE OF 636.24 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET FOR CORNER;

THENCE SOUTH 25 DEGREES 51 MINUTES 12 SECONDS WEST, CONTINUING ALONG THE NORTHWESTERLY BOUNDARY OF SAID

CUMMINGS TRACT AND THE SOUTHEASTERLY BOUNDARY OF SAID TRACT 2, A DISTANCE OF 1632.88 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET FOR CORNER;

THENCE SOUTH 44 DEGREES 51 MINUTES 12 SECONDS WEST, CONTINUING ALONG THE NORTHWESTERLY BOUNDARY OF SAID CUMMINGS TRACT AND THE SOUTHEASTERLY BOUNDARY OF SAID TRACT 2, A DISTANCE OF 864.04 FEET TO THE EAST CORNER OF A CALLED 10.0 ACRE TRACT OF LAND DESCRIBED IN A DEED TO FLOYD DARDEN AND JOHN DARDEN RECORDED IN VOLUME 1033, PAGE 384 OF SAID DEED RECORDS;

THENCE NORTH 00 DEGREES 51 MINUTES 17 SECONDS WEST, A DISTANCE OF 10,481.50 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" FOUND IN THE SOUTH LINE OF THE UNION PACIFIC RAILWAY (100' RIGHT-OF-WAY) FOR THE NORTH CORNER OF SAID TRACT 2;

THENCE SOUTH 88 DEGREES 06 MINUTES 52 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT 2 AND THE SOUTH LINE OF THE RAILWAY, A DISTANCE OF 7277.69 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET FOR CORNER;

THENCE SOUTH 02 DEGREES 52 MINUTES 47 SECONDS WEST, A DISTANCE OF 98.14 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET FOR THE NORTHEAST CORNER OF SAID TRACT 8;

THENCE SOUTH 88 DEGREES 13 MINUTES 07 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT 6A, A DISTANCE OF 454.07 FEET TO A CONCRETE MONUMENT FOUND FOR THE NORTHEAST CORNER OF SAID TRACT 6A AND THE NORTHWEST CORNER OF A 40.186 ACRE TRACT OF LAND DESCRIBED IN A DEED TO AP DUPONT LIMITED PARTNERSHIP RECORDED IN VOLUME 2489, PAGE 481 OF SAID DEED RECORDS;

THENCE SOUTH 62 DEGREES 14 MINUTES 39 SECONDS EAST, ALONG THE NORTHEASTERLY BOUNDARY OF SAID 40.186 ACRE TRACT AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SPUR 557 (VARIABLE RIGHT-OF-WAY), A DISTANCE OF 239.63 FEET TO A POINT FOR CORNER;

THENCE SOUTH 56 DEGREES 59 MINUTES 45 SECONDS EAST, CONTINUING ALONG SAID NORTHEASTERLY BOUNDARY, A DISTANCE OF 1.36 FEET TO A POINT ON THE TERRELL CITY LIMITS LINE;

THENCE ALONG THE TERRELL CITY LIMITS LINE THE FOLLOWING COURSES AND DISTANCES:

SOUTH 52 DEGREES 49 MINUTES 42 SECONDS EAST, A DISTANCE OF 445.48 FEET;

SOUTH 44 DEGREES 46 MINUTES 18 SECONDS EAST, A DISTANCE OF 766.70 FEET;

SOUTH 49 DEGREES 17 MINUTES 57 SECONDS EAST, A DISTANCE OF 958.34 FEET;

SOUTH 48 DEGREES 29 MINUTES 10 SECONDS EAST, A DISTANCE OF 709.30 FEET;

SOUTH 52 DEGREES 51 MINUTES 10 SECONDS EAST, A DISTANCE OF 423.62 FEET;

SOUTH 54 DEGREES 58 MINUTES 33 SECONDS EAST, A DISTANCE OF 834.48 FEET;

SOUTH 54 DEGREES 22 MINUTES 53 SECONDS EAST, A DISTANCE OF 557.74 FEET;

SOUTH 56 DEGREES 58 MINUTES 13 SECONDS EAST, A DISTANCE OF 623.22 FEET;

SOUTH 59 DEGREES 03 MINUTES 41 SECONDS EAST, A DISTANCE OF 314.25 FEET;

SOUTH 59 DEGREES 30 MINUTES 45 SECONDS EAST, A DISTANCE OF 327.70 FEET;

SOUTH 59 DEGREES 22 MINUTES 28 SECONDS EAST, A DISTANCE OF 910.79 FEET;

SOUTH 57 DEGREES 07 MINUTES 19 SECONDS EAST, A DISTANCE OF 967.82 FEET;

SOUTH 58 DEGREES 16 MINUTES 50 SECONDS EAST, A DISTANCE OF 118.26 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 3,055.957 ACRES OF LAND, MORE OR LESS, SAVE AND EXCEPT THE FOLLOWING TWO (2) TRACTS OF LAND:

SAVE AND EXCEPT TRACT 1 – 40.032 ACRES

BEING A TRACT OF LAND SITUATED IN THE LEWIS PEARCE SURVEY, ABSTRACT NO. 373, IN KAUFMAN COUNTY, TEXAS, AND BEING ALL OF A CALLED 10.000 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ROBERT A. KAUS AND WIFE MARTHA LEE KAUS RECORDED IN VOLUME 1050, PAGE 120 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, AND ALL OF A CALLED 30.000 ACRE TRACT DESCRIBED IN A DEED TO ROBERT A. KAUS AND WIFE MARTHA LEE KAUS RECORDED IN VOLUME 1050, PAGE 124 OF SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8-INCH IRON ROD FOUND IN THE APPROXIMATE CENTER OF COUNTY ROAD 238 (UNDEDICATED PUBLIC ROAD) FOR THE NORTH CORNER OF SAID 30.000 TRACT AND THE WEST CORNER OF A CALLED 46.324 ACRE TRACT OF LAND DESCRIBED AS TRACT 6B IN A DEED TO AP DUPONT LIMITED PARTNERSHIP RECORDED IN VOLUME 2502, PAGE 77 OF SAID DEED RECORDS;

THENCE SOUTH 45 DEGREES 11 MINUTES 54 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 30.000 ACRE TRACT AND THE SOUTHWEST LINE OF SAID TRACT 6B, A DISTANCE OF 3261.17 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID 30.000 ACRE TRACT AND THE SOUTH CORNER OF SAID TRACT 6B, SAID POINT ALSO BEING LOCATED IN THE NORTHWEST LINE OF A CALLED 242.39 ACRE TRACT OF LAND DESCRIBED AS TRACT 10;

THENCE SOUTH 44 DEGREES 50 MINUTES 02 SECONDS WEST, ALONG THE SOUTHEAST LINES OF SAID 30.000 ACRE TRACT AND SAID 10.000 ACRE TRACT, AND THE NORTHWEST LINE OF SAID TRACT 10, A DISTANCE OF 534.82 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET FOR THE SOUTH CORNER OF SAID 10.000 ACRE TRACT AND THE EAST CORNER OF A CALLED 55.84 ACRE TRACT DESCRIBED AS TRACT 11 IN SAID AP DUPONT DEED;

THENCE NORTH 45 DEGREES 11 MINUTES 25 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 10.00 ACRE TRACT AND THE NORTHEAST LINE OF SAID TRACT 11, A DISTANCE OF 3262.61 FEET TO A 3/8-INCH IRON FOUND IN THE APPROXIMATE CENTER OF COUNTY ROAD 238 FOR THE WEST CORNER OF SAID 10.000 ACRE TRACT AND THE NORTH CORNER OF SAID TRACT 11;

