

BY-LINE SURVEYING LLC

109 Prosperity (P.O. Box 834)
Emory, Texas 75440

Texas Surveying Firm No. 10194233

City of Emory Legal Description:

Being a lot, tract or parcel of land situated in the J. Freeman Survey, Abstract No. 83, P. Adams Survey, Abstract No. 3, G. Yarber Survey, Abstract No. 278, J. Vochery Survey, Abstract No. 253, B. Miller Survey, Abstract No. 155, G. Yarber Survey, Abstract No. 280, J. Harges Survey, Abstract No. 109, F. O'Kelly Survey, Abstract No. 179, R. Finley Survey, Abstract No. 87, E. Ridmond Survey, Abstract No. 194, M. Nunez Survey, Abstract No. 171, and E. Williams Survey, Abstract No. 275, Rains County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being on a West line of State Highway No. 19, the Southeast corner of a called 30.111 acre tract of land conveyed to The Herd Development Partners, LLC, by Deed, as recorded in File No. 2022-3323, Official Public Records, Rains County, Texas, from said corner a 3/8 inch iron rod found bears South 86 Degrees 18 Minutes 22 Seconds West, a distance of 0.84 feet and a concrete highway marker found bears South 20 Degrees 04 Minutes 29 Seconds West, a distance of 0.29 feet;

THENCE South 86 Degrees 18 Minutes 22 Seconds West, along the South line of said 30.111 acre tract, a distance of 1,058.83 feet to a point for corner, from said corner a 1/2 inch iron rod found bears South 86 Degrees 18 Minutes 22 Seconds West, a distance of 1.42 feet;

THENCE North 04 Degrees 43 Minutes 38 Seconds West, along the West line of said 30.111 acre tract, a distance of 1,016.79 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said 30.111 acre tract and on the South side of County Road No. 1150;

THENCE North 86 Degrees 12 Minutes 00 Seconds East, along the North line of said 30.111 acre tract, a distance of 1,468.79 feet to a concrete highway marker found, being on a West line of said State Highway No. 19 and the South side of said County Road No. 1150;

THENCE North 20 Degrees 51 Minutes 09 Seconds East, a distance of 982.43 feet to a point for corner;

THENCE North 12 Degrees 10 Minutes 17 Seconds West, a distance of 166.81 feet to a point for corner;

THENCE South 89 Degrees 06 Minutes 39 Seconds West, a distance of 67.81 feet to a point for corner;

THENCE North, a distance of 63.33 feet to a point for corner;

THENCE South 88 Degrees 17 Minutes 22 Seconds West, a distance of 104.69 feet to a point for corner;

THENCE North 01 Degrees 42 Minutes 38 Seconds West, a distance of 478.53 feet to a point for corner;

THENCE North 88 Degrees 38 Minutes 56 Seconds East, a distance of 331.09 feet to a point for corner;

THENCE North 00 Degrees 09 Minutes 07 Seconds West, a distance of 960.99 feet to a point for corner;

THENCE South 89 Degrees 16 Minutes 51 Seconds West, a distance of 866.38 feet to a point for corner;

THENCE North 21 Degrees 05 Minutes 11 Seconds West, a distance of 491.28 feet to a point for corner;

THENCE North 02 Degrees 43 Minutes 35 Seconds West, a distance of 228.62 feet to a point for corner;

THENCE North 86 Degrees 54 Minutes 02 Seconds East, a distance of 406.74 feet to a point for corner;

THENCE North 03 Degrees 05 Minutes 58 Seconds West, a distance of 693.19 feet to a point for corner;

THENCE North 56 Degrees 56 Minutes 35 Seconds West, a distance of 1,938.13 feet to a point for corner;

THENCE North, a distance of 2,460.94 feet to a point for corner;

THENCE West, a distance of 1,422.75 feet to a point for corner;

THENCE North, a distance of 1,567.13 feet to a point for corner;

THENCE South 48 Degrees 22 Minutes 17 Seconds East, a distance of 426.36 feet to a point for corner;

THENCE North 01 Degrees 32 Minutes 38 Seconds West, a distance of 1,331.84 feet to a point for corner;

THENCE South 60 Degrees 53 Minutes 57 Seconds East, a distance of 1,160.80 feet to a point for corner;

THENCE North 01 Degrees 39 Minutes 34 Seconds West, a distance of 941.05 feet to a point for corner;

THENCE North 88 Degrees 10 Minutes 28 Seconds East, a distance of 496.63 feet to a point for corner;

THENCE South 02 Degrees 12 Minutes 29 Seconds East, a distance of 1,297.37 feet to a point for corner;

THENCE South 51 Degrees 59 Minutes 11 Seconds East, a distance of 727.18 feet to a point for corner, said corner being the Southwest corner of a called 0.408 acre tract of land conveyed to Jason Jarrett et al, by Deed, as recorded in File No. 2021-2396, Official Public Records, Rains County, Texas, and a North line of F.M. Highway No. 2795, from said corner a 3/8 inch iron rod found bears North 01 Degrees 17 Minutes 44 Seconds West, a distance of 0.83 feet and a concrete highway marker found bears North 50 Degrees 47 Minutes 34 Seconds West, a distance of 212.33 feet;

THENCE North 01 Degrees 17 Minutes 44 Seconds West, a distance of 805.88 feet to a point for corner, said corner being the North corner of a called 0.600 acre tract of land conveyed to Glenda Harder, by Deed, as recorded in File No. 2019-1080, Official Public Records, Rains County, Texas, from said corner a 1/2 inch iron rod found bears South 38 Degrees 38 Minutes 44 Seconds East, a distance of 0.18 feet and a 3/8 inch iron rod found bears North 01 Degrees 17 Minutes 44 Seconds West, a distance of 180.05 feet;

THENCE South 38 Degrees 38 Minutes 44 Seconds East, along a North line of said 0.6000 acre tract, a distance of 209.45 feet to a 1/2 inch iron rod found for corner;

THENCE South 44 Degrees 00 Minutes 23 Seconds East, continuing along a North line of said 0.600 acre tract, a distance of 33.34 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said 0.600 acre tract;

