



#### LEGAL DESCRIPTION

**BEING** A TRACT OF LAND IN THE C. L. DODSON SURVEY, ABSTRACT NUMBER 292, THE R. R. MELTON SURVEY, ABSTRACT NUMBER 1276, THE S. A. & M.G. RAILROAD COMPANY SURVEY, ABSTRACT NUMBER 1056, T, THE R. ZEIBEIG SURVEY, ABSTRACT NUMBER 272, THE D. MORGAN SURVEY, ABSTRACT NUMBER 1224, THE ALLEN REEVES SURVEY, ABSTRACT NUMBER 939, THE JAMES JONES SURVEY, ABSTRACT NUMBER 583, , THE J. M. D. PEARSON SURVEY, ABSTRACT NUMBER 1268, THE W. W. PEARSON SURVEY, ABSTRACT NUMBER 1267, THE J. HADDON SURVEY, ABSTRACT NUMBER 501, THE JOSEPH STEWART SURVEY, ABSTRACT NUMBER 961, THE M. E. P. & P. RAILROAD COMPANY SURVEY, ABSTRACT NUMBER 761, AND THE B. BERRY SURVEY, ABSTRACT NUMBER 157, ELLIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 1,994.232 ACRE TRACT DESCRIBED IN A DEED TO HC GPM, LLC, RECORDED UNDER INSTRUMENT NUMBER 2213805, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS (OPRECT), HERINAFTER REFERRED TO AS, "HC GPM TRACT", TOGETHER WITH A TRACT OF LAND DESCRIBED IN A DEED TO HC HARMONY HILL LLC, RECORDED IN INSTRUMENT NUMBER 2224153, OPRECT, ALSO TOGHETHER WITH A TRACT OF LAND DESCRIBED IN A DEED TO HC HARMONY HILL LLC, RECORDED IN INSTRUMENT NUMBER AND 2224154, OPRECT, ALSO TOGETHER WITH A PORTION OF A CALLED 621.268 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RANDOL MILL CAPITAL, LLP, RECORDED IN VOLUME 2181, PAGE 1612, DEED RECORDS, ELLIS COUNTY TEXAS (DRECT), ALSO TOGETHER WITH A CALLED 56.26 ACRE TRACT DESCRIBED IN A DEED TO HC LAKESONG LLC, RECORDED UNDER INSTRUMENT NUMBER 2420163, OPRECT, HERINAFTER REFERRED TO AS "WICK TRACT", ALSO TOGETHER WITH A CALLED 59.91 ACRE TRACT DESCRIBED IN A DEED TO HC LAKESONG, LLC, RECORDED UNDER INSTRUMENT NUMBER 1519720, OPRECT, HERINAFTER REFERED TO AS "BURNITT TRACT", ALSO TOGETHER WITH A CALLED 558.2 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HC LAKESONG LLC, RECORDED UNDER INSTRUMENT NUMBER 2433876, OPECT, HERINAFTER REFERRED TO AS "LAKEVIEW HILLS TRACT", AND BEING DESCRIBED AS ONE (1) TRACT BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID HC HARMONY HILL TRACT RECORDED IN INSTRUMENT NUMBER 2224154, SAID POINT BEING THE WEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO KREHER STEEL CO. INC., AS RECORDED IN VOLUME 2244, PAGE 1334, DEED RECORDS, ELLIS COUNTY, TEXAS DRECT, AND LYING IN THE NORTHEASTERLY LINE OF U.S. HIGHWAY 287;

**THENCE**, ALONG THE NORTHEASTERLY LINE OF U.S. HIGHWAY 287 THE FOLLOWING COURSES AND DISTANCES:

NORTH 50 DEGREES 39 MINUTES 14 SECONDS WEST A DISTANCE OF 1,203.70 FEET TO THE MOST WESTERLY CORNER OF SAID HC HARMONY HILL TRACT RECORDED IN INSTRUMENT NUMBER 2224154 AND TO THE MOST SOUTHERLY CORNER OF SAID HC HARMONY HILL, LLC TRACT RECORDED IN INSTRUMENT NUMBER 2224153;

NORTH 50 DEGREES 53 MINUTES 38 SECONDS WEST A DISTANCE OF 58.13 FEET;