THENCE NORTH 44 DEGREES 59 MINUTES 17 SECONDS EAST, ALONG THE APPROXIMATE CENTER OF COUNTY ROAD 238 AND THE NORTHWEST LINES OF SAID 10.000 ACRE TRACT AND SAID 30.000 ACRE

TRACT; A DISTANCE OF 534.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.032 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT TRACT 2 – 40.057 ACRES

BEING A TRACT OF LAND SITUATED IN THE LEWIS PEARCE SURVEY, ABSTRACT NO. 373, IN KAUFMAN COUNTY, TEXAS, AND BEING ALL OF A CALLED 20.000 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JAMES EDGAR CRAWFORD, SR., AND WIFE EARLENA FAYE CRAWFORD RECORDED IN VOLUME 1056, PAGE 531 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, AND ALL OF A CALLED 20.000 ACRE TRACT DESCRIBED IN A DEED TO THE TEXAS VETERANS LAND BOARD RECORDED IN VOLUME 1070, PAGE 352 OF SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET IN THE APPROXIMATE CENTER OF COUNTY ROAD 238 (UNDEDICATED PUBLIC ROAD) FOR THE NORTH CORNER OF SAID TEXAS VETERANS LAND BOARD TRACT AND THE WEST CORNER OF A CALLED 55.84 ACRE TRACT OF LAND DESCRIBED AS TRACT 11 IN A DEED TO AP DUPONT LIMITED PARTNERSHIP RECORDED IN VOLUME 2502, PAGE 77 OF SAID DEED RECORDS;

THENCE SOUTH 45 DEGREES 13 MINUTES 34 SECONDS EAST, ALONG THE COMMON LINE BETWEEN SAID LAND BOARD TRACT AND SAID TRACT 11, A DISTANCE OF 1291.85 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET FOR THE MOST NORTHERLY EAST CORNER OF SAID LAND BOARD TRACT AND A RE-ENTRANT CORNER IN SAID TRACT 11;

THENCE SOUTH 00 DEGREES 11 MINUTES 46 SECONDS EAST, ALONG THE MOST SOUTHERLY WEST LINE OF SAID TRACT 11 AND THE EAST LINES OF SAID LAND BOARD TRACT AND SAID CRAWFORD TRACT, A DISTANCE OF 1381.15 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET FOR THE SOUTH CORNER OF SAID CRAWFORD TRACT AND THE MOST NORTHERLY EAST CORNER OF A CALLED 418.609 ACRE TRACT OF LAND DESCRIBED AS TRACT 6D IN SAID AP DUPONT DEED;

THENCE NORTH 45 DEGREES 16 MINUTES 57 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID CRAWFORD TRACT AND THE NORTHEAST LINE OF SAID TRACT 6D, A DISTANCE OF 2274.35 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET IN THE APPROXIMATE CENTER OF COUNTY ROAD 238 FOR THE WEST CORNER

OF SAID CRAWFORD TRACT AND THE NORTH CORNER OF SAID TRACT 6D;

THENCE NORTH 45 DEGREES 08 MINUTES 53 SECONDS EAST, ALONG THE APPROXIMATE CENTER OF COUNTY ROAD 238 AND THE NORTHWEST LINE OF SAID TRACT 6D, A DISTANCE OF 979.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.057 ACRES OF LAND, MORE OF LESS, LEAVING A TOTAL AREA OF 2,975.869 ACRES, MORE OR LESS.

TRACT 4
359.614 ACRE

BEING A TRACT OF LAND SITUATED IN THE LEWIS PEARCE SURVEY, ABSTRACT NO. 373, THE FRIEND MCMAHAN SURVEY, ABSTRACT NO. 313 AND THE WILLIAM SIMPSON SURVEY, ABSTRACT NO. 453, IN KAUFMAN COUNTY, TEXAS, AND BEING ALL OF A CALLED 362.357 ACRE TRACT OF LAND DESCRIBED AS TRACT 3 IN A DEED TO AP DUPONT LIMITED PARTNERSHIP RECORDED IN VOLUME 2502, PAGE 77 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, SAID LAND CONTAINING A PORTION OF A CALLED 76 ACRE TRACT OF LAND DESCRIBED AS TRACT 4 IN A DEED TO MAHER PROPERTIES ONE RECORDED IN VOLUME 694, PAGE 167 OF SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE CENTER OF F. M. 148 (80' RIGHT-OF-WAY) FOR THE EAST CORNER OF SAID TRACT 3;

THENCE SOUTH 45 DEGREES 32 MINUTES 14 SECONDS WEST, ALONG THE CENTER OF F. M. 148 AND THE SOUTHEAST LINE OF SAID TRACT 3, PASSING A CONCRETE MONUMENT FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT AT 2741.39 FEET, 38.24 FEET RIGHT, A TOTAL DISTANCE OF 3002.67 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE EASTERLY SOUTHEAST CORNER OF SAID TRACT 3;

THENCE SOUTH 83 DEGREES 54 MINUTES 51 SECONDS WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT 3 AND THE NORTHERLY BOUNDARY OF A CALLED 155 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A DEED TO JERRY R. SIMS AND WIFE MARGIE SIMS RECORDED IN VOLUME 1124, PAGE 103 OF SAID DEED RECORDS, A DISTANCE OF 1129.08 FEET TO A 3/8-INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 79 DEGREES 01 MINUTES 39 SECONDS WEST, CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT 3 AND THE NORTHERLY BOUNDARY OF SAID 155 ACRE TRACT, A DISTANCE OF 929.89 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 79 DEGREES 03 MINUTES 39 SECONDS WEST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID TRACT 3 AND THE NORTHERLY LINE OF SAID 155 ACRE TRACT, DISTANCE OF 360.00 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET FOR CORNER;

THENCE NORTH 77 DEGREES 41 MINUTES 39 SECONDS WEST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID TRACT 3 AND THE

NORTHERLY LINE OF SAID 155 ACRE TRACT, A DISTANCE OF 205.00 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET FOR CORNER;

THENCE NORTH 85 DEGREES 30 MINUTES 59 SECONDS WEST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID TRACT 3 AND THE NORTHERLY LINE OF SAID 155 ACRE TRACT, A DISTANCE OF 289.63 FEET TO A POINT IN THE APPROXIMATE CENTER OF BIG BRUSHY CREEK;

THENCE ALONG THE APPROXIMATE CENTER OF BIG BRUSHY CREEK THE FOLLOWING COURSES AND DISTANCES:

NORTH 23 DEGREES 14 MINUTES 25 SECONDS WEST, A DISTANCE OF 54.89 FEET;

NORTH 04 DEGREES 05 MINUTES 31 SECONDS WEST, A DISTANCE OF 216.07 FEET;

SOUTH 51 DEGREES 10 MINUTES 14 SECONDS EAST, A DISTANCE OF 171.26 FEET;

NORTH 41 DEGREES 26 MINUTES 55 SECONDS EAST, A DISTANCE OF 167.67 FEET;

NORTH 76 DEGREES 53 MINUTES 55 SECONDS EAST, A DISTANCE OF 118.88 FEET;

NORTH 25 DEGREES 24 MINUTES 54 SECONDS EAST, A DISTANCE OF 196.89 FEET;

NORTH 49 DEGREES 32 MINUTES 49 SECONDS WEST, A DISTANCE OF 195.65 FEET;