THENCE South 09 Degrees 41 Minutes 16 Seconds West, a distance of 256.88 feet to a 1/2 inch iron rod found with cap stamped "BEASLEY" at an angle point, said point being on an East line of a called 0.905 acre tract of land conveyed to Robert Worley et al, by Deed, as recorded in File No. 2020-3365, Official Public Records, Rains County, Texas;

THENCE South 08 Degrees 00 Minutes 15 Seconds East, a distance of 163.84 feet to a 1/2 inch iron rod found at an angle point, said point being on an East line of said 0.905 acre tract;

THENCE South 07 Degrees 12 Minutes 09 Seconds West, a distance of 57.04 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of a called

0.110 acre tract of land conveyed to Jason Jarrett et al, by Deed, as recorded in File No. 2021-2074, Official Public Records, Rains County, Texas;

THENCE North 87 Degrees 37 Minutes 11 Seconds East, a distance of 9.91 feet to a point for corner, said point being the Northeast corner of said 0.408 acre tract;

THENCE South 09 Degrees 04 Minutes 43 Seconds West, a distance of 110.57 feet to an angle point, said point being on an East line of said 0.408 acre tract;

THENCE South 21 Degrees 55 Minutes 59 Seconds West, a distance of 103.70 feet to a point for corner, said corner being the Southeast corner of said 0.408 acre tract and on a North line of said F.M. Highway No. 2795;

THENCE South 54 Degrees 11 Minutes 54 Seconds East, a distance of 1,526.42 feet to a point for corner;

THENCE North 86 Degrees 27 Minutes 29 Seconds East, a distance of 102.14 feet to a point for corner;

THENCE South 53 Degrees 50 Minutes 10 Seconds East, a distance of 2,175.72 feet to a point for corner;

THENCE North, a distance of 256.22 feet to a point for corner;

THENCE East, a distance of 476.77 feet to a point for corner;

THENCE North, a distance of 943.48 feet to a point for corner;

THENCE North 87 Degrees 56 Minutes 55 Seconds East, a distance of 1,335.24 feet to a point for corner;

THENCE North 00 Degrees 11 Minutes 56 Seconds West, a distance of 130.76 feet to a point for corner;

THENCE North 89 Degrees 03 Minutes 46 Seconds East, a distance of 228.49 feet to a point for corner;

THENCE North 00 Degrees 22 Minutes 47 Seconds West, a distance of 780.92 feet to a point for corner;

THENCE West, a distance of 64.48 feet to a point for corner;

THENCE North 00 Degrees 45 Minutes 50 Seconds West, a distance of 310.60 feet to a point for corner;

THENCE South 89 Degrees 06 Minutes 42 Seconds East, a distance of 384.12 feet to a point for corner;

THENCE North 36 Degrees 04 Minutes 36 Seconds East, a distance of 1,567.90 feet to a point for corner;

THENCE South 89 Degrees 11 Minutes 34 Seconds East, a distance of 734.83 feet to a point for corner;

THENCE North 41 Degrees 06 Minutes 16 Seconds East, a distance of 119.58 feet to a point for corner;

THENCE North 88 Degrees 56 Minutes 24 Seconds East, a distance of 291.04 feet to a point for corner;

THENCE South 34 Degrees 15 Minutes 03 Seconds West, a distance of 351.76 feet to a point for corner;

THENCE South 00 Degrees 29 Minutes 24 Seconds East, a distance of 2,297.06 feet to a point for corner;

THENCE South 77 Degrees 41 Minutes 28 Seconds West, a distance of 470.21 feet to a point for corner;

THENCE South 01 Degrees 55 Minutes 31 Seconds West, a distance of 143.60 feet to a point for corner;

THENCE North 80 Degrees 16 Minutes 10 Seconds East, a distance of 493.11 feet to a point for corner;

THENCE South 86 Degrees 22 Minutes 43 Seconds East, a distance of 436.38 feet to a point for corner;

THENCE South 00 Degrees 15 Minutes 03 Seconds East, a distance of 181.81 feet to a point for corner;

THENCE South 87 Degrees 51 Minutes 33 Seconds East, a distance of 104.61 feet to a point for corner;

THENCE South 02 Degrees 43 Minutes 35 Seconds East, a distance of 61.62 feet to a point for corner;

THENCE North 89 Degrees 19 Minutes 05 Seconds East, a distance of 82.08 feet to a point for corner;

THENCE South 01 Degrees 55 Minutes 23 Seconds West, a distance of 495.25 feet to a point for corner;

THENCE South 84 Degrees 40 Minutes 07 Seconds West, a distance of 494.42 feet to a point for corner;

THENCE South 80 Degrees 02 Minutes 04 Seconds West, a distance of 860.10 feet to a point for corner;

THENCE North 75 Degrees 13 Minutes 50 Seconds West, a distance of 618.31 feet to a point for corner;

THENCE South 44 Degrees 04 Minutes 42 Seconds West, a distance of 259.85 feet to a point for corner;

THENCE South 01 Degrees 20 Minutes 05 Seconds East, a distance of 1,229.44 feet to a point for corner;

THENCE South 86 Degrees 38 Minutes 01 Seconds West, a distance of 101.40 feet to a point for corner;

THENCE South 00 Degrees 06 Minutes 54 Seconds East, a distance of 1,595.33 feet to a point for corner;

THENCE South 35 Degrees 59 Minutes 51 Seconds East, a distance of 608.34 feet to a point for corner;

THENCE South 01 Degrees 06 Minutes 30 Seconds West, a distance of 795.62 feet to a point for corner;

THENCE South 54 Degrees 37 Minutes 54 Seconds East, a distance of 758.87 feet to a point for corner;

THENCE North 01 Degrees 34 Minutes 36 Seconds West, a distance of 526.02 feet to a point for corner;

THENCE North 88 Degrees 00 Minutes 53 Seconds East, a distance of 1,263.97 feet to a point for corner;

THENCE South 01 Degrees 57 Minutes 50 Seconds East, a distance of 258.47 feet to a point for corner in County Road No. 3030, said corner being the Northwest corner of The Meadows, an Addition to the City of Emory, according to the Map and/or Plat thereof recorded in Volume 6, Page 22, Plat Records, Rains County, Texas;

