

RESOLUTION NO. 929

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TERRELL,
TEXAS, REGARDING THE DIVISION OF LAS LOMAS MUNICIPAL UTILITY
DISTRICT NO. 4 OF KAUFMAN COUNTY AND GRANTING THE CONSENT
OF THE CITY OF TERRELL, TEXAS TO THE CREATION AND CONTINUED
EXISTENCE OF LAS LOMAS MUNICIPAL UTILITY DISTRICT NOS. 4A, 4B
AND 4C OF KAUFMAN COUNTY**

WHEREAS, by Resolution No. 513, passed and approved March 15, 2005, the City of Terrell, Texas ("City") consented to the creation of Las Lomas Municipal Utility District No. 4 ("MUD 4"); and

WHEREAS, MUD 4 was created by Senate Bill 1894, 79th Texas Legislature, Regular Session, effective June 18, 2005 ("SB 1894"), and its creation was confirmed at an election held September 10, 2005; and

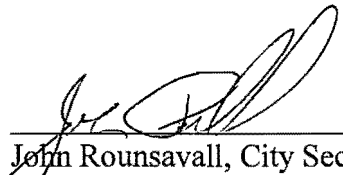
WHEREAS, MUD 4 comprised the property described on Exhibits "A", "B", and "C" hereto ("Property"); and

WHEREAS, on November 6, 2018, MUD 4 held an election to divide the district and the duly qualified voters approved the division of MUD 4 into Las Lomas Municipal Utility District No. 4A ("MUD 4A"), Las Lomas Municipal Utility District No. 4B ("MUD 4B") and Las Lomas Municipal Utility District No. 4C ("MUD 4C"); and

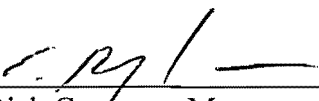
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TERRELL, TEXAS:

1. That the City of Terrell hereby grants its consent to (i) the inclusion of the property described on Exhibit "A" in MUD 4A; (ii) the inclusion of the property described on Exhibit "B" in MUD 4B; and (iii) the inclusion of the property described on Exhibit "C" in MUD 4C; and
2. That the City Secretary is hereby directed to file a copy of this Resolution in the permanent records of the office of the City Secretary.

PASSED and APPROVED this 18th day of June, 2019.



John Rounsavall, City Secretary



E. Rick Carmona, Mayor

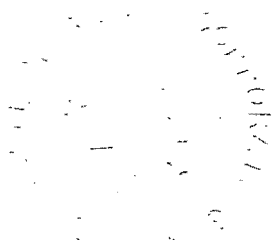


EXHIBIT "A"

LAS LOMAS MUNICIPAL UTILITY DISTRICT No. 4A
OF KAUFMAN COUNTY
DESCRIPTION

TRACT 1

BEING A TRACT OF LAND SITUATED IN THE BEING A TRACT OF LAND SITUATED IN THE LEWIS PEARCE SURVEY, ABSTRACT NO. 373 IN KAUFMAN COUNTY, TEXAS, AND BEING PART OF A CALLED 1012.488 ACRE TRACT OF LAND DESCRIBED IN A DEED TO AP DUPONT LIMITED PARTNERSHIP RECORDED IN VOLUME 2502, PAGE 77 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERN MOST NORTHWEST CORNER OF SAID AP DUPONT TRACT;

THENCE SOUTH 88 DEGREES 06 MINUTES 52 SECONDS EAST, ALONG THE NORTH LINE OF SAID AP DUPONT TRACT, A DISTANCE OF 781.53 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 51 MINUTES 17 SECONDS EAST, DEPARTING SAID NORTH LINE AND OVER AND ACROSS SAID AP DUPONT TRACT, A DISTANCE OF 1,336.61 FEET TO A POINT ON THE FORNEY ONE MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) LINE FOR THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 51 MINUTES 17 SECONDS EAST, A DISTANCE OF 8,245.69 FEET, TO A POINT ON THE TALTY ONE-HALF MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) LINE;

THENCE, ALONG THE TALTY ETJ LINE THE FOLLOWING COURSES AND DISTANCES:

NORTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS NORTH 54 DEGREES 08 MINUTES 40 SECONDS WEST FOR 1,157.06 FEET, A CENTRAL ANGLE OF 25 DEGREES 19 MINUTES 01 SECOND AND A RADIUS OF 2,640.00 FEET FOR AN ARC DISTANCE OF 1,166.53 FEET TO THE END OF SAID CURVE;

NORTH 44 DEGREES 48 MINUTES 35 SECONDS WEST, A DISTANCE OF 1,272.29 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

NORTHWESTERLY, ALONG THE TANGENT CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS NORTH 62 DEGREES 23 MINUTES 35 SECONDS WEST FOR 1,595.03 FEET, A CENTRAL ANGLE OF 35 DEGREES 09 MINUTES 58 SECONDS AND A RADIUS OF 2,640.00 FEET, FOR AN ARC DISTANCE OF 1,620.34 FEET TO A POINT ON THE SOUTHEAST LINE OF EMERALD RANCH ESTATES, AN ADDITION TO KAUFMAN COUNTY 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, ALONG SAID SOUTHEAST LINE, A DISTANCE OF 799.31 FEET, TO 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 ESTATES, A DISTANCE OF 111.69 FEET, TO A POINT ON THE FORNEY ONE MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) LINE;

THENCE ALONG THE FORNEY ETJ LINE THE FOLLOWING COURSES AND DISTANCES:

NORTH 41 DEGREES 19 MINUTES 32 SECONDS EAST, A DISTANCE OF 564.67 FEET, TO A POINT FOR CORNER;

NORTH 36 DEGREES 23 MINUTES 56 SECONDS EAST, A DISTANCE OF 1,500.08 FEET, TO A POINT FOR CORNER;

NORTH 26 DEGREES 19 MINUTES 28 SECONDS EAST, A DISTANCE OF 2,088.36 FEET, TO A POINT FOR CORNER;

NORTH 14 DEGREES 03 MINUTES 45 SECONDS EAST, A DISTANCE OF 1,834.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 10,622,684 SQUARE FEET, OR 243.863 ACRES OF LAND, MORE OR LESS.

TRACT 2

BEING A TRACT OF LAND SITUATED IN THE LEWIS PEARCE SURVEY, ABSTRACT NO. 373 IN KAUFMAN COUNTY, TEXAS, AND BEING PART OF A CALLED 3658.883 ACRE TRACT OF LAND DESCRIBED IN A DEED TO SPEZIA INVESTMENTS, LLLP RECORDED IN VOLUME 2908, PAGE 247 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN MOST NORTHWEST CORNER OF SAID SPEZIA INVESTMENTS TRACT;

THENCE SOUTH 88 DEGREES 06 MINUTES 52 SECONDS EAST, ALONG THE NORTH LINE OF SAID SPEZIA INVESTMENTS TRACT, A DISTANCE OF 781.53 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 51 MINUTES 17 SECONDS EAST, DEPARTING SAID NORTH LINE AND OVER AND ACROSS SAID SPEZIA INVESTMENTS TRACT, A DISTANCE OF 1,336.61 FEET TO A POINT ON THE FORNEY ONE MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) LINE;

THENCE ALONG THE FORNEY ETJ LINE THE FOLLOWING COURSES AND DISTANCES:

SOUTH 14 DEGREES 03 MINUTES 45 SECONDS WEST, A DISTANCE OF 1,834.66 FEET TO A POINT FOR CORNER;

SOUTH 26 DEGREES 19 MINUTES 28 SECONDS WEST, A DISTANCE OF 2,088.36 FEET, TO A POINT FOR CORNER;

SOUTH 36 DEGREES 23 MINUTES 56 SECONDS WEST, A DISTANCE OF 1,500.08 FEET, TO A POINT FOR CORNER;

SOUTH 41 DEGREES 19 MINUTES 32 SECONDS WEST, A DISTANCE OF 564.67 FEET, TO A POINT ON THE NORTHEAST LINE OF EMERALD RANCH ESTATES, AN ADDITION TO KAUFMAN COUNTY ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, SLIDE 464 OF THE MAP RECORDS OF KAUFMAN COUNTY, TEXAS;

THENCE NORTH 44 DEGREES 18 MINUTES 26 SECONDS WEST, ALONG THE NORTHEAST BOUNDARY OF SAID EMERALD RANCH ESTATES TRACT AND THE NORTHWEST BOUNDARY OF SAID SPEZIA INVESTMENTS TRACT, A DISTANCE OF 1,471.36 FEET 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, ALONG THE SOUTHEAST LINE OF SAID 108.73 ACRE TRACT AND A CALLED 18.425 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 FOR THE EAST CORNER OF SAID 18.425 ACRE TRACT;