NORTH 18 DEGREES 50 MINUTES 34 SECONDS WEST, A DISTANCE OF 237.39 FEET;

NORTH 23 DEGREES 34 MINUTES 39 SECONDS EAST, A DISTANCE OF 165.47 FEET;

NORTH 03 DEGREES 20 MINUTES 51 SECONDS EAST, A DISTANCE OF 101.63 FEET;

NORTH 40 DEGREES 18 MINUTES 31 SECONDS WEST, A DISTANCE OF 172.48 FEET;

NORTH 17 DEGREES 35 MINUTES 08 SECONDS WEST, A DISTANCE OF 97.88 FEET;

NORTH 08 DEGREES 29 MINUTES 33 SECONDS EAST, A DISTANCE OF 76.51 FEET;

NORTH 13 DEGREES 52 MINUTES 15 SECONDS WEST, A DISTANCE OF 69.50 FEET;

NORTH 21 DEGREES 42 MINUTES 00 SECONDS EAST, A DISTANCE OF 69.26 FEET;

NORTH 21 DEGREES 26 MINUTES 22 SECONDS WEST, A DISTANCE OF 146.39 FEET;

NORTH 00 DEGREES 08 MINUTES 09 SECONDS WEST, A DISTANCE OF 158.73 FEET;

NORTH 09 DEGREES 54 MINUTES 29 SECONDS WEST, A DISTANCE OF 77.56 FEET TO A POINT IN THE WESTERLY BOUNDARY OF SAID TRACT 3, SAID POINT ALSO BEING LOCATED IN THE NORTHWEST LINE OF SAID MAHER TRACT AND THE SOUTHEAST LINE OF A CALLED 100 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A DEED TO KENNETH L. CLEAVER AND WIFE CYNTHIA L. CLEAVER RECORDED IN VOLUME 1173, PAGE 351 OF SAID DEED RECORDS;

THENCE NORTH 45 DEGREES 27 MINUTES 16 SECONDS EAST, ALONG THE NORTHWEST LINE OF MAHER TRACT AND THE SOUTHEAST LINE OF SAID CLEAVER TRACT, A DISTANCE OF 54.41 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET FOR CORNER;

THENCE NORTH 44 DEGREES 51 MINUTES 27 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID TRACT 3 AND THE NORTHEAST LINE OF SAID CLEAVER 100 ACRE TRACT AND THE NORTHEAST LINE OF THE REMAINDER OF A CALLED 117.93 ACRE TRACT DESCRIBED AS TRACT 2 IN SAID CLEAVER DEED, A DISTANCE OF 1535.89 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF I. H. 20 (VARIABLE RIGHT-OF-WAY) FOR THE WEST CORNER OF SAID TRACT 3;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF I. H. 20 THE FOLLOWING COURSES AND DISTANCES:

NORTH 77 DEGREES 15 MINUTES 22 SECONDS EAST, A DISTANCE OF 1291.15 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET FOR CORNER;

NORTH 68 DEGREES 43 MINUTES 31 SECONDS EAST, A DISTANCE OF 404.48 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET FOR CORNER;

NORTH 77 DEGREES 15 MINUTES 22 SECONDS EAST, A DISTANCE OF 2377.18 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET FOR THE NORTH CORNER OF SAID TRACT 3;

THENCE SOUTH 44 DEGREES 39 MINUTES 40 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID TRACT 3 AND THE SOUTHWEST LINE OF A CALLED 26.796 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MILOWE JUNGJOHANN AND WIFE JANICE JUNGJOHANN RECORDED IN VOLUME 764, PAGE 444 AND THE SOUTHWEST LINE OF A CALLED 23.017 ACRE TRACT DESCRIBED IN A DEED TO MILOWE EUGENE JUNGJOHANN RECORDED IN VOLUME 729, PAGE 680, A DISTANCE OF 2908.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 362.394 ACRES OF LAND, MORE OF LESS, 2.780 ACRES OF WHICH ARE WITHIN THE RIGHT-OF-WAY OF F. M. 148, LEAVING AN AREA OF 359.614 ACRES OF LAND, MORE OR LESS.

TRACT 5
249.623 ACRES

BEING A TRACT OF LAND SITUATED IN THE R. MEAD SURVEY, ABSTRACT NO. 316, AND THE W.M. SIMPSON SURVEY, ABSTRACT NO. 453, KAUFMAN COUNTY, TEXAS, AND BEING A PART OF THE CERTAIN 442.406 ACRES TRACT OF LAND DESCRIBED IN A DEED FROM MICHAEL H. MCDOWELL ET AL TO THE MCDOWELL CLAN LIMITED COMPANY, RECORDED IN VOLUME 1648, PAGE 39, OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, AND A PART OF A CALLED 147.4 ACRE TRACT OF LAND DESCRIBED AS SECOND TRACT IN A DEED FROM THOS. R. BOND TO THOMAS H. CROFTS, RECORDED IN VOLUME 413, PAGE 314, OF SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF A CALLED 15.332 ACRE TRACT DESCRIBED IN A DEED TO JAMES E. BATES RECORDED IN VOLUME 1172, PAGE 812, ON THE SOUTHEAST LINE OF INTERSTATE HIGHWAY NO. 20 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE ALONG THE SOUTHEAST LINE OF INTERSTATE HIGHWAY NO. 20, THE FOLLOWING COURSES AND DISTANCES:

NORTH 61 DEGREES 26 MINUTES 00 SECONDS EAST, A DISTANCE OF 499.31 FEET;

NORTH 56 DEGREES 10 MINUTES 06 SECONDS EAST, A DISTANCE OF 614.11 FEET;

NORTH 52 DEGREES 28 MINUTES 55 SECONDS EAST, A DISTANCE OF 550.82 FEET;

NORTH 55 DEGREES 36 MINUTES 15 SECONDS EAST, A DISTANCE OF 1800.00 FEET;

NORTH 58 DEGREES 43 MINUTES 35 SECONDS EAST, A DISTANCE OF 550.82 FEET;

NORTH 55 DEGREES 36 MINUTES 15 SECONDS EAST, A DISTANCE OF 333.17 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTHEASTERLY, CONTINUING ALONG THE SOUTHEAST LINE OF SAID INTERSTATE HIGHWAY NO. 20 THE FOLLOWING COURSES AND DISTANCES;

NORTH 55 DEGREES 36 MINUTES 15 SECONDS EAST, A DISTANCE OF 466.83 FEET;

NORTH 53 DEGREES 58 MINUTES 03 SECONDS EAST, A DISTANCE OF 1050.43 FEET;

NORTH 55 DEGREES 36 MINUTES 15 SECONDS EAST, A DISTANCE OF 754.45 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

NORTHEASTERLY, ALONG THE TANGENT CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS NORTH 57 DEGREES 26 MINUTES 55 SECONDS EAST FOR 355.95 FEET, A CENTRAL ANGLE OF 03 DEGREES 41 MINUTES 20 SECONDS AND A RADIUS OF 5529.58 FEET, FOR AN ARC DISTANCE OF 356.01 FEET TO THE MOST NORTHERLY WEST CORNER OF A CALLED 40 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CHARLES HARRIS RECORDED IN VOLUME 1234, PAGE 184 OF SAID DEED RECORDS;

THENCE SOUTH 44 DEGREES 02 MINUTES 15 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID HARRIS TRACT, A DISTANCE OF 1082.82 FEET;