THENCE North 88 Degrees 44 Minutes 57 Seconds East, along the North line of said Addition, a distance of 836.71 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said Addition;

THENCE South 01 Degrees 26 Minutes 17 Seconds East, along the East line of said Addition, a distance of 472.48 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of said Addition;

THENCE South 88 Degrees 44 Minutes 49 Seconds West, along the South line of said Addition, a distance of 836.23 feet to a point in said County Road No. 3030 for corner, said corner being the Southwest corner of said Addition;

THENCE South 02 Degrees 37 Minutes 02 Seconds East, a distance of 333.29 feet to a point for corner;

THENCE North 89 Degrees 37 Minutes 02 Seconds East, a distance of 233.25 feet to a point for corner;

THENCE South 01 Degrees 25 Minutes 11 Seconds East, a distance of 278.79 feet to a point for corner;

THENCE North 88 Degrees 57 Minutes 51 Seconds East, a distance of 1,038.26 feet to a point for corner;

THENCE South 22 Degrees 59 Minutes 44 Seconds West, a distance of 1,391.30 feet to a point for corner;

THENCE South 88 Degrees 43 Minutes 35 Seconds West, a distance of 339.40 feet to a point for corner;

THENCE South 88 Degrees 43 Minutes 35 Seconds West, a distance of 684.57 feet to a point for corner;

THENCE South 88 Degrees 43 Minutes 35 Seconds West, a distance of 948.68 feet to a point for corner;

THENCE North 02 Degrees 18 Minutes 18 Seconds West, a distance of 1,552.30 feet to a point for corner;

THENCE North 74 Degrees 40 Minutes 46 Seconds West, a distance of 2,188.34 feet to a point for corner;

THENCE South 78 Degrees 50 Minutes 37 Seconds West, a distance of 1,607.66 feet to a point for corner;

THENCE South 40 Degrees 53 Minutes 16 Seconds East, a distance of 126.10 feet to a point for corner;

THENCE South 02 Degrees 10 Minutes 31 Seconds East, a distance of 1,532.71 feet to a point for corner;

THENCE South 86 Degrees 45 Minutes 07 Seconds West, a distance of 2,246.72 feet to a point for corner;

THENCE South 20 Degrees 04 Minutes 29 Seconds West, a distance of 1,150.22 feet to the POINT OF BEGINNING and CONTAINING 1,305.80 acres of land.

BY-LINE SURVEYING LLC

109 Prosperity (P.O. Box 834)
Emory, Texas 75440
Texas Surveying Firm No. 10194233

City of East Tawakoni Legal Description:

Being a lot, tract or parcel of land situated in the J. Hooker Survey, Abstract No. 110, M. Tollett Survey, Abstract No. 229, T. Brooks Survey, Abstract No. 14, and N. Crittenden Survey, Abstract No. 33, Rains County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 40D nail found in County Road No. 1530 for corner, said corner being at the Northeast corner of Waters Edge Estates, an Addition to the City of East Tawakoni E.T.J., Rains County, Texas, according to the Map and/or Plat thereof recorded in Volume 7, Page 43, Plat Records, Rains County, Texas;

THENCE North 89 Degrees 18 Minutes 06 Seconds East, a distance of 9.63 feet to a point for corner;

THENCE South 01 Degrees 28 Minutes 52 Seconds East, along the East side of said County Road No. 1530, a distance of 1,065.05 feet to a concrete S.R.A. monument found for corner, said corner being at the Northwest corner of a called 6.556 acre tract of land conveyed to Jay Krugjohann et al, by Deed, as recorded in Volume 544, Page 428, Official Public Records, Rains County, Texas;

THENCE South 76 Degrees 29 Minutes 28 Seconds East, along the North line of said 6.556 acre tract, a distance of 839.19 feet to a point for corner;

THENCE South 23 Degrees 55 Minutes 52 Seconds West, along the East line of said 6.556 acre tract, a distance of 286.57 feet to a point for corner;

THENCE South 87 Degrees 45 Minutes 14 Seconds West, along the South line of said 6.556 acre tract, a distance of 690.00 feet to a 60D nail found in said County Road No. 1530 for corner, said corner being at the Southwest corner of said 6.556 acre tract;

THENCE South 88 Degrees 49 Minutes 05 Seconds West, a distance of 28.99 feet to a point for corner;

THENCE North 01 Degrees 04 Minutes 33 Seconds West, a distance of 1,549.97 feet to a point for corner, said corner being on the North line of said Waters Edge Estates;

THENCE South 87 Degrees 21 Minutes 57 Seconds West, passing a concrete S.R.A. monument found at a distance of 1,076.14 feet, continuing along said course, a total distance of 2,036.24 feet to a point for corner;

THENCE North 47 Degrees 52 Minutes 59 Seconds West, a distance of 480.18 feet to a point for corner;

THENCE North 50 Degrees 07 Minutes 20 Seconds East, a distance of 1,026.48 feet to a point for corner;

THENCE North 28 Degrees 46 Minutes 32 Seconds West, a distance of 1,060.04 feet to a point for corner;

THENCE North 02 Degrees 08 Minutes 51 Seconds West, a distance of 840.59 feet to a point for corner;

THENCE North 35 Degrees 45 Minutes 00 Seconds East, a distance of 639.40 feet to a point for corner;

THENCE North 09 Degrees 59 Minutes 06 Seconds West, a distance of 408.83 feet to a point for corner;

THENCE North 69 Degrees 55 Minutes 45 Seconds East, a distance of 615.77 feet to a point for corner;

THENCE North 27 Degrees 19 Minutes 22 Seconds West, a distance of 479.36 feet to a point for corner;

THENCE North 01 Degrees 41 Minutes 07 Seconds West, a distance of 471.17 feet to a point for corner;

THENCE North 80 Degrees 08 Minutes 17 Seconds West, a distance of 738.02 feet to a point for corner;