THENCE NORTH 44 DEGREES 45 MINUTES 10 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID 18.425 ACRE TRACT AND THE MOST WESTERLY NORTHWEST LINE OF SAID SPEZIA INVESTMENTS TRACT, A DISTANCE OF 1954.78 FEET TO THE APPROXIMATE CENTER OF HELMS TRAIL (UNDEDICATED PUBLIC ROAD) FOR THE NORTH CORNER OF SAID 18.425 ACRE TRACT;

THENCE NORTH 45 DEGREES 20 MINUTES 58 SECONDS EAST, ALONG THE APPROXIMATE CENTER OF HELMS TRAIL, A DISTANCE OF 3095.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 245.136 ACRES OF LAND, MORE OF LESS.

TRACT 3

BEING A 123.853 ACRE TRACT OF LAND SITUATED IN THE JOHN HEATH SURVEY, ABSTRACT NUMBER 227, IN KAUFMAN COUNTY, TEXAS AND BEING ALL OF A 10.599 ACRE TRACT OF LAND DESCRIBED BY DEED TO OLEN DAVIS RECORDED IN VOLUME 1566, PAGE 114 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS (DRKCT) AND BEING ALL OF 113.474 ACRE TRACT OF LAND DESCRIBED BY DEED TO OLEN T. DAVIS & ASSOCIATES, INC. RECORDED IN VOLUME 1068, PAGE 469 (DRKCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 10.599 ACRE TRACT OF LAND AND BEING LOCATED IN THE CENTER OF A ROCK TOP ROAD KNOWN AS COUNTY ROAD NO. 211 (HELMS TRAIL) WHICH IS FENCED APPROXIMATELY 45' IN WIDTH, SAID POINT ALSO BEING LOCATED IN THE SOUTH LINE OF THE TEXAS & PACIFIC RAILWAY RIGHT-OF-WAY (100' WIDE);

THENCE ALONG THE CENTER OF SAID COUNTY ROAD 211 (HELMS TRAIL) AND THE SOUTHEASTERLY LINE OF SAID 113.474 ACRE TRACT OF LAND AS FOLLOWS:

SOUTH 42°04'26" WEST A PASSING DISTANCE OF 140.57 TO THE NORTHEAST CORNER OF SAID 113.474 ACRE TRACT OF LAND, IN ALL A TOTAL DISTANCE OF 499.10 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER;

SOUTH 41°28'25" WEST A DISTANCE OF 732.40 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER;

SOUTH 41°14'24" WEST A DISTANCE OF 840.20 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER;

SOUTH 40°52'03" WEST A DISTANCE OF 1,138.96 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHERLY CORNER OF SAID 113.474 ACRE TRACT OF LAND;

THENCE DEPARTING THE CENTER OF SAID COUNTY ROAD 211 (HELMS TRAIL) AND FOLLOWING THE SOUTHWESTERLY LINE OF SAID 113.474 ACRE TRACT OF LAND, NORTH 48°37'23" WEST A PASSING DISTANCE OF 27.33 FEET TO A 5/8 INCH IRON PIPE FOUND AT THE BASE OF A FENCE POST, IN ALL A TOTAL DISTANCE OF 3,373.09 TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 10.599 ACRE TRACT OF LAND AND BEING LOCATED IN THE SOUTH LINE OF SAID TEXAS & PACIFIC RAILWAY RIGHT-OF-WAY;

THENCE ALONG THE SOUTH LINE OF SAID TEXAS & PACIFIC RAILWAY RIGHT-OF-WAY, NORTH 87°45'00" EAST A DISTANCE OF 4,653.28 FEET TO THE POINT OF BEGINNING; CONTAINING WITHIN THESE METES AND BOUNDS 123.853 ACRES OR 5,395,049 SQUARE FEET OF LAND MORE OR LESS ALL ACCORDING TO THAT SURVEY PREPARED BY A.J. BEDFORD GROUP, INC., DATED MARCH 15,

2005 AND SIGNED BY AUSTIN J. BEDFORD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4132; TO WHICH REFERENCE FOR ALL PURPOSES IS HEREBY MADE.