NORTH 52 DEGREES 32 MINUTES 36 SECONDS WEST A DISTANCE OF 196.96 FEET;

NORTH 50 DEGREES 38 MINUTES 03 SECONDS WEST A DISTANCE OF 1,181.10 FEET;

NORTH 46 DEGREES 40 MINUTES 14 SECONDS WEST A DISTANCE OF 61.88 FEET;

NORTH 50 DEGREES 46 MINUTES 02 SECONDS WEST A DISTANCE OF 228.94 FEET TO THE MOST WESTERLY CORNER OF SAID HC HARMONY HILLS TRACT RECORDED IN

INSTRUMENT NUMBER 2224153 AND TO THE MOST SOUTHERLY CORNER OF A CALLED 98.72 ACRE TRACT DESCRIBED IN A DEED TO DR. R. G. ALEXANDER, DDS, MSD, AND SPOUSE JANNA ALEXANDER, RECORDED IN VOLUME 2600, PAGE 1493, DRECT;

**THENCE**, ALONG THE NORTHWESTERLY LINE OF SAID HC HARMONY HILLS TRACT RECORDED IN INSTRUMENT NUMBER 2224153, AND ALONG THE SOUTHEASTERLY LINE OF SAID ALEXANDER TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 60 DEGREES 04 MINUTES 27 SECONDS EAST A DISTANCE OF 845.68 FEET  
SOUTH 01 DEGREES 07 MINUTES 47 SECONDS EAST A DISTANCE OF 312.79 FEET;  
NORTH 59 DEGREES 28 MINUTES 45 SECONDS EAST A DISTANCE OF 314.48 FEET;  
NORTH 59 DEGREES 28 MINUTES 48 SECONDS EAST A DISTANCE OF 1,227.56 FEET TO THE MOST WESTERLY CORNER OF SAID HC GPM TRACT;

**THENCE**, NORTH 59 DEGREES 41 MINUTES 32 SECONDS EAST A DISTANCE OF 293.11 FEET TO THE MOST SOUTHERLY CORNER OF SAID ALEXANDER TRACT AND TO THE MOST SOUTHERLY CORNER OF SAID WICK TRACT;

**THENCE** THE FOLLOWING COURSES AND DISTANCES ALONG THE WESTERLY AND NORTHERLY LINES OF SAID WICK TRACT:

NORTH 32 DEGREES 32 MINUTES 24 SECONDS WEST A DISTANCE OF 397.90 FEET;  
NORTH 00 DEGREE 18 MINUTES 44 SECONDS WEST A DISTANCE OF 1,430.14 FEET;  
NORTH 38 DEGREES 24 MINUTES 59 SECONDS EAST A DISTANCE OF 1,120.94 FEET;  
NORTH 56 DEGREES 52 MINUTES 48 SECONDS EAST A DISTANCE OF 498.92 FEET TO THE MOST NORTHERLY CORNER OF SAID WICK TRACT AND TO THE WESTERLY LINE OF SAID HC GPM TRACT

**THENCE**, THE FOLLOWING COURSES AND DISTANCES, ALONG THE WESTERLY LINE OF SAID HC GPM TRACT:

NORTH 00 DEGREES 18 MINUTES 46 SECONDS WEST A DISTANCE OF 377.75 FEET;  
NORTH 74 DEGREES 18 MINUTES 19 SECONDS EAST A DISTANCE OF 313.49 FEET;  
SOUTH 84 DEGREES 01 MINUTE 57 SECONDS EAST A DISTANCE OF 690.12 FEET;  
NORTH 67 DEGREES 27 MINUTES 25 SECONDS WEST A DISTANCE OF 467.88 FEET;  
NORTH 06 DEGREES 00 MINUTES 25 SECONDS WEST A DISTANCE OF 1,605.91 FEET;  
NORTH 34 DEGREES 58 MINUTES 18 SECONDS EAST A DISTANCE OF 449.38 FEET;  
SOUTH 87 DEGREES 16 MINUTES 02 SECONDS EAST A DISTANCE OF 508.67 FEET;  
NORTH 03 DEGREES 14 MINUTES 20 SECONDS EAST A DISTANCE OF 467.31 FEET;  
NORTH 29 DEGREES 57 MINUTES 57 SECONDS WEST A DISTANCE OF 469.84 FEET;  
NORTH 63 DEGREES 28 MINUTES 38 SECONDS WEST A DISTANCE OF 386.07 FEET;  
NORTH 00 DEGREES 44 MINUTES 59 SECONDS WEST A DISTANCE OF 314.29 FEET TO THE SOUTHEAST CORNER OF A CALLED 85.02 ACRE TRACT DESCRIBED AS "TRACT 818" IN A