THENCE North 32 Degrees 32 Minutes 48 Seconds East, a distance of 998.67 feet to a concrete S.R.A. monument found at an angle point, said point being on a North line of Replat of Lots 33 thru 37 Sandy Shores Addition, an Addition to the City of East Tawakoni, Rains County, Texas, according to the Map and/or Plat thereof recorded in Volume 7, Page 33, Plat Records, Rains County, Texas;

THENCE North 72 Degrees 43 Minutes 41 Seconds East, passing at a distance of 195.45 feet a 1/2 inch rod found at the Northeast corner of said Replat of Lots 33 thru 37 Sandy Shores Addition, continuing along said course, a total distance of 323.97 feet to a point for corner;

THENCE North 39 Degrees 30 Minutes 36 Seconds East, a distance of 270.15 feet to a point for corner;

THENCE North 64 Degrees 12 Minutes 36 Seconds West, a distance of 628.88 feet to a point for corner;

THENCE North 63 Degrees 10 Minutes 16 Seconds West, a distance of 940.75 feet to a point for corner;

THENCE North 58 Degrees 59 Minutes 03 Seconds West, a distance of 4,207.27 feet to a point for corner;

THENCE North 59 Degrees 21 Minutes 09 Seconds West, a distance of 1,095.49 feet to a point for corner;

THENCE North 67 Degrees 06 Minutes 34 Seconds West, a distance of 784.37 feet to a point for corner;

THENCE North 82 Degrees 43 Minutes 59 Seconds West, a distance of 602.99 feet to a point for corner;

THENCE South 02 Degrees 31 Minutes 23 Seconds West, a distance of 1,415.11 feet to a point for corner;

THENCE South 61 Degrees 45 Minutes 01 Seconds West, a distance of 465.23 feet to a point for corner;

THENCE South 11 Degrees 23 Minutes 53 Seconds East, a distance of 1,518.50 feet to a point for corner;

THENCE South 18 Degrees 11 Minutes 21 Seconds East, a distance of 1,373.42 feet to a point for corner;

THENCE South 18 Degrees 51 Minutes 58 Seconds West, a distance of 1,107.50 feet to a point for corner;

THENCE South 74 Degrees 44 Minutes 42 Seconds West, a distance of 697.41 feet to a point for corner;

THENCE North 38 Degrees 42 Minutes 29 Seconds West, a distance of 907.89 feet to a point for corner;

THENCE North 02 Degrees 41 Minutes 32 Seconds West, a distance of 2,533.08 feet to a point for corner;

THENCE South 87 Degrees 20 Minutes 13 Seconds West, a distance of 140.00 feet to a point for corner;

THENCE North 17 Degrees 53 Minutes 31 Seconds West, a distance of 868.04 feet to a point for corner;

THENCE South 67 Degrees 41 Minutes 18 Seconds West, a distance of 471.39 feet to a point for corner;

THENCE North 48 Degrees 16 Minutes 14 Seconds West, a distance of 491.35 feet to a point for corner;

THENCE North 47 Degrees 32 Minutes 12 Seconds East, a distance of 1,108.33 feet to a point for corner;

THENCE North 76 Degrees 58 Minutes 02 Seconds West, a distance of 2,069.09 feet to a point for corner;

THENCE North 11 Degrees 08 Minutes 52 Seconds East, a distance of 1,974.15 feet to a point for corner;

THENCE South 88 Degrees 46 Minutes 52 Seconds East, a distance of 1,419.78 feet to a point for corner;

THENCE South 23 Degrees 35 Minutes 51 Seconds East, a distance of 1,342.23 feet to a point for corner;

THENCE South 89 Degrees 16 Minutes 29 Seconds East, a distance of 1,585.83 feet to a point for corner;

THENCE North 09 Degrees 36 Minutes 35 Seconds East, a distance of 769.52 feet to a point for corner;

THENCE South 83 Degrees 01 Minutes 26 Seconds East, a distance of 712.71 feet to a point for corner;

THENCE South 69 Degrees 50 Minutes 09 Seconds East, a distance of 1,194.11 feet to a point for corner;

THENCE South 53 Degrees 04 Minutes 40 Seconds East, a distance of 1,753.81 feet to a point for corner;

THENCE South 13 Degrees 14 Minutes 58 Seconds East, a distance of 491.62 feet to a point for corner;

THENCE South 39 Degrees 19 Minutes 00 Seconds East, a distance of 707.45 feet to a point for corner;

THENCE South 58 Degrees 59 Minutes 03 Seconds East, a distance of 2,832.62 feet to a point for corner;

THENCE South 86 Degrees 35 Minutes 01 Seconds East, a distance of 601.77 feet to a point for corner;

THENCE North 44 Degrees 41 Minutes 00 Seconds East, a distance of 513.80 feet to a point for corner;

THENCE North 38 Degrees 17 Minutes 25 Seconds East, a distance of 485.89 feet to a point for corner;

THENCE North 82 Degrees 46 Minutes 32 Seconds West, a distance of 861.92 feet to a point for corner;

THENCE North 19 Degrees 51 Minutes 54 Seconds East, a distance of 932.95 feet to a point for corner;

THENCE North 20 Degrees 26 Minutes 58 Seconds West, a distance of 624.05 feet to a point for corner;

THENCE South 74 Degrees 57 Minutes 13 Seconds West, a distance of 477.20 feet to a point for corner;

THENCE North 19 Degrees 26 Minutes 44 Seconds East, a distance of 468.06 feet to a point for corner;

THENCE North 28 Degrees 27 Minutes 55 Seconds East, a distance of 467.85 feet to a point for corner;

THENCE North 14 Degrees 12 Minutes 24 Seconds East, a distance of 403.82 feet to a point for corner;

THENCE North 84 Degrees 21 Minutes 43 Seconds East, a distance of 1,325.22 feet to a concrete S.R.A. monument found at an angle point, said point being on a West line of Vintage Shores an Addition to the City of East Tawakoni, Rains County, Texas, according to the Map and/or Plat thereof recorded in Volume 6, Page 43, Plat Records, Rains County, Texas;

THENCE North 01 Degrees 32 Minutes 55 Seconds West, along a West line of said Vintage Shores, a distance of 1,204.67 feet to a 3/8 inch iron rod found for corner, said corner being a Northwest corner of said Vintage Shores;