NOTE:

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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EXHIBIT "B"

**LAS LOMAS MUNICIPAL UTILITY DISTRICT No. 4B
OF KAUFMAN COUNTY.
DESCRIPTION**

TRACT I

BEING A TRACT OF LAND SITUATED IN THE J. R. LEATH SURVEY, ABSTRACT NO. 305, THE W. C. MOODY SURVEY, ABSTRACT NO. 321, THE RICHARD MEAD SURVEY, ABSTRACT NO. 326, THE LEWIS PEARCE SURVEY, ABSTRACT NO. 373, THE WILLIAM SIMPSON SURVEY, ABSTRACT NO. 453, THE J. W. WARD SURVEY, ABSTRACT NO. 596, AND THE T. A. WALDROP SURVEY, ABSTRACT NO. 597 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 AS 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, ALL OF A CALLED 40.186 ACRE TRACT OF LAND DESCRIBED IN A DEED AP DUPONT LIMITED PARTNERSHIP RECORDED IN VOLUME 2489, PAGE 481 OF SAID DEED RECORDS, ALL OF A CALLED 20.000 ACRE TRACT DESCRIBED IN A DEED TO THE TEXAS VETERANS LAND BOARD RECORDED IN VOLUME 1070, PAGE 332 AND IN A CONTRACT OF SALE BETWEEN THE TEXAS VETERANS LAND BOARD AND MELVIN EARL DUKE RECORDED IN VOLUME 1070, PAGE 336 OF SAID DEED RECORDS, AND ALL OF A CALLED 20.000 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ROBERT A. BROOKS AND BARBARA M. BROOKS RECORDED IN VOLUME 1277, PAGE 618 OF SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 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 I) AND THE NORTHWEST CORNER OF A CALLED 131.36 ACRE TRACT OF LAND DESCRIBED AS TRACT V IN A DEED TO 1487-20 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 I 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 1487-20 TERRELL PARTNERSHIP, LTD., A DISTANCE OF 2141.57 FEET TO A POINT 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 POINT FOR A RE-ENTRANT CORNER IN SAID TRACT I 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 I AND ALONG THE NORTHWEST LINE OF SAID HAMILTON TRACT, A DISTANCE OF 1795.83 FEET TO A POINT IN THE NORTHEAST LINE OF A CALLED 288.239 ACRE TRACT OF LAND DESCRIBED AS TRACT I 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 I;

THENCE NORTH 44 DEGREES 23 MINUTES 07 SECONDS WEST, CONTINUING ALONG THE SOUTHEASTERLY BOUNDARY OF SAID TRACT I AND THE NORTHEAST LINE OF SAID 288.239 ACRE TRACT, A DISTANCE OF 99.93 FEET TO A POINT 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 I AND SAID 288.239 ACRE TRACT, A DISTANCE OF 6060.97 FEET TO A POINT 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 POINT 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 POINT 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 POINT FOR CORNER;

SOUTH 75 DEGREES 45 MINUTES 02 SECONDS WEST, A DISTANCE OF 1122.84 FEET TO A POINT FOR CORNER;

SOUTH 77 DEGREES 15 MINUTES 22 SECONDS WEST, A DISTANCE OF 2160.34 FEET TO A POINT FOR CORNER;

SOUTH 87 DEGREES 10 MINUTES 56 SECONDS WEST, A DISTANCE OF 406.08 FEET TO A POINT FOR CORNER;

SOUTH 77 DEGREES 15 MINUTES 22 SECONDS WEST, A DISTANCE OF 1593.39 FEET TO A POINT 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 POINT 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 POINT 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 10481.50 FEET TO A POINT IN
THE SOUTH LINE OF THE UNION PACIFIC RAILWAY (100' RIGHT-OF-WAY) AND IN THE NORTH LINE 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 7,277.69 FEET TO A POINT FOR CORNER;

THENCE SOUTH 02 DEGREES 52 MINUTES 47 SECONDS WEST, A DISTANCE OF 98.14 FEET TO A POINT FOR THE
NORTHEAST CORNER OF SAID TRACT 8;