DEED TO THE UNITED STATES OF AMERICA, RECORDED IN VOLUME 681, PAGE 992,  
DIRECT;

**THENCE**, THE FOLLOWING COURSES AND DISTANCES, CONTINUING ALONG THE WESTERLY LINE OF SAID  
HC GPM TRACT AND ALONG THE EASTERLY LINE OF SAID TRACT 818:

NORTH 00 DEGREES 22 MINUTES 03 SECONDS WEST A DISTANCE OF 342.47 FEET;

NORTH 51 DEGREES 17 MINUTES 16 SECONDS WEST A DISTANCE OF 518.01 FEET;

NORTH 28 DEGREES 37 MINUTES 06 SECONDS EAST A DISTANCE OF 559.09 FEET;

NORTH 50 DEGREES 53 MINUTES 29 SECONDS EAST A DISTANCE OF 867.05 FEET;

NORTH 16 DEGREES 55 MINUTES 44 SECONDS EAST A DISTANCE OF 515.50 FEET;

**THENCE**, SOUTH 89 DEGREES 56 MINUTES 00 SECONDS EAST AT 318.30 FEET PASSING THE MOST  
NORTHERLY NORTHEAST CORNER OF SAID HC GPM TRACT, IN ALL, A TOTAL DISTANCE OF 324.81 FEET TO  
THE WESTERLY LINE OF SAID LAKEVIEW HILLS TRACT, A POINT IN GIFCO ROAD;

**THENCE** THE FOLLOWING COURSES AND DISTANCES ALONG THE WESTERLY LINE OF SAID LAKEVIEW HILLS  
TRACT:

NORTH 00 DEGREE 22 MINUTES 00 SECONDS WEST A DISTANCE OF 1,338.94 FEET ALONG  
GIFCO ROAD;

SOUTH 89 DEGREES 37 MINUTES 35 SECONDS WEST A DISTANCE OF 432.06 FEET ALONG  
GIFCO ROAD;

NORTH 00 DEGREE 22 MINUTES 20 SECONDS WEST A DISTANCE OF 887.45 FEET,  
DEPARTING GIFCO ROAD, TO THE SOUTHERLY LINE OF, "TRACT NO. 828-1" AS DESCRIBED  
IN A DEED TO THE UNITED STATES OF AMERICA, RECORDED IN VOLUME 687, PAGE 584,  
DIRECT;

**THENCE** THE FOLLOWING COURSES AND DISTANCES ALONG THE NORTHERLY LINE OF SAID LAKEVIEW  
HILLS TRACT, AND THE SOUTHERLY LINE OF SAID TRACT 828-1:

NORTH 79 DEGREES 46 MINUTES 05 SECONDS EAST A DISTANCE OF 701.54 FEET;

NORTH 23 DEGREES 39 MINUTES 57 SECONDS WEST A DISTANCE OF 348.07 FEET;

NORTH 05 DEGREES 22 MINUTES 23 SECONDS EAST A DISTANCE OF 137.34 FEET;

SOUTH 89 DEGREES 00 MINUTES 33 SECONDS EAST A DISTANCE OF 169.54 FEET;

SOUTH 41 DEGREES 36 MINUTES 08 SECONDS EAST A DISTANCE OF 756.42 FEET;

SOUTH 58 DEGREES 24 MINUTES 43 SECONDS EAST A DISTANCE OF 355.31 FEET;

SOUTH 12 DEGREES 52 MINUTES 01 SECONDS EAST A DISTANCE OF 572.42 FEET;

SOUTH 83 DEGREES 29 MINUTES 05 SECONDS EAST A DISTANCE OF 154.17 FEET;

NORTH 19 DEGREES 32 MINUTES 42 SECONDS EAST A DISTANCE OF 93.78 FEET;

SOUTH 65 DEGREES 32 MINUTES 34 SECONDS EAST A DISTANCE OF 433.37 FEET;