THENCE North 88 Degrees 05 Minutes 05 Seconds East, along a North line of said Vintage Shores, a distance of 1,768.58 feet to a 1/2 inch iron rod found for corner, said corner being a Northeast corner of said Vintage Shores;

THENCE South 02 Degrees 00 Minutes 14 Seconds East, along an East line of said Vintage Shores, a distance of 1,388.80 feet to a 1/2 inch iron rod found at an angle point;

THENCE South 01 Degrees 10 Minutes 33 Seconds East, along an East line of said Vintage Shores, a distance of 296.21 feet to an angle point;

THENCE South 01 Degrees 14 Minutes 26 Seconds East, along an East line of said Vintage Shores, a distance of 613.45 feet to a 1/2 inch iron rod found at an angle point;

THENCE South 00 Degrees 56 Minutes 37 Seconds East, along an East line of said Vintage Shores, a distance of 599.26 feet to a 1/2 inch iron rod found at an angle point;

THENCE South 00 Degrees 56 Minutes 37 Seconds East, a distance of 2,655.84 feet to a point for corner;

THENCE South 89 Degrees 46 Minutes 49 Seconds West, a distance of 1,285.79 feet to a point for corner;

THENCE South 00 Degrees 13 Minutes 07 Seconds East, a distance of 278.26 feet to a point for corner, said corner being on a South line of White's Addition, an Addition in Rains County, Texas, according to the Map and/or Plat thereof recorded in Volume 140, Page 559, Deed Records, Rains County, Texas;

THENCE South 89 Degrees 47 Minutes 53 Seconds West, along a South line of said White's Addition, a distance of 433.70 feet to a point for corner;

THENCE South 01 Degrees 22 Minutes 21 Seconds East, a distance of 3,992.21 feet to an angle point, said point being on the East side of said County Road No. 1530 and at the Northeast corner of Lot 246, Indian Hills Addition, an Addition in Rains County, according to the Map and/or Plat thereof recorded in Volume 140, Page 567, Deed Records, Rains County, Texas, from said corner a 1/2 inch iron rod found bears South 87 Degrees 12 Minutes 15 Seconds West, a distance of 0.16 feet;

THENCE South 01 Degrees 22 Minutes 21 Seconds East, along an East line of said Lot 246, a distance of 135.10 feet to a point for corner, said corner being at the Southeast corner of said Lot 246, from said corner a 1/2 inch iron rod found bears South 87 Degrees 13 Minutes 25 Seconds West, a distance of 0.33 feet;

THENCE South 00 Degrees 16 Minutes 05 Seconds East, a distance of 1,736.61 feet to the POINT OF BEGINNING and CONTAINING 1,079.44 acres of land.

BY-LINE SURVEYING LLC

109 Prosperity (P.O. Box 834)
Emory, Texas 75440

Texas Surveying Firm No. 10194233

City of Point Legal Description:

Being a lot, tract or parcel of land situated in the A. Summerlin Survey, Abstract No. 292, L. Welch Survey, Abstract No. 270, R. Sunigas Survey, Abstract No. 206, S. Bell Survey, Abstract No. 15, J. Brien Survey, Abstract No. 19, D. Shepherd Survey, Abstract No. 218, and the L. Portwood Survey, Abstract No. 184, Rains County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike found in County Road No. 4516, being on a South line of a called 133.75 acre tract of land conveyed to Gail Adcock et al, by Deed, as recorded in Volume 483, Page 455, Official Public Records, Rains County, Texas, and the Northwest corner of a called 493.520 acre tract of land conveyed to Cay House, by Deed, as recorded in Volume 525, Page 621, Official Public Records, Rains County, Texas;

THENCE South 01 Degrees 11 Minutes 07 Seconds East, a distance of 2,721.30 feet to a point for corner;

THENCE South 88 Degrees 47 Minutes 20 Seconds West, a distance of 3,044.28 feet to a point for corner, said corner being on the Southeast side of County Road No. 1410, being the Southeast corner of a called 56.51 acre tract of land conveyed to Qingqing Point Farm, LLC, by Deed, as recorded in File No. 2022-0119, Official Public Records, Rains County, Texas, from said corner a 1/2 inch iron rod found with cap stamped "BEASLEY" bears North 88 Degrees 47 Minutes 20 Seconds East, a distance of 4.33 feet and another 1/2 inch iron rod found bears North 10 Degrees 36 Minutes 41 Seconds West, a distance of 5.73 feet;

THENCE South 88 Degrees 47 Minutes 20 Seconds West, along the South line of said 56.51 acre tract, a distance of 2,593.75 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said 56.51 acre tract and the Southeast corner of Land of Love Estates, an Addition to the City of Point, Rains County, Texas, according to the Map and/or Plat thereof recorded in Volume 7, Page 75, Plat Records, Rains County, Texas;

THENCE South 89 Degrees 18 Minutes 12 Seconds West, along a South line of said Land of Love Estates, a distance of 1,100.22 feet to a 5/8 inch iron rod found with cap stamped "BOUNDARY SOLUTIONS" at an angle point;

THENCE South 88 Degrees 58 Minutes 36 Seconds West, continuing along a South line of said Land of Love Estates, a distance of 1,309.88 feet to a point for corner, said corner being on an East line of F.M. Highway No. 47 and at the Southwest corner of said Land of Love Estates, from said corner a 5/8 inch iron rod with cap stamped "BOUNDARY SOLUTIONS" bears North 88 Degrees 58 Minutes 36 Seconds East, a distance of 0.24 feet and a concrete highway marker found bears South 23 Degrees 59 Minutes 47 Seconds West, a distance of 103.96 feet;

THENCE South 84 Degrees 56 Minutes 52 Seconds West, over and across said F.M. Highway No. 47, a distance of 132.56 feet to a point for corner, from said corner a 1/2 inch iron rod found bears North 89 Degrees 12 Minutes 05 Seconds East, a distance of 0.40 feet;

THENCE South 89 Degrees 12 Minutes 05 Seconds West, a distance of 894.95 feet to an angle point;