THENCE SOUTH 43 DEGREES 59 MINUTES 37 SECONDS EAST, CONTINUING ALONG THE SOUTHWEST BOUNDARY OF SAID HARRIS TRACT, A DISTANCE OF 434.78 FEET TO A POINT IN THE NORTHWEST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD NO. 148;

THENCE SOUTH 44 DEGREES 44 MINUTES 00 SECONDS WEST, ALONG THE NORTHWEST RIGHT-OF-WAY OF F.M. 148, A DISTANCE OF 287.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, CONTINUING ALONG THE NORTHWEST RIGHT-OF-WAY OF F.M. 148 AND ALONG THE NON-TANGENT CURVE TO THE RIGHT WHICH HAS A CHORD BEARING SOUTH 59 DEGREES 26 MINUTES 46 SECONDS WEST, FOR 245.41 FEET, A CENTRAL ANGLE OF 29 DEGREES 34 MINUTES 04 SECOND AND A RADIUS OF 480.87 FEET, FOR AN ARC DISTANCE OF 248.15 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 17 DEGREES 58 MINUTES 30 SECONDS EAST, A DISTANCE OF 138.44 FEET TO A POINT IN THE NORTHWEST LINE OF A CALLED 59.539 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HARRY WAYNE EVERETT RECORDED IN VOLUME 17758, PAGE 252 OF SAID DEED RECORDS;

THENCE SOUTH 43 DEGREES 29 MINUTES 26 SECONDS WEST, ALONG THE NORTHWEST CORNER OF SAID EVERETT TRACT, A DISTANCE OF 460.56 FEET TO THE WEST CORNER THEREOF;

THENCE SOUTH 42 DEGREES 27 MINUTES 26 SECONDS EAST, ALONG THE SOUTHWEST BOUNDARY OF SAID EVERETT TRACT AND THE SOUTHWEST BOUNDARY OF A CALLED 49.47 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JIM BEAM RECORDED IN VOLUME 1279, PAGE 183 OF SAID DEED RECORDS, A DISTANCE OF 3519.51 FEET TO THE SOUTH CORNER OF SAID BEAM TRACT AND THE WEST CORNER OF A CALLED 49.41 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE JOHN MCCORMICK RECORDED IN VOLUME 1278, PAGE 728 OF SAID DEED RECORDS;

THENCE SOUTH 44 DEGREES 28 MINUTES 50 SECONDS EAST, ALONG THE SOUTHWEST BOUNDARY OF SAID MCCORMICK TRACT AND THE SOUTHWEST BOUNDARY OF A CALLED 34.731 ACRE TRACT DESCRIBED IN A DEED TO LOTTIE E. DENNEHY BRYANT RECORDED IN VOLUME 845, PAGE 464 OF SAID DEED RECORDS AND THE SOUTHWEST BOUNDARY OF A CALLED 34.825 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MARY FRANCES DENNEHY BAKER RECORDED IN VOLUME 609, PAGE 1 OF SAID DEED RECORDS, A DISTANCE OF 1359.43 FEET TO THE SOUTH CORNER OF SAID BAKER TRACT AND THE MOST WESTERLY SOUTHWEST CORNER OF A CALLED 149.673 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HUNNYCUTT FAMILY TRUST RECORDED IN VOLUME 979, PAGE 450 OF SAID DEED RECORDS;

THENCE SOUTH 44 DEGREES 00 MINUTES 52 SECONDS EAST, A DISTANCE OF 308.37 FEET TO A RE-ENTRANT CORNER ON SAID HUNNYCUTT TRACT;

THENCE SOUTH 46 DEGREES 09 MINUTES 05 SECONDS WEST, ALONG THE WESTERLY BOUNDARY OF SAID HUNNYCUTT TRACT, A DISTANCE OF 128.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE NORTHWESTERLY, ALONG THE NON-TANGENT CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS NORTH 65 DEGREES 53 MINUTES 02 SECONDS WEST FOR 3456.34 FEET, A CENTRAL ANGLE OF 38 DEGREES 12 MINUTES 38 SECONDS AND A RADIUS OF 5280.00 FEET, FOR AN ARC DISTANCE OF 3521.23 FEET TO THE END OF SAID CURVE;

THENCE NORTH 46 DEGREES 46 MINUTES 43 SECONDS WEST, A DISTANCE OF 1780.63 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE NORTHWESTERLY, ALONG THE TANGENT CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS NORTH 42 DEGREES 24 MINUTES 39 SECONDS WEST FOR 804.26 FEET, A CENTRAL ANGLE OF 08 DEGREES 44 MINUTES 09 SECONDS AND A RADIUS OF 5280.00 FEET, FOR AN ARC DISTANCE OF 805.04 FEET TO THE END OF SAID CURVE;

THENCE NORTH 44 DEGREES 06 MINUTES 01 SECOND WEST, A DISTANCE OF 249.64 FEET;

THENCE NORTH 37 DEGREES 55 MINUTES 56 SECONDS WEST, A DISTANCE OF 400.16 FEET;

THENCE NORTH 45 DEGREES 47 MINUTES 07 SECONDS WEST, A DISTANCE OF 780.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 249.623 ACRES OF LAND, MORE OR LESS.

**TRACT 6
274.553 ACRES**

BEING A TRACT OF LAND SITUATED IN THE H.J. LYNN SURVEY, ABSTRACT NO. 289, THE D. PARKER SURVEY, ABSTRACT NO. 379, THE CHAS. WILSON SURVEY, ABSTRACT NO. 571 AND THE R. MEAD SURVEY, ABSTRACT NO. 308, IN KAUFMAN COUNTY, TEXAS, AND BEING TRACTS 2A AND 2B OF INGRAM RANCH, AN ADDITION TO KAUFMAN COUNTY ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 1, SLIDE 219 OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "RPLS 4888" SET IN THE NORTHEAST LINE OF FARM-TO-MARKET ROAD NO. 987 AT THE WEST CORNER OF SAID TRACT 2A, SAME BEING THE SOUTH CORNER OF INGRAM RANCH ESTATES SECOND REVISION, A ADDITION TO KAUFMAN COUNTY ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 1, ENVELOPE 260 OF SAID PLAT RECORDS;

THENCE NORTH 45 DEGREES, 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 5968.78 FEET TO A ½-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "RPLS 4888" SET AT THE NORTH CORNER OF SAID TRACT 2A AND THE MOST EASTERLY CORNER OF SAID INGRAM RANCH ESTATES SECOND REVISION, SAID POINT ALSO BEING IN THE SOUTHWEST LINE OF SAID TRACT 2B;

THENCE NORTH 44 DEGREES 18 MINUTES 00 SECONDS WEST, ALONG THE MOST SOUTHERLY NORTHEAST LINE OF SAID INGRAM RANCH ESTATES SECOND REVISION, A DISTANCE OF 589.90 FEET TO A ½-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "RPLS 4888" SET AT THE WEST CORNER OF SAID TRACT 2B AND THE SOUTH CORNER OF TRACT 3B OF SAID INGRAM RANCH, DESCRIBED IN DEED TO RICHARD C. BROWNING, RECORDED IN VOLUME 1220, PAGE 929 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS;

THENCE NORTH 45 DEGREES 36 MINUTES 00 SECONDS EAST, A DISTANCE OF 1440.11 FEET TO A ½-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "RPLS 4888" SET AT THE NORTH CORNER OF SAID TRACT 2B AND THE EAST CORNER OF SAID TRACT 3B;