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THENCE SOUTH 10 DEGREES 52 MINUTES 20 SECONDS WEST, ALONG THE MOST NORTHERLY EAST LINE OF SAID TRACT 8, A DISTANCE OF 191.83 FEET TO A POINT FOR CORNER;

THENCE SOUTH 78 DEGREES 58 MINUTES 12 SECONDS EAST, A DISTANCE OF 18.76 FEET TO A POINT IN THE APPROXIMATE CENTER OF COUNTY ROAD 238 (UNDEDICATED PUBLIC ROAD) AND THE WEST LINE OF SAID TRACT 6A;

THENCE NORTH 09 DEGREES 34 MINUTES 14 SECONDS EAST, ALONG THE APPROXIMATE CENTER OF COUNTY ROAD 238 AND THE WEST LINE OF SAID TRACT 6A, A DISTANCE OF 194.23 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID TRACT 6A;

THENCE SOUTH 88 DEGREES 13 MINUTES 07 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT 6A, A DISTANCE OF 439.54 FEET TO A POINT 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 ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF SPUR 557 AS FOLLOWS:

SOUTH 62 DEGREES 14 MINUTES 39 SECONDS EAST, A DISTANCE OF 239.63 FEET TO A POINT FOR CORNER;

SOUTH 56 DEGREES 59 MINUTES 45 SECONDS EAST, A DISTANCE OF 398.38 FEET TO A POINT FOR CORNER;

SOUTH 61 DEGREES 40 MINUTES 02 SECONDS EAST, A DISTANCE OF 801.48 FEET TO A POINT FOR CORNER;

SOUTH 58 DEGREES 29 MINUTES 39 SECONDS EAST, A DISTANCE OF 1701.26 FEET TO A POINT FOR CORNER;

SOUTH 60 DEGREES 45 MINUTES 58 SECONDS EAST, A DISTANCE OF 399.56 FEET TO A POINT FOR CORNER;

SOUTH 58 DEGREES 10 MINUTES 40 SECONDS EAST, A DISTANCE OF 197.28 FEET TO A POINT FOR CORNER;

SOUTH 58 DEGREES 08 MINUTES 34 SECONDS EAST, A DISTANCE OF 1002.54 FEET TO A POINT FOR CORNER;

SOUTH 54 DEGREES 48 MINUTES 28 SECONDS EAST, A DISTANCE OF 901.01 FEET TO A POINT AT A CUT-BACK CORNER FOR COUNTY ROAD 305;

SOUTH 00 DEGREES 24 MINUTES 39 SECONDS EAST, ALONG SAID CUT-BACK, A DISTANCE OF 306.16 FEET TO A POINT FOR CORNER;

SOUTH 48 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF 139.01 FEET TO A POINT FOR CORNER;

NORTH 68 DEGREES 37 MINUTES 22 SECONDS EAST, ALONG A CUT-BACK LINE FOR COUNTY ROAD 305, A DISTANCE OF 369.51 FEET TO A POINT FOR CORNER;

SOUTH 62 DEGREES 55 MINUTES 42 SECONDS EAST, A DISTANCE OF 908.33 FEET TO A POINT FOR CORNER;

SOUTH 62 DEGREES 41 MINUTES 47 SECONDS EAST, A DISTANCE OF 1218.13 FEET TO A POINT FOR CORNER;

SOUTH 62 DEGREES 58 MINUTES 31 SECONDS EAST, A DISTANCE OF 65.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,152.439 ACRES OF LAND, SAVE AND EXCEPT THE FOLLOWING TWO (2) TRACTS OF LAND:

SAVE AND EXCEPT TRACT 1

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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 POINT 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 SOUTH WEST LINE OF SAID TRACT 6B, A DISTANCE OF 3,261.17 FEET TO A POINT 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 POINT 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 10,000 ACRE TRACT AND THE NORTHEAST LINE OF SAID TRACT 11, A DISTANCE OF 3262.61 FEET TO A POINT 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 OF LESS.

SAVE AND EXCEPT TRACT 2

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 POINT 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 POINT 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 POINT 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 POINT IN THE APPROXIMATE CENTER OF COUNTY ROAD 238 FOR THE WEST CORNER OF SAID CRAWFORD TRACT AND THE NORTH CORNER OF SAID TRACT 6D;

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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 OR LESS, LEAVING A TOTAL AREA OF 3072.350 ACRES, MORE OR LESS.