THENCE South 88 Degrees 52 Minutes 49 Seconds West, a distance of 669.76 feet to a 3/8 inch iron rod found for corner, said corner being the Southwest corner of a called 16.634 acre tract of land conveyed to James Suits et al, by Deed, as recorded in Volume 403, Page 689, Real Records, Rains County, Texas;

THENCE North 01 Degrees 46 Minutes 11 Seconds West, along the West line of said 16.634 acre tract, a distance of 1,074.85 feet to a 1/2 inch iron rod found with cap stamped "TRI-POINT" at an angle point, said point being the Northwest corner of said 16.634 acre tract and the Southwest corner of Replat of Land of Faith Estates, an Addition to the City of Point, Rains County, Texas, according to the Map and/or Plat thereof recorded in Volume 6, Page 29, Plat Records, Rains County, Texas;

THENCE North 01 Degrees 37 Minutes 19 Seconds West, along a West line of said Replat of Land of Faith Estates, a distance of 343.61 feet to a 1/2 inch iron rod found with cap stamped "BY-LINE" at an angle point, said point being an East line of a called 105.376 acre tract of land, Tract Two, conveyed to Rick Barber et ux, by Deed, as recorded in Volume 336, Page 609, Real Records, Rains County, Texas;

THENCE North 01 Degrees 37 Minutes 19 Seconds West, continuing along a West line of said Replat of Land of Faith Estates, a distance of 1,145.41 feet to a 1/2 inch iron rod found with cap stamped "TRI-POINT" at an angle point;

THENCE North 00 Degrees 38 Minutes 27 Seconds West, continuing along a West line of said Replat of Land of Faith Estates, a distance of 519.18 feet to a 3/8 inch iron rod found at an angle point, said point being the Northeast corner of said 105.376 acre tract;

THENCE North 00 Degrees 59 Minutes 15 Seconds West, continuing along a West line of said Replat of Land of Faith Estates, a distance of 321.33 feet to a 1/2 inch iron rod found with cap stamped "BY-LINE" at an angle point, said point being the Northwest corner of said Replat of Land of Faith Estates;

THENCE North 01 Degrees 47 Minutes 38 Seconds West, a distance of 3,839.37 feet to a 1/2 inch iron rod found at an angle point, said point being the Southwest corner of Karen's Acres, an Addition to the City of Point, Rains County, Texas, according to the Map and/or Plat thereof recorded in Volume 8, Page 9, Plat Records, Rains County, Texas;

THENCE North 01 Degrees 30 Minutes 55 Seconds West, along the West line of said Karen's Acres, a distance of 1,128.36 feet to a point for corner, said corner being in Industrial Boulevard (County Road No. 1525), from said corner a 1/2 inch iron rod found bears South 70 Degrees 42 Minutes 12 Seconds East, a distance of 3.33 feet;

THENCE North 04 Degrees 29 Minutes 17 Seconds East, a distance of 802.74 feet to a point for corner;

THENCE North 88 Degrees 42 Minutes 40 Seconds East, a distance of 2,995.47 feet to a point for corner;

THENCE North 01 Degrees 11 Minutes 07 Seconds West, a distance of 1,972.67 feet to a point for corner;

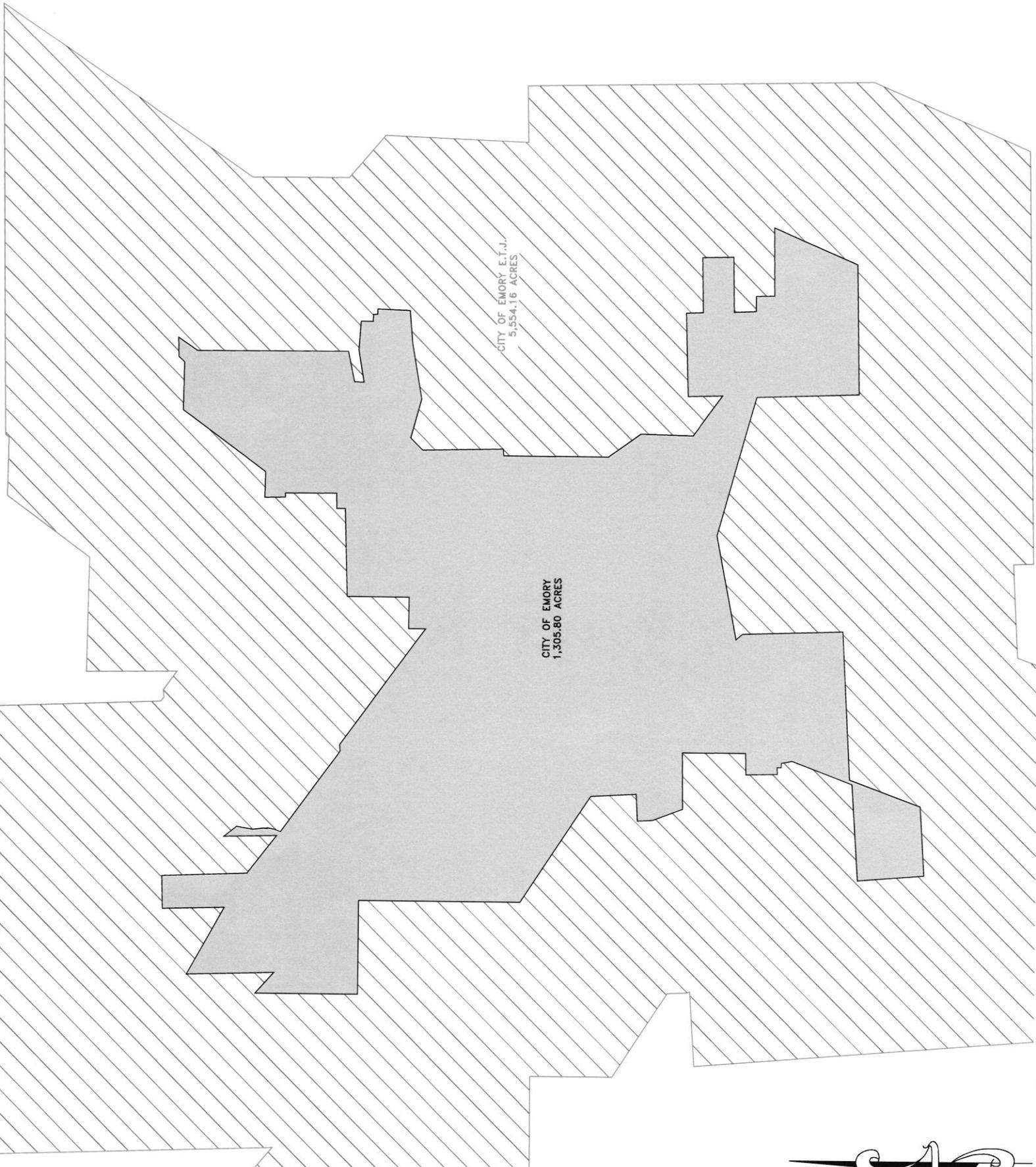
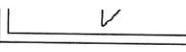
THENCE North 88 Degrees 42 Minutes 40 Seconds East, a distance of 5,473.23 feet to a point for corner;