THENCE SOUTH 44 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 838.50 FEET TO A ½-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "RPLS 4888" SET AT THE EAST CORNER OF SAID TRACT 2B IN THE NORTHWEST LINE OF TRACT 4B OF SAID INGRAM RANCH, DESCRIBED IN A DEED TO JIMMY J. VRZALIK AND LARRY F. VRZALIK, RECORDED IN VOLUME 1419, PAGE 16 OF SAID DEED RECORDS;

THENCE SOUTH 45 DEGREES 46 MINUTES 00 SECONDS WEST, A DISTANCE OF 1440.60 FEET TO A ½-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "RPLS 4888" SET AT THE SOUTH CORNER OF SAID TRACT 2B AND THE WEST CORNER OF SAID TRACT 4B IN THE NORTHEAST LINE OF SAID TRACT 2A;

THENCE SOUTH 44 DEGREES 18 MINUTES 00 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID TRACT 4B, A DISTANCE OF 1553.20 FEET TO A ½-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "RPLS 4888" SET AT THE EAST CORNER OF SAID TRACT 2A AND THE NORTH CORNER OF TRACT 3A OF SAID INGRAM RANCH, DESCRIBED IN DEED TO DON GAY AND WIFE, TERRI GAY, RECORDED IN VOLUME 1421, PAGE 266 OF SAID DEED RECORDS;

THENCE SOUTH 45 DEGREES 40 MINUTES 00 SECONDS WEST, A DISTANCE OF 5965.04 FEET TO A ½-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "RPLS 4888" SET IN THE SAID NORTHEAST LINE OF F.M. ROAD 987 AT THE SOUTH CORNER OF SAID TRACT 2A AND THE WEST CORNER OF SAID TRACT 3A;

THENCE NORTH 44 DEGREES 25 MINUTES 09 SECONDS WEST, ALONG THE NORTHEAST LINE OF F.M. ROAD 987, A DISTANCE OF 1801.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 274.553 ACRES OF LAND, MORE OR LESS.

**TRACT 7
123.319 ACRES**

BEING ALL OF A TRACT OF LAND SITUATED IN THE H.J. LYNN SURVEY, ABSTRACT NO 289, AND THE D. PARKER SURVEY, ABSTRACT NO. 379, IN KAUFMAN COUNTY, TEXAS, AND BEING THE NORTHWEST ONE-HALF OF A CALLED 246.69 ACRE TRACT OF LAND CONVEYED TO RICHARD C. BROWNING, JR. RECORDED IN VOLUME 622, PAGE 118 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A 1/2 INCH IRON ROD SET FOR CORNER IN THE NORTHEAST RIGHT OF WAY LINE OF F.M. 987, SAID POINT BEING NORTH 44 DEGREES 12 MINUTES 11 SECONDS WEST, 901.39 FEET FROM THE SOUTH CORNER OF SAID BROWNING TRACT,

THENCE NORTH 44 DEGREES 12 MINUTES 11 SECONDS WEST, ALONG SAID NORTHEAST RIGHT OF WAY LINE, A DISTANCE OF 900.40 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE WEST CORNER OF SAID BROWNING TRACT AND THE SOUTH CORNER OF A CALLED 246.87 ACRE TRACT OF LAND CONVEYED TO MARGARET INGRAM, PATRICIA INGRAM, TEMPLE B INGRAM AND JAMES INGRAM AS RECORDED IN VOLUME 622, PAGE 678 OF SAID DEED RECORDS;

THENCE NORTH 45 DEGREES 48 MINUTES 58 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID INGRAM TRACT, THE NORTHWEST LINE OF SAID BROWNING TRACT AND ALONG A FENCE LINE, A DISTANCE OF 5966.70 FEET TO A 1/2 INCH IRON ROD SET IN THE CENTERLINE OF AN UNPAVED ROAD (COUNTY ROAD 273), FROM WHICH A 5/8 INCH IRON ROD FOUND FOR WITNESS BEARS SOUTH 45 DEGREES 48 MINUTES 58 SECONDS WEST, 22.69 FEET;

THENCE SOUTH 44 DEGREES 06 MINUTES 59 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID BROWNING TRACT, THE CENTERLINE OF SAID F.M. 273 AND THE SOUTHWEST LINE OF A CALLED 158.44 ACRE TRACT OF LAND DESCRIBED IN A DEED TO WILLIAM H. SPAWN RECORDED IN VOLUME 435, PAGE 419 OF SAID DEED RECORDS, A DISTANCE OF 900.40 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 45 DEGREES 48 MINUTES 58 SECONDS WEST, PARALLEL WITH THE NORTHWEST LINE OF SAID BROWNING TRACT, A DISTANCE OF 5965.34 FEET TO THE POINT OF BEGINNING, AND CONTAINING 123.319 ACRES OF LAND, MORE OR LESS.

**TRACT 8
107.509 ACRES**

BEING ALL OF A TRACT OF LAND SITUATED IN THE H.J. LYNN SURVEY, ABSTRACT NO. 289 AND THE D. PARKER SURVEY, ABSTRACT NO. 379, IN KAUFMAN COUNTY, TEXAS, AND BEING A PART OF THE SOUTHEAST ONE-HALF OF A CALLED 246.69 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RICHARD C. BROWNING, JR. RECORDED IN VOLUME 622, PAGE 118, OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR CORNER IN THE NORTHEAST RIGHT OF WAY LINE OF F.M. 987, SAID POINT BEING THE SOUTH CORNER OF SAID BROWNING TRACT, SAID POINT ALSO BEING THE WEST CORNER OF A CALLED 257.30 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JACK BECKMAN RECORDED IN VOLUME 1149, PAGE 123 OF SAID DEED RECORDS;

THENCE NORTH 44 DEGREES 12 MINUTES 11 SECONDS WEST, ALONG SAID NORTHEAST RIGHT OF WAY LINE, A DISTANCE OF 901.39 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 45 DEGREES 48 MINUTES 58 SECONDS EAST, A DISTANCE OF 5201.05 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 43 DEGREES 55 MINUTES 59 SECONDS EAST, A DISTANCE OF 900.11 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE NORTHWEST LINE OF THE AFOREMENTIONED BECKMAN TRACT;

THENCE SOUTH 45 DEGREES 48 MINUTES 07 SECONDS WEST, ALONG SAID NORTHWEST LINE, A DISTANCE OF 5196.8 FEET TO THE POINT OF BEGINNING AND CONTAINING 107.509 ACRES OF LAND, MORE OR LESS.

