

## **BREEZY BEACH RV RESORT – LEGAL DESCRIPTION**

BEING a tract of land located in Rockwall County, Texas, part of the Madison L. Price Survey, Abstract No. 257, being all of that called 28.49 acre tract (Tract 1) and all of that called 14.235 acre tract (Tract 2) as described in deed to CCL Investments, Inc. recorded as Instrument No. 20170000007363, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a City of Dallas Water Department concrete monument found at the east corner of said 14.235 acre tract, being the south corner of a called 38.125 acre tract of land described in deed to A.A. Iliya and Dolores I. Iliya recorded as Instrument No. 20190000009032, Official Public Records, Rockwall County, Texas, being on the City of Dallas "Take Line" of Lake Ray Hubbard;

Thence, along the southeast line of said 14.235 acre tract and said City of Dallas "Take Line" as follows:

South 12 degrees 01 minutes 32 seconds West, a distance of 529.07 feet to a City of Dallas Water Department concrete monument found for corner;

South 26 degrees 37 minutes 41 seconds West, passing at a distance of 68.24 feet a steel fence corner post marking the south corner of said 14.235 acre tract and the east corner of said 28.49 acre tract, continuing for a total distance of 413.57 feet to a City of Dallas Water Department concrete monument found;

THENCE, continuing along said City of Dallas "Take Line" and along the southeast line of said 28.49 acre tract, South 52 degrees 11 minutes 10 seconds West, a distance of 556.01 feet to a one-half inch iron rod with cap stamped "JBI" set near a fence corner for the south corner of said 28.49 acre tract, being the east corner of a called 23.134 acre tract of land described in deed to George Conrad Carlsness as recorded in Volume 1008, Page 311, Deed Records, Rockwall County, Texas;

THENCE, departing said "Take Line", along the southwest line of said 28.49 acre tract, the northeast line of said 23.134 acre tract and generally along a fence line, North 46 degrees 22 minutes 13 seconds West, a distance of 1,375.40 feet to a "Mag-Nail" set for the west corner of said 28.49 acre tract, the north corner of said 23.134 acre tract and being in the approximate centerline of Troy Road (unrecorded right-of-way);

THENCE, along the northwesterly lines of said 28.49 acre and said 14.235 acre tracts, North 44 degrees 08 minutes 00 seconds East, a distance of 1,390.00 feet to a "Mag-Nail" set for the north corner of said 14.235 acre tract