NORTH 40 DEGREES 19 MINUTES 04 SECONDS EAST A DISTANCE OF 956.67 FEET TO THE SOUTHWESTERLY LINE OF THE SOUTHERN PACIFIC RAILROAD;

**THENCE**, SOUTH 57 DEGREES 02 MINUTES 59 SECONDS EAST A DISTANCE OF 5,911.26 FEET ALONG THE NORTHEASTERLY LINE OF SAID LAKEVIEW HILLS TRACT AND THE SOUTHWESTERLY LINE OF SAID SOUTHERN PACIFIC RAILROAD TO THE MOST EASTERLY CORNER OF SAID LAKEVIEW HILLS TRACT';

**THENCE**, THE FOLLOWING COURSES AND DISTANCES ALONG THE EASTERLY AND SOUTHEASTERLY LINE OF SAID LAKEVIEW HILLS TRACT:

SOUTH 78 DEGREES 45MINUTES 14 SECONDS WEST A DISTANCE OF 261.10 FEET;

SOUTH 13 DEGREES 15 MINUTES 37 SECONDS WEST A DISTANCE OF 873.83 FEET;

SOUTH 54 DEGREES 34 MINUTES 26 SECONDS EAST A DISTANCE OF 151.18 FEET;

NORTH 87 DEGREES 41 MINUTES 44 SECONDS WEST A DISTANCE OF 114.11 FEET;

SOUTH 07 DEGREES 29 MINUTES 38 SECONDS EAST A DISTANCE OF 500.29 FEET;

SOUTH 84 DEGREES 53 MINUTES 46 SECONDS WEST A DISTANCE OF 452.07 FEET;

SOUTH 04 DEGREES 20 MINUTES 07 SECONDS WEST A DISTANCE OF 226.90 FEET;

SOUTH 79 DEGREES 53 MINUTES 35 SECONDS WEST A DISTANCE OF 1,481.47 FEET;

SOUTH 00 DEGREE 56 MINUTES 40 SECONDS EAST A DISTANCE OF 214.86 FEET;

SOUTH 70 DEGREES 07 MINUTES 32 SECONDS WEST A DISTANCE OF 679.74 FEET TO A POINT IN GIFCO ROAD;

SOUTH 06 DEGREES 10 MINUTES 01 SECOND EAST A DISTANCE OF 354.79 FEET ALONG GIFCO ROAD TO AN ANGLE POINT IN THE NORTH LINE OF SAID BURNITT TRACT;

**THENCE**, THE FOLLOWING COURSES AND DISTANCES ALONG THE NORTH, EAST, SOUTH AND WEST LINES OF SAID BURNITT TRACT:

NORTH 88 DEGREES 53 MINUTES 42 SECONDS EAST A DISTANCE OF 625.11 FEET;

SOUTH 00 DEGREE 22 MINUTES 11 SECONDS EAST A DISTANCE OF 1,904.34 FEET;

SOUTH 89 DEGREES 46 MINUTES 22 SECONDS WEST A DISTANCE OF 1,285.04 FEET;

NORTH 05 DEGREES 06 MINUTES 49 SECONDS WEST A DISTANCE OF 1,886.33 FEET TO THE NORTHEAST CORNER OF A CALLED 1.0 ACRE TRACT DESCRIBED IN A DEED TO MICHAEL GRAHAM, RECORDED IN VOLUME 2384, PAGE 642, DIRECT AND TO A SOUTHERLY LINE OF SAID HC GPM TRACT;

**THENCE**, THE FOLLOWING COURSES AND DISTANCES ALONG A SOUTHERLY LINE OF SAID HC GPM TRACT:

SOUTH 88 DEGREES 42 MINUTES 11 SECONDS WEST A DISTANCE OF 119.88 FEET TO THE NORTHWEST CORNER OF SAID GRAHAM TRACT;

SOUTH 89 DEGREES 46 MINUTES 05 SECONDS WEST A DISTANCE OF 562.56 FEET;

NORTH 01 DEGREES 07 MINUTES 09 SECONDS WEST A DISTANCE OF 184.68 FEET;

SOUTH 83 DEGREES 27 MINUTES 27 SECONDS WEST A DISTANCE OF 1,386.37 FEET;