TRACT 2

BEING A TRACT OF LAND SITUATED IN 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 POINT 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 POINT 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 POINT 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 POINT FOR CORNER;

THENCE NORTH 79 DEGREES 01 MINUTE 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 POINT 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 POINT 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 POINT 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 POINT 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 1335.89 FEET TO A POINT 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 POINT FOR CORNER;

NORTH 68 DEGREES 43 MINUTES 31 SECONDS EAST, A DISTANCE OF 404.48 FEET TO A POINT FOR CORNER;

NORTH 77 DEGREES 15 MINUTES 22 SECONDS EAST, A DISTANCE OF 2377.18 FEET TO A POINT 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 JUNGOHANN AND WIFE JANICE JUNGOHANN RECORDED IN VOLUME 764, PAGE 444 AND THE SOUTHWEST LINE OF A CALLED 23.017 ACRE TRACT DESCRIBED IN A DEED TO MILOWE EUGENE JUNGOHANN 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 OR 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.

NOTE:

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.

EXHIBIT "C"

**LAS LOMAS MUNICIPAL UTILITY DISTRICT No. 4C
OF KAUFMAN COUNTY
DESCRIPTION**

BEING A TRACT OF LAND SITUATED IN THE R. MEAD SURVEY, ABSTRACT NO. 316, J. W. WARD SURVEY ABSTRACT NO. 596, 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, DESCRIBED 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 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:

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, 1800.00 FEET TO A CORNER;

NORTH 58 DEGREES 43 MINUTES 35 SECONDS EAST, 550.82 FEET TO A CORNER;

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

THENCE NORTHEASTERLY, CONTINUING ALONG THE SOUTHEAST LINE OF SAID (NEW) INTERSTATE HIGHWAY 20, THE FOLLOWING COURSES;

NORTH 55 DEGREES 36 MINUTES 15 SECONDS EAST, 466.83 FEET TO A CORNER;

NORTH 53 DEGREES 58 MINUTES 03 SECONDS EAST, 1050.43 FEET TO A CORNER;

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

THENCE NORTHEASTERLY, ALONG A 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 TRACT OF LAND AS DESCRIBED IN A DEED TO HARRY WAYNE EVERETT, RECORDED IN VOLUME 1148, PAGE 696;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID EVERETT TRACT, THE FOLLOWING COURSES;

SOUTH 44 DEGREES 02 MINUTES 15 SECONDS EAST, 1082.82 FEET TO A CORNER;

SOUTH 43 DEGREES 59 MINUTES 37 SECONDS EAST, 434.78 FEET TO A CORNER;

SOUTH 44 DEGREES 44 MINUTES 00 SECONDS WEST, 287.56 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

SOUTHWESTERLY ALONG THE 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 SECONDS AND A RADIUS OF 480.87 FEET, FOR AN ARC DISTANCE OF 248.15 FEET TO THE END OF SAID CURVE;

SOUTH 17 DEGREES 58 MINUTES 30 SECONDS EAST, 138.44 FEET TO A CORNER;

SOUTH 43 DEGREES 29 MINUTES 26 SECONDS WEST, 460.56 FEET TO AN ELL CORNER;

SOUTH 42 DEGREES 27 MINUTES 26 SECONDS EAST, 3519.51 FEET TO THE SOUTH CORNER OF SAID EVERETT TRACT, SAID CORNER ALSO BEING THE WEST CORNER OF AN 80,000 ACRE TRACT OF LAND CALLED HUNEYCUTT FAMILY TRUST;

THENCE SOUTH 44 DEGREES 28 MINUTES 50 SECONDS EAST, 1359.43 FEET TO A CORNER;

THENCE SOUTH 44 DEGREES 00 MINUTES 52 SECONDS EAST, 308.37 FEET TO AN ELL CORNER;

THENCE SOUTH 46 DEGREES 09 MINUTES 05 SECONDS WEST, 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, 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, 249.64 FEET TO A CORNER;

THENCE NORTH 37 DEGREES 55 MINUTES 56 SECONDS WEST, 400.16 FEET TO A CORNER;

THENCE NORTH 45 DEGREES 47 MINUTES 07 SECONDS WEST, 780.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 10,873,600 SQUARE FEET OR 249.623 ACRE OF LAND, MORE OR LESS.

NOTE:

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