**TRACT 9
425.96 ACRES**

BEING A TRACT OF LAND SITUATED IN THE R. MEAD SURVEY, ABSTRACT NO. 316, THE C. WILSON SURVEY, ABSTRACT NO. 571, AND THE W.M. SIMPSON SURVEY, ABSTRACT NO. 453, KAUFMAN COUNTY, TEXAS, AND BEING PART OF A CALLED 442.406 ACRES TRACT OF LAND DESCRIBED IN A DEED FROM MICHAEL H. MCDOWELL ET AL TO THE MCDOWELL CLAN LIMITED COMPANY, RECORDED IN VOLUME 1648, PAGE 39, OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, AND A PART OF A CALLED 147.4 ACRES TRACT DESCRIBED AS SECOND TRACT, IN A DEED FROM THOS. R. BOND TO THOMAS H. CROFTS, RECORDED IN VOLUME 413, PAGE 314, OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF A 15.332 ACRE TRACT DESCRIBED IN A DEED TO JAMES E. BATES, RECORDED IN VOLUME 1172, PAGE 812, SAID ROD BEING A POINT ON THE SOUTHEAST LINE OF THE (NEW) INTERSTATE HIGHWAY 20 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE ALONG THE SOUTHEAST LINE OF THE (NEW) INTERSTATE HIGHWAY 20, THE FOLLOWING COURSES AND DISTANCES:

NORTH 61 DEGREES 26 MINUTES 00 SECONDS EAST, A DISTANCE OF 499.31 FEET TO A POINT FOR CORNER;

NORTH 56 DEGREES 10 MINUTES 06 SECONDS EAST, A DISTANCE OF 614.11 FEET TO A POINT FOR CORNER;

NORTH 52 DEGREES 28 MINUTES 55 SECONDS EAST, A DISTANCE OF 550.82 FEET TO A POINT FOR CORNER;

NORTH 55 DEGREES 36 MINUTES 15 SECONDS EAST, A DISTANCE OF 1058.66 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG THE SOUTHEAST LINE OF SAID (NEW) INTERSTATE HIGHWAY 20, THE FOLLOWING COURSES AND DISTANCES:

NORTH 55 DEGREES 36 MINUTES 15 SECONDS EAST, A DISTANCE OF 741.34 FEET TO A POINT FOR CORNER;

NORTH 58 DEGREES 43 MINUTES 35 SECONDS EAST, A DISTANCE OF 550.82 FEET TO A POINT FOR CORNER;

NORTH 55 DEGREES 36 MINUTES 15 SECONDS EAST, A DISTANCE OF 333.17 FEET TO A POINT FOR CORNER;

THENCE SOUTH 45 DEGREES 47 MINUTES 07 SECONDS EAST, LEAVING SAID SOUTHEAST LINE, A DISTANCE OF 780.18 FEET TO A POINT FOR CORNER;

THENCE SOUTH 37 DEGREES 55 MINUTES 56 SECONDS EAST, A DISTANCE OF 400.16 FEET TO A POINT FOR CORNER;

THENCE SOUTH 44 DEGREES 06 MINUTES 01 SECOND EAST, A DISTANCE OF 249.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08 DEGREES 44 MINUTES 09 SECONDS, A RADIUS OF 5280.00 FEET AND A CHORD BEARING SOUTH 42 DEGREES 24 MINUTES 39 SECONDS EAST, FOR 804.26 FEET AND AN ARC DISTANCE OF 805.04 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 46 DEGREES 46 MINUTES 43 SECONDS EAST, A DISTANCE OF 1780.63 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10 DEGREES 52 MINUTES 32 SECONDS, A RADIUS OF 5280.00 FEET AND A CHORD BEARING SOUTH 52 DEGREES 13 MINUTES 00 SECONDS EAST, FOR 1000.73 FEET AND AN ARC DISTANCE OF 1002.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 71 DEGREES 16 MINUTES 33 SECONDS, A RADIUS OF 827.58 FEET AND A CHORD BEARING SOUTH 13 DEGREES 08 MINUTES 30 SECONDS EAST, FOR 964.39 FEET AND AN ARC DISTANCE OF 1029.50 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 22 DEGREES 29 MINUTES 47 SECONDS WEST, A DISTANCE OF 645.95 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 54 DEGREES 15 MINUTES 34 SECONDS, A RADIUS OF 700.00 FEET AND A CHORD BEARING SOUTH 49 DEGREES 37 MINUTES 34 SECONDS WEST, FOR 638.41 FEET AND AN ARC DISTANCE OF 662.90 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 76 DEGREES 45 MINUTES 21 SECONDS WEST, A DISTANCE OF 134.98 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08 DEGREES 50 MINUTES 44 SECONDS, A RADIUS OF 2928.99 FEET AND A CHORD BEARING SOUTH 72 DEGREES 19 MINUTES 59 SECONDS WEST, FOR 451.73 FEET AND AN ARC DISTANCE OF 452.18 FEET TO THE BEGINNING OF A COMPOUND CURVE;

THENCE ALONG SAID COMPOUND CURVE HAVING A CENTRAL ANGLE OF 40 DEGREES 09 MINUTES 11 SECONDS A RADIUS OF 1000.00 FEET AND A CHORD BEARING SOUTH 47 DEGREES 50 MINUTES 02 SECONDS WEST, FOR 686.55 FEET AND AN ARC DISTANCE OF 700.80 FEET TO THE BEGINNING OF A REVERSE CURVE;

THENCE ALONG SAID REVERSE CURVE HAVING A CENTRAL ANGLE OF 108 DEGREES 53 MINUTES 58 SECONDS A RADIUS OF 1000.00 FEET AND A CHORD BEARING SOUTH 82 DEGREES 12 MINUTES 25 SECONDS WEST, FOR 1627.21 FEET AND AN ARC DISTANCE OF 1900.65 FEET TO THE END OF SAID CURVE;

THENCE NORTH 43 DEGREES 20 MINUTES 36 SECONDS WEST, A DISTANCE OF 212.95 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 68 DEGREES 09 MINUTES 38 SECONDS A RADIUS OF 1000.00 FEET AND A CHORD BEARING NORTH 09 DEGREES 15 MINUTES 47 SECONDS WEST, FOR 1120.71 FEET AND AN ARC DISTANCE OF 1189.62 FEET TO THE BEGINNING OF A REVERSE CURVE;

THENCE ALONG SAID REVERSE CURVE HAVING A CENTRAL ANGLE OF 108 DEGREES 00 MINUTES 19 SECONDS, A RADIUS OF 1000.00 FEET AND A CHORD BEARING NORTH 29 DEGREES 11 MINUTES 07 SECONDS WEST, FOR 1618.09 FEET AND AN ARC DISTANCE OF 1885.05 FEET TO THE BEGINNING OF A REVERSE CURVE;

THENCE ALONG SAID REVERSE CURVE HAVING A CENTRAL ANGLE OF 38 DEGREES 54 MINUTES 17 SECONDS A RADIUS OF 1200.00 FEET AND A CHORD BEARING NORTH 63 DEGREES 44 MINUTES 09 SECONDS WEST, FOR 799.26 FEET AND AN ARC DISTANCE OF 814.82 FEET TO THE END OF SAID CURVE;

THENCE NORTH 44 DEGREES 17 MINUTES 00 SECONDS WEST, A DISTANCE OF 75.00 FEET TO AN ANGLE POINT;

THENCE NORTH 45 DEGREES 43 MINUTES 00 SECONDS EAST, A DISTANCE OF 1309.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 35 DEGREES 02 MINUTES 45 SECONDS, A RADIUS OF 800.00 FEET AND A CHORD BEARING NORTH 46 DEGREES 46 MINUTES 37 SECONDS EAST, FOR 481.74 FEET AND AN ARC DISTANCE OF 489.33 FEET TO THE BEGINNING OF A REVERSE CURVE;

THENCE ALONG SAID REVERSE CURVE HAVING A CENTRAL ANGLE OF 111 DEGREES 07 MINUTES 47 SECONDS, A RADIUS OF 282.79 FEET AND A CHORD BEARING NORTH 08 DEGREES 44 MINUTES 06 SECONDS WEST, FOR 466.46 FEET AND AN ARC DISTANCE OF 548.48 FEET TO THE END OF SAID CURVE;

THENCE NORTH 34 DEGREES 23 MINUTES 45 SECONDS WEST, A DISTANCE OF 709.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 18,554,710 SQUARE FEET OR 425.96 ACRES OF LAND, MORE OR LESS.