THENCE South 01 Degrees 11 Minutes 07 Seconds East, a distance of 2,774.75 feet to a point for corner;

THENCE South 88 Degrees 42 Minutes 40 Seconds West, a distance of 1,943.49 feet to a point for corner;

THENCE South 01 Degrees 11 Minutes 07 Seconds East, a distance of 5,329.58 feet to a point for corner;

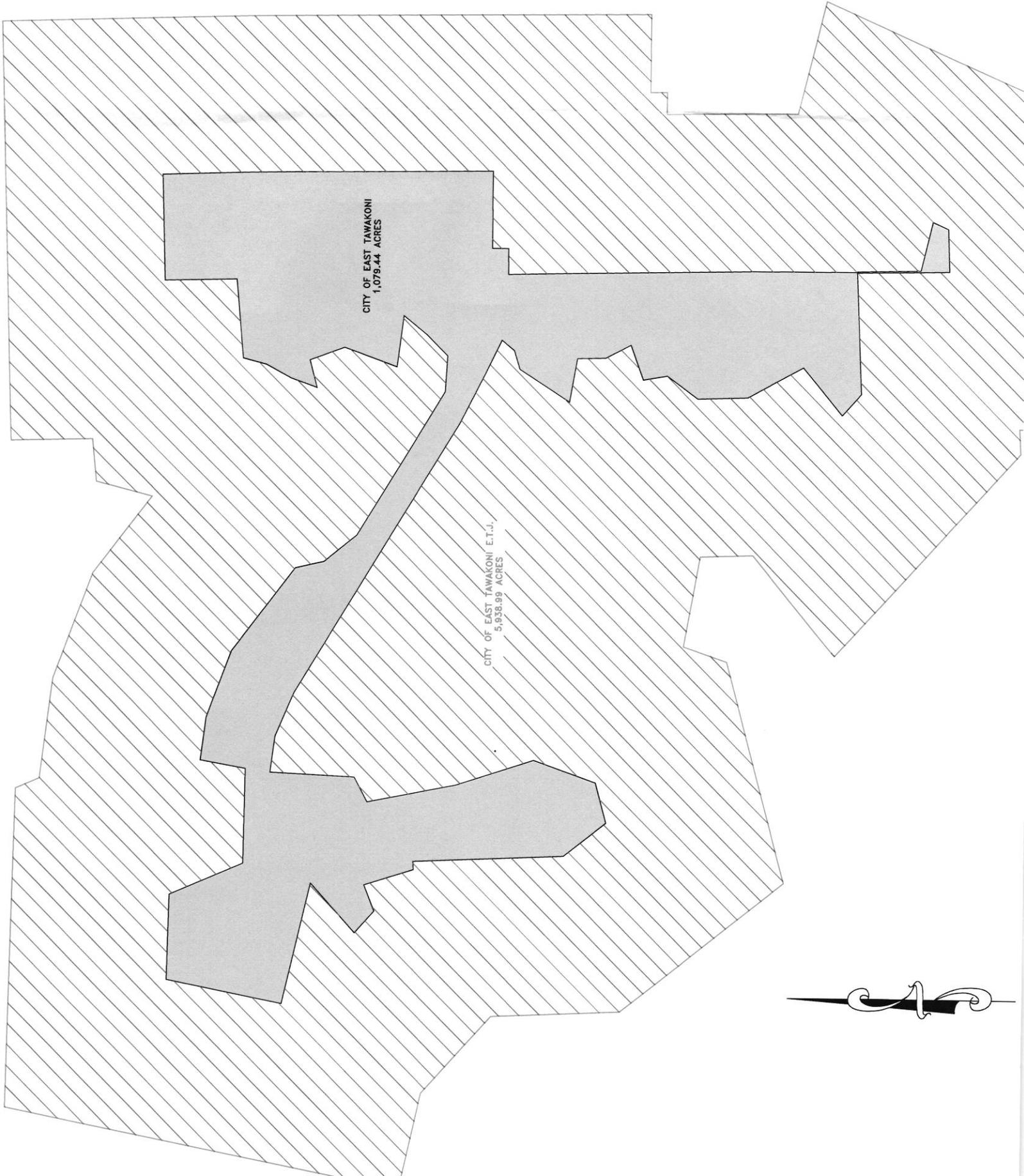
THENCE North 88 Degrees 42 Minutes 40 Seconds East, a distance of 3,201.43 feet to the POINT OF BEGINNING and CONTAINING 1,816.92 acres of land.