SOUTH 01 DEGREE 07 MINUTES 51 SECONDS EAST A DISTANCE OF 32.27 FEET;

SOUTH 89 DEGREES 46 MINUTES 05 SECONDS WEST A DISTANCE OF 59.03 FEET;

**THENCE**, THE FOLLOWING COURSES AND DISTANCES ALONG THE EASTERLY LINE OF SAID HC GPM TRACT:

SOUTH 00 DEGREES 13 MINUTES 55 SECONDS EAST A DISTANCE OF 1,965.03 FEET;

SOUTH 83 DEGREES 32 MINUTES 55 SECONDS EAST A DISTANCE OF 447.87 FEET TO THE NORTHWEST CORNER OF A CALLED 206.363 ACRE TRACT DESCRIBED IN A DEED TO JAS HOLDINGS, LLC, RECORDED IN VOLUME 2051, PAGE 2082, DRECT, HERINAFTER REFERED TO AS, "JAS TRACT 1";

SOUTH 00 DEGREES 16 MINUTES 39 SECONDS EAST A DISTANCE OF 712.69 FEET TO A WESTERLY CORNER OF SAID JAS TRACT 1;

SOUTH 28 DEGREES 35 MINUTES 03 SECONDS EAST A DISTANCE OF 1,286.07 FEET TO THE SOUTHWEST CORNER OF SAID JAS TRACT 1, AND TO THE NORTHWEST CORNER OF A CALLED 99.764 ACRE TRACT DESCRIBED IN A DEED TO JAS HOLDINGS, L.P., RECORDED IN INSTRUMENT NUMBER 2321330, OPRECT, HEREINAFTER REFERED TO AS, "JAS TRACT 2";

SOUTH 28 DEGREES 35 MINUTES 44 SECONDS EAST A DISTANCE OF 306.31 FEET ALONG THE WEST LINE OF SAID JAS TRACT 2, TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1559.96 FEET, AND HAVING A CENTRAL ANGLE OF 24 DEGREES 18 MINUTES 13 SECONDS, AND A CHORD WHICH BEARS SOUTH 16 DEGREES 25 MINUTES 34 SECONDS EAST, A DISTANCE OF 656.75 FEET;

SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 661.70 FEET, CONTINUING ALONG THE WESTERLY LINE OF SAID JAS TRACT 2;

SOUTH 04 DEGREES 19 MINUTES 13 SECONDS EAST A DISTANCE OF 276.61 FEET TO THE SOUTHWEST CORNER OF SAID JAS TRACT 2;

**THENCE**, THE FOLLOWING COURSES AND DISTANCES ALONG A NORTHERLY LINE OF SAID HC GPM TRACT AND THE SOUTH LINE OF SAID JAS TRACT 2:

NORTH 89 DEGREES 33 MINUTES 02 SECONDS EAST A DISTANCE OF 1,544.85 FEET;

NORTH 00 DEGREE 45 MINUTES 54 SECONDS EAST A DISTANCE OF 30.99 FEET;

SOUTH 89 DEGREES 26 MINUTES 09 SECONDS EAST A DISTANCE OF 56.26 FEET;

NORTH 58 DEGREES 43 MINUTES 18 SECOND EAST A DISTANCE OF 128.89 FEET;

**THENCE**, SOUTH 00 DEGREES 42 MINUTES 37 SECONDS WEST A DISTANCE OF 2,157.62 FEET;

**THENCE**, SOUTH 79 DEGREES 13 MINUTES 31 SECONDS WEST A DISTANCE OF 1,298.68 FEET;

**THENCE**, SOUTH 78 DEGREES 35 MINUTES 50 SECONDS WEST A DISTANCE OF 246.58 FEET;

**THENCE**, SOUTH 78 DEGREES 13 MINUTES 56 SECONDS WEST A DISTANCE OF 154.50 FEET;

**THENCE**, SOUTH 78 DEGREES 13 MINUTES 56 SECONDS WEST A DISTANCE OF 309.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,405.83 FEET, AND A CHORD WHICH BEARS, SOUTH 66 DEGREES 39 MINUTES 08 SECONDS WEST, 688.54 FEET;

**THENCE**, WESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 695.61 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 79.00 FEET, AND A CHORD WHICH BEARS, SOUTH 27 DEGREES 59 MINUTES 38 SECONDS WEST A DISTANCE OF 59.27 FEET;