**TRACT 10
456.17 ACRES**

BEING A TRACT OF LAND SITUATED IN THE J.C. MOSES SURVEY, ABSTRACT NO. 635, THE R. MEAD SURVEY, ABSTRACT NO. 316, THE C. WILSON SURVEY, ABSTRACT NO. 571, AND THE W.M. SIMPSON SURVEY, ABSTRACT NO. 453, KAUFMAN COUNTY, TEXAS, AND BEING A PART OF THE CERTAIN 442.406 ACRES TRACT OF LAND AS CONVEYED FROM MICHAEL H. MCDOWELL ET AL TO THE MCDOWELL CLAN LIMITED COMPANY, RECORDED IN VOLUME 1648, PAGE 39, OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, AND A PART OF THAT CALLED SECOND TRACT OF 147.4 ACRES, AS CONVEYED FROM THOS. R. BOND TO THOMAS H. CROFTS, AS RECORDED IN VOLUME 413, PAGE 314, OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF A 15.332 ACRE TRACT CONVEYED TO JAMES E. BATES, AS RECORDED IN VOLUME 1172, PAGE 812, SAID ROD BEING A POINT ON THE SOUTHEAST LINE OF THE (NEW) INTERSTATE HIGHWAY 20 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE ALONG THE SOUTHEAST LINE OF THE (NEW) INTERSTATE HIGHWAY 20, THE FOLLOWING COURSES AND DISTANCES:

NORTH 61 DEGREES 26 MINUTES 00 SECONDS EAST, 499.31 FEET TO A CORNER;

NORTH 56 DEGREES 10 MINUTES 06 SECONDS EAST, 614.11 FEET TO A CORNER;

NORTH 52 DEGREES 28 MINUTES 55 SECONDS EAST, 550.82 FEET TO A CORNER;

NORTH 55 DEGREES 36 MINUTES 15 SECONDS EAST, 1058.66 FEET TO A CORNER;

THENCE SOUTH 34 DEGREES 23 MINUTES 45 SECONDS EAST, LEAVING SAID SOUTHEAST LINE, A DISTANCE OF 709.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 111 DEGREES 07 MINUTES 47 SECONDS, A RADIUS OF 282.79 FEET AND A CHORD BEARING SOUTH 08 DEGREES 44 MINUTES 06 SECONDS EAST, FOR 466.46 FEET AND AN ARC DISTANCE OF 548.48 FEET TO THE BEGINNING OF A REVERSE CURVE;

THENCE ALONG SAID REVERSE CURVE HAVING A CENTRAL ANGLE OF 35 DEGREES 02 MINUTES 45 SECONDS A RADIUS OF 800.00 FEET AND A CHORD BEARING SOUTH 46 DEGREES 46 MINUTES 37 SECONDS WEST, FOR 481.74 FEET AND AN ARC DISTANCE OF 489.33 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 45 DEGREES 43 MINUTES 00 SECONDS WEST, A DISTANCE OF 1309.14 FEET TO AN ANGLE POINT;

THENCE SOUTH 44 DEGREES 17 MINUTES 00 SECONDS EAST, A DISTANCE OF 75.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 38 DEGREES 54 MINUTES 17 SECONDS A RADIUS OF 1200.00 FEET AND A CHORD BEARING SOUTH 63 DEGREES 44 MINUTES 09 SECONDS EAST, FOR 799.26 FEET AND AN ARC DISTANCE OF 814.82 FEET TO THE BEGINNING OF A REVERSE CURVE;

THENCE ALONG SAID REVERSE CURVE HAVING A CENTRAL ANGLE OF 108 DEGREES 00 MINUTES 19 SECONDS A RADIUS OF 1000.00 FEET AND A CHORD BEARING SOUTH 29 DEGREES 11 MINUTES 07 SECONDS EAST, FOR 1618.09 FEET AND AN ARC DISTANCE OF 1885.05 FEET TO THE BEGINNING OF A REVERSE CURVE;

THENCE ALONG SAID REVERSE CURVE HAVING A CENTRAL ANGLE OF 68 DEGREES 09 MINUTES 38 SECONDS A RADIUS OF 1000.00 FEET AND A CHORD BEARING SOUTH 09 DEGREES 15 MINUTES 47 SECONDS EAST, FOR 1120.71 FEET AND AN ARC DISTANCE OF 1189.62 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 43 DEGREES 20 MINUTES 36 SECONDS EAST, A DISTANCE OF 212.95 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 108 DEGREES 53 MINUTES 58 SECONDS A RADIUS OF 1000.00 FEET AND A CHORD BEARING NORTH 82 DEGREES 12 MINUTES 25 SECONDS EAST, FOR 1627.21 FEET AND AN ARC DISTANCE OF 1900.65 FEET TO THE BEGINNING OF A REVERSE CURVE;

THENCE ALONG SAID REVERSE CURVE HAVING A CENTRAL ANGLE OF 40 DEGREES 09 MINUTES 11 SECONDS A RADIUS OF 1000.00 FEET AND A CHORD BEARING NORTH 47 DEGREES 50 MINUTES 02 SECONDS EAST,

FOR 686.55 FEET AND AN ARC DISTANCE OF 700.80 FEET TO THE BEGINNING OF A COMPOUND CURVE;

THENCE ALONG SAID COMPOUND CURVE HAVING A CENTRAL ANGLE OF 08 DEGREES 50 MINUTES 44 SECONDS A RADIUS OF 2928.99 FEET AND A CHORD BEARING NORTH 72 DEGREES 19 MINUTES 59 SECONDS EAST, FOR 451.73 FEET AND AN ARC DISTANCE OF 452.18 FEET TO THE END OF SAID CURVE;

THENCE NORTH 76 DEGREES 45 MINUTES 21 SECONDS EAST, A DISTANCE OF 134.98 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 54 DEGREES 15 MINUTES 34 SECONDS A RADIUS OF 700.00 FEET AND A CHORD BEARING NORTH 49 DEGREES 37 MINUTES 34 SECONDS EAST, FOR 638.41 FEET AND AN ARC DISTANCE OF 662.90 FEET TO THE END OF SAID CURVE;

THENCE NORTH 22 DEGREES 29 MINUTES 47 SECONDS EAST, A DISTANCE OF 645.95 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 71 DEGREES 16 MINUTES 33 SECONDS A RADIUS OF 827.58 FEET AND A CHORD BEARING NORTH 13 DEGREES 08 MINUTES 30 SECONDS WEST, FOR 964.39 FEET AND AN ARC DISTANCE OF 1029.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO LEFT;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27 DEGREES 20 MINUTES 06 SECONDS A RADIUS OF 5280.00 FEET AND A CHORD BEARING SOUTH 71 DEGREES 19 MINUTES 19 SECONDS EAST, FOR 2495.18 FEET AND AN ARC DISTANCE OF 2519.00 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 46 DEGREES 09 MINUTES 05 SECONDS WEST, A DISTANCE OF 2496.87 FEET TO A CORNER;

THENCE SOUTH 44 DEGREES 59 MINUTES 21 SECONDS WEST, A DISTANCE OF 1321.92 FEET TO A CORNER;

THENCE SOUTH 45 DEGREES 10 MINUTES 54 SECONDS WEST, A DISTANCE OF 1422.63 FEET TO A CORNER;