CITY OF EMORY E.T.J.
5,554.16 ACRES

CITY OF EMORY
1,305.80 ACRES





CITY OF EAST TAWAKONI
1,079.44 ACRES

CITY OF EAST TAWAKONI E.T.J.
5,938.99 ACRES



BY-LINE SURVEYING LLC

109 Prosperity (P.O. Box 834)
Emory, Texas 75440

Texas Surveying Firm No. 10194233

City of Emory Legal Description:

Being a lot, tract or parcel of land situated in the J. Freeman Survey, Abstract No. 83, P. Adams Survey, Abstract No. 3, G. Yarber Survey, Abstract No. 278, J. Vochery Survey, Abstract No. 253, B. Miller Survey, Abstract No. 155, G. Yarber Survey, Abstract No. 280, J. Harges Survey, Abstract No. 109, F. O'Kelly Survey, Abstract No. 179, R. Finley Survey, Abstract No. 87, E. Ridmond Survey, Abstract No. 194, M. Nunez Survey, Abstract No. 171, and E. Williams Survey, Abstract No. 275, Rains County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being on a West line of State Highway No. 19, the Southeast corner of a called 30.111 acre tract of land conveyed to The Herd Development Partners, LLC, by Deed, as recorded in File No. 2022-3323, Official Public Records, Rains County, Texas, from said corner a 3/8 inch iron rod found bears South 86 Degrees 18 Minutes 22 Seconds West, a distance of 0.84 feet and a concrete highway marker found bears South 20 Degrees 04 Minutes 29 Seconds West, a distance of 0.29 feet;

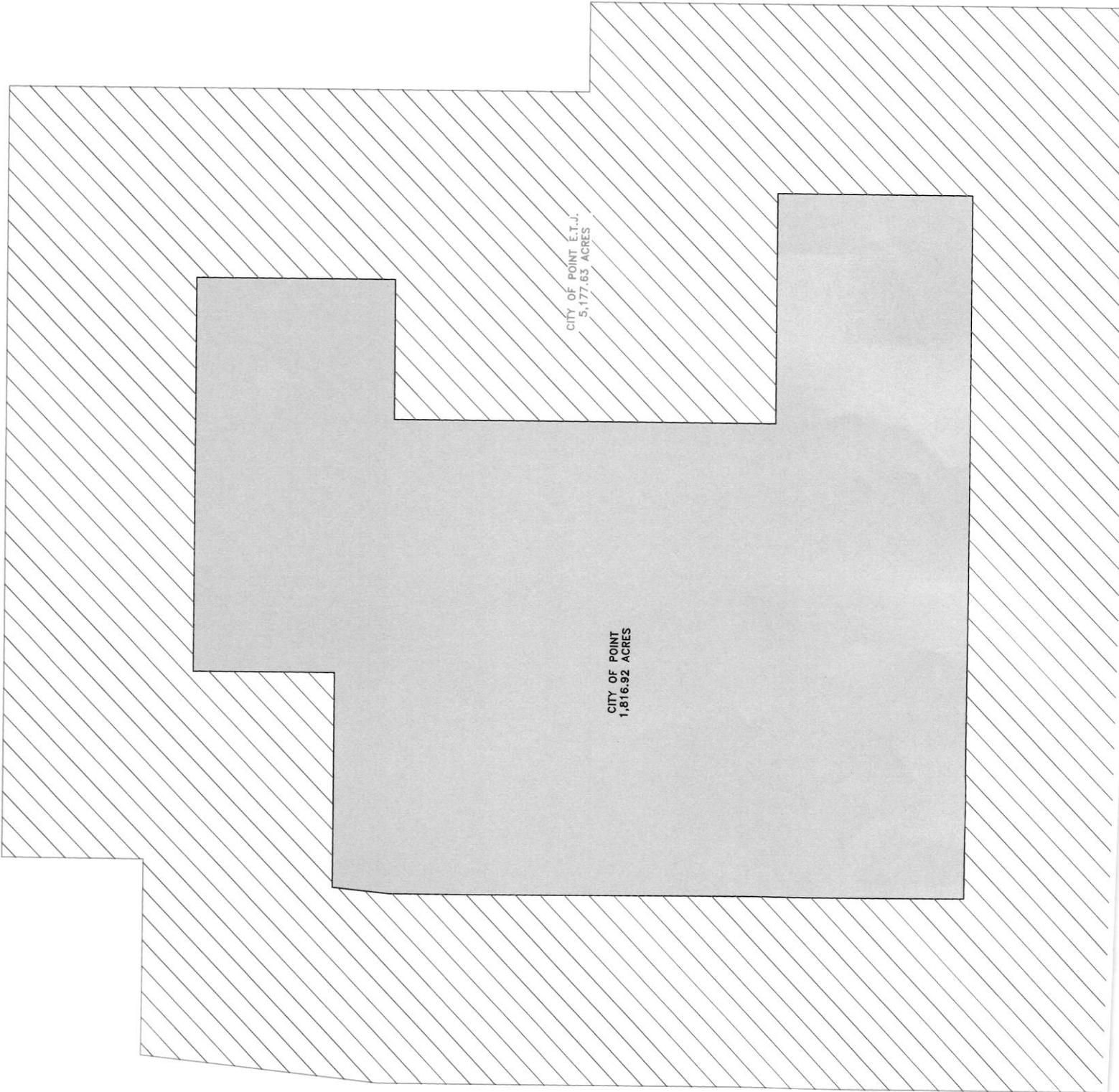
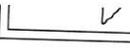
THENCE South 86 Degrees 18 Minutes 22 Seconds West, along the South line of said 30.111 acre tract, a distance of 1,058.83 feet to a point for corner, from said corner a 1/2 inch iron rod found bears South 86 Degrees 18 Minutes 22 Seconds West, a distance of 1.42 feet;

THENCE North 04 Degrees 43 Minutes 38 Seconds West, along the West line of said 30.111 acre tract, a distance of 1,016.79 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said 30.111 acre tract and on the South side of County Road No. 1150;

THENCE North 86 Degrees 12 Minutes 00 Seconds East, along the North line of said 30.111 acre tract, a distance of 1,468.79 feet to a concrete highway marker found, being on a West line of said State Highway No. 19 and the South side of said County Road No. 1150;

THENCE North 20 Degrees 51 Minutes 09 Seconds East, a distance of 982.43 feet to a point for corner;

THENCE North 12 Degrees 10 Minutes 17 Seconds West, a distance of 166.81 feet to a point for corner;



CITY OF POINT E.T.J.
5,177.63 ACRES

CITY OF POINT
1,816.92 ACRES