**THENCE**, SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 60.76 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 121.50 FEET, AND A CHORD WHICH BEARS, SOUTH 52 DEGREES 43 MINUTES 22 SECONDS WEST, A DISTANCE OF 177.03 FEET;

**THENCE**, SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 198.33 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 64.00 FEET, AND A CHORD WHICH BEARS, SOUTH 85 DEGREES 22 MINUTES 02 SECONDS WEST A DISTANCE OF 31.22 FEET;

**THENCE**, WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 31.54 FEET;

**THENCE**, SOUTH 24 DEGREES 40 MINUTES 55 SECONDS WEST A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 565.00 FEET, AND A CHORD WHICH BEARS SOUTH 31 DEGREES 56 MINUTES 26 SECONDS WEST A DISTANCE OF 142.77 FEET;

**THENCE**, SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 143.15 FEET;

**THENCE**, SOUTH 39 DEGREES 11 MINUTES 56 SECONDS WEST A DISTANCE OF 161.32 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 459.00 FEET, AND A CHORD WHICH BEARS SOUTH 32 DEGREES 24 MINUTES 09 SECONDS WEST A DISTANCE OF 108.64 FEET;

**THENCE**, SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 108.90 FEET;

**THENCE**, SOUTH 23 DEGREES 37 MINUTES 57 SECONDS WEST A DISTANCE OF 657.95 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 820.00 FEET, AND A CHORD WHICH BEARS SOUTH 43 DEGREES 55 MINUTES 01 SECOND WEST A DISTANCE OF 570.86 FEET;

**THENCE**, SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 583.07 FEET;

**THENCE**, SOUTH 64 DEGREES 17 MINUTES 15 SECONDS WEST A DISTANCE OF 651.02 FEET;

**THENCE**, SOUTH 30 DEGREES 23 MINUTES 11 SECONDS EAST A DISTANCE OF 245.88 FEET;

**THENCE**, SOUTH 58 DEGREES 21 MINUTES 21 SECONDS WEST A DISTANCE OF 417.85 FEET;

**THENCE**, NORTH 48 DEGREES 37'13" WEST A DISTANCE OF 187.19 FEET;

**THENCE**, NORTH 11 DEGREES 32 MINUTES 38 SECONDS EAST A DISTANCE OF 58.52 FEET;

**THENCE**, NORTH 39 DEGREES 48 MINUTES 01 SECOND WEST A DISTANCE OF 92.97 TO THE SOUTHEASTERLY LINE OF A CALLED 127.65 ACRE TRACT OF LAND DESCRIBED IN, "EXHIBIT C" IN THE DEVELOPER AGREEMENT RECORDED IN VOLUME 2552, PAGE 2454, DIRECT;

**THENCE**, SOUTH 59 DEGREES 27 MINUTES 36 SECONDS WEST A DISTANCE OF 126.13 FEET TO THE MOST SOUTHERLY CORNER OF SAID 127.65 ACRE TRACT AND TO THE NORTHEASTERLY LINE OF STATE HIGHWAY 287;

**THENCE**, THE FOLLOWING COURSES AND DISTANCES ALONG TO THE NORTHEASTERLY LINE OF STATE HIGHWAY 287 AND THE SOUTHWESTERLY LINE OF SAID 127.65 ACRE TRACT:

NORTH 30 DEGREES 53 MINUTES 38 SECONDS WEST A DISTANCE OF 14.10 FEET;

NORTH 49 DEGREES 41 MINUTES 27 SECONDS WEST A DISTANCE OF 509.07 FEET  
TO THE MOST WESTERLY CORNER OF SAID 127.65 ACRE TRACT;

**THENCE**, NORTH 59 DEGREES 27 MINUTES 36 SECOND EAST A DISTANCE OF 902.19 FEET  
ALONG A NORTHERLY LINE OF SAID 127.65 ACRE TRACT;

**THENCE**, NORTH 50 DEGREES 43 MINUTES 31 SECONDS WEST A DISTANCE OF 850.60 FEET  
TO A SOUTHERLY LINE OF SAID HC GPM TRACT;

**THENCE**, SOUTH 81 DEGREES 42 MINUTES 29 SECONDS WEST A DISTANCE OF 242.63 FEET  
TO A SOUTHWESTERLY CORNER OF SAID HC GPM TRACT AND TO THE NORTHEASTERLY  
LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO WENDELL G. WATSON ET AL,  
RECORDED IN VOLUME 1047, PAGE 663, DRECT;

**THENCE**, NORTH 30 DEGREES 54 MINUTES 47 SECONDS WEST A DISTANCE OF 951.82 FEET  
ALONG SAID NORTHEASTERLY LINE TO THE MOST EASTERLY CORNER OF SAID HC  
HARMONY HILL TRACT RECORDED IN INSTRUMENT NUMBER 2224154;

**THENCE**, SOUTH 58 DEGREES 50 MINUTES 50 SECONDS WEST A DISTANCE OF 524.22 FEET TO THE MOST  
EASTERLY CORNER OF SAID KREHER STEEL CO. INC. TRACT;

**THENCE**, THE FOLLOWING COURSES AND DISTANCES ALONG THE NORTHERLY LINE OF SAID KREHER STEEL  
TRACT AND THE SOUTHERLY LINE OF SAID HC HARMONY HILL TRACT RECORDED IN INSTRUMENT  
NUMBER 2224154:

NORTH 61 DEGREES 14 MINUTES 04 SECONDS WEST A DISTANCE OF 228.11 FEET;

NORTH 72 DEGREES 36 MINUTES 09 SECONDS WEST A DISTANCE OF 170.09 FEET;

SOUTH 85 DEGREES 23 MINUTES 38 SECONDS WEST A DISTANCE OF 141.06 FEET;

NORTH 57 DEGREES 25 MINUTES 06 SECONDS WEST A DISTANCE OF 229.20 FEET;

SOUTH 46 DEGREES 28 MINUTES 11 SECONDS WEST A DISTANCE OF 221.97 FEET;

SOUTH 29 DEGREES 52 MINUTES 35 SECONDS WEST A DISTANCE OF 49.24 FEET TO THE  
**POINT OF BEGINNING AND CONTAINING 1,952.1 ACRES OF LAND MORE OR LESS.**

**SAVE AND EXCEPT** THE FOLLOWING DESCRIBED TRACT OF LAND:

**BEING** A TRACT OF LAND IN THE S. A. & M.G. RAILROAD COMPANY SURVEY, ABSTRACT NUMBER  
1056, ELLIS COUNTY, TEXAS, AND BEING A CALLED 25.000 ACRE TRACT OF LAND, TOGETHER WITH  
A CALLED 10.000 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO HAL T. THORNE, RECORDED  
UNDER INSTRUMENT NUMBER 1632258, OPRECT, AND BEING DESCRIBED AS ONE (1) TRACT BY  
METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID 25.000 ACRE TRACT, A POINT IN GIFCO ROAD;

**THENCE**, NORTH 89 DEGREES 51 MINUTES 42 SECONDS EAST A DISTANCE OF 2,195.38 FEET  
ALONG GIFCO ROAD TO THE NORTHEAST CORNER OF SAID 10.000 ACRE TRACT;

**THENCE**, SOUTH 08 DEGREES 13 MINUTES 06 SECONDS WEST A DISTANCE OF 718.93 FEET ALONG  
GIFCO ROAD TO THE SOUTHEAST CORNER OF SAID 10.000 ACRE TRACT;

**THENCE**, SOUTH 89 DEGREES 50 MINUTES 41 SECONDS WEST A DISTANCE OF 2,091.20 FEET TO THE SOUTHWEST CORNER OF SAID 25.000 ACRE TRACT;

**THENCE**, NORTH 00 DEGREES 06 MINUTES 49 SECONDS WEST A DISTANCE OF 711.91 FEET TO THE **POINT OF BEGINNING** AND **CONTAINING** 35.0 ACRES OF LAND MORE OR LESS.

LEAVING A **NET** OF 1,917.1 ACRES OF LAND. AND BEING PREPARED UNDER JOB NUMBER 61467-50 BY PAPE DAWSON CONSULTING ENGINEERS, LLC.

THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, 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.

PREPARATION DATE: 06/05/25



A handwritten signature in blue ink, appearing to read "R. W. Hart", is written below the seal.

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