THENCE SOUTH 45 DEGREES 42 MINUTES 22 SECONDS WEST, A DISTANCE OF 1061.94 FEET TO THE SOUTH CORNER OF SAID 442.407 ACRE TRACT RECORDED IN VOLUME 1400, PAGE 681;

THENCE NORTH 44 DEGREES 59 MINUTES 05 SECONDS WEST, A DISTANCE OF 2590.09 FEET TO A CORNER;

THENCE NORTH 44 DEGREES 17 MINUTES 40 SECONDS WEST, A DISTANCE OF 1209.91 FEET TO A CORNER;

THENCE NORTH 44 DEGREES 20 MINUTES 20 SECONDS WEST, A DISTANCE OF 2177.67 FEET TO A POINT IN THE CENTER OF F.M. 148 (80-FOOT RIGHT-OF-WAY);

THENCE NORTH 45 DEGREES 27 MINUTES 00 SECONDS EAST, ALONG THE CENTER LINE OF SAID F.M. 148, A DISTANCE OF 774.44 FEET TO A CORNER;

THENCE NORTH 44 DEGREES 27 MINUTES 03 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID 147.4 ACRES TRACT, A DISTANCE OF 2055.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 19,870,571 SQUARE FEET OR 456.17 ACRES OF LAND, MORE OR LESS.

TRACT 11
289.387 ACRES

BEING A TRACT OF LAND SITUATED IN THE J.W. WARD SURVEY, ABSTRACT NO. 596, AND THE WM. M. SIMPSON SURVEY, ABSTRACT NO. 453 IN KAUFMAN COUNTY, TEXAS, AND BEING ALL OF A CALLED 288.239 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A DEED TO AP TERRELL LIMITED PARTNERSHIP RECORDED IN VOLUME 2324, PAGE 267 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET IN THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 20 (VARIABLE RIGHT-OF-WAY), SAID POINT BEING THE MOST EASTERLY CORNER OF A CALLED 20.575 ACRE TRACT OF LAND DESCRIBED AS TRACT 9 IN A DEED TO AP DUPONT LIMITED PARTNERSHIP RECORDED IN VOLUME 2502, PAGE 77 OF SAID DEED RECORDS;

THENCE NORTH 44 DEGREES 25 MINUTES 44 SECONDS WEST, ALONG THE COMMON LINE BETWEEN SAID 288.239 ACRE TRACT AND SAID 20.575 ACRE TRACT, A DISTANCE OF 898.56 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET IN THE SOUTHERLY SOUTHEAST LINE OF A CALLED 1009.048 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN SAID AP DUPONT DEED, SAID POINT BEING THE MOST WESTERLY CORNER OF SAID 288.239 ACRE TRACT AND THE MOST NORTHERLY CORNER OF SAID 20.575 ACRE TRACT;

THENCE NORTH 45 DEGREES 28 MINUTES 26 SECONDS EAST, ALONG THE COMMON LINE BETWEEN SAID 288.239 ACRE TRACT AND SAID 1009.048 ACRE TRACT, A DISTANCE OF 1601.11 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER;

THENCE NORTH 45 DEGREES 29 MINUTES 35 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 6060.97 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID 288.239 ACRE TRACT;

THENCE SOUTH 44 DEGREES 23 MINUTES 07 SECONDS EAST, ALONG THE NORTHEASTERLY BOUNDARY OF SAID 288.239 ACRE TRACT, A DISTANCE OF 99.93 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF A CALLED 80.083 ACRE TRACT OF LAND DESCRIBED IN A DEED TO C.L. HAMILTON, JR., RECORDED IN VOLUME 528, PAGE 759 OF SAID DEED RECORDS;

THENCE SOUTH 44 DEGREES 37 MINUTES 45 SECONDS EAST, ALONG THE COMMON LINE BETWEEN SAID 288.239 ACRE TRACT AND SAID 80.083 ACRE TRACT, A DISTANCE OF 1909.60 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET ON THE NORTHWEST LINE OF A CALLED 8.536 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CHAMPION PALLET AND PACKAGING, INC., RECORDED IN VOLUME 1260, PAGE 777 OF SAID DEED RECORDS, SAID POINT BEING THE MOST EASTERLY CORNER OF SAID 288.239 ACRE TRACT AND THE SOUTH CORNER OF SAID 80.038 ACRE TRACT;

THENCE SOUTH 46 DEGREES 01 MINUTE 27 SECONDS WEST, ALONG THE SOUTHEASTERLY BOUNDARY OF SAID 288.239 ACRE TRACT AND THE NORTHWEST LINE OF SAID 8.536 ACRE TRACT, A DISTANCE OF 797.13 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR THE WEST CORNER OF SAID 8.536 ACRE TRACT AND A RE-ENTRANT CORNER ON SAID 288.239 ACRE TRACT;

THENCE SOUTH 43 DEGREES 39 MINUTES 31 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID CHAMPION PALLET TRACT, A DISTANCE OF 222.22 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET IN THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE HIGHWAY 20 (VARIABLE RIGHT-OF-WAY) AT THE SOUTH CORNER OF SAID 8.536 ACRE TRACT, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE HIGHWAY 20 THE FOLLOWING COURSES AND DISTANCES:

SOUTHWESTERLY, ALONG THE NON-TANGENT CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS SOUTH 56 DEGREES 45 MINUTES 58 SECONDS WEST FOR 286.20 FEET, A CENTRAL ANGLE OF 02 DEGREES 45 MINUTES 57 SECONDS AND A RADIUS OF 5929.58 FEET, FOR AN ARC DISTANCE OF 286.23 FEET TO A CONCRETE MONUMENT FOUND FOR THE END OF SAID CURVE;

SOUTH 55 DEGREES 24 MINUTES 20 SECONDS WEST, A DISTANCE OF 904.14 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER;

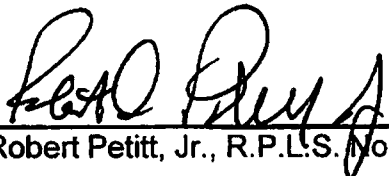
SOUTH 57 DEGREES 35 MINUTES 49 SECONDS WEST, A DISTANCE OF 750.84 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER;

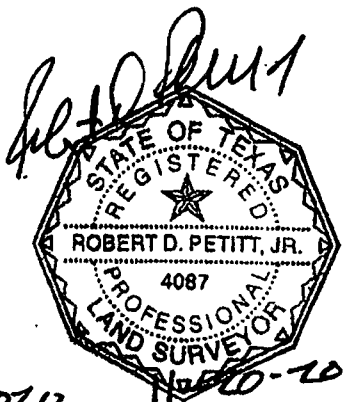
SOUTH 55 DEGREES 25 MINUTES 06 SECONDS WEST, A DISTANCE OF 1155.99 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER;

SOUTH 50 DEGREES 23 MINUTES 42 SECONDS WEST, A DISTANCE OF 344.94 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER;

SOUTH 55 DEGREES 30 MINUTES 56 SECONDS WEST, A DISTANCE OF 2715.75 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER;

THENCE SOUTH 63 DEGREES 04 MINUTES 03 SECONDS WEST, A DISTANCE OF 844.03 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 12,605,700 SQUARE FEET, OR 289.387 ACRES OF LAND, MORE OR LESS, FOR A TOTAL COMBINED AREA OF 5,972.691 ACRES OF LAND, MORE OR LESS.


Robert Petitt, Jr., R.P.L.S. No. 4087


11-20-2020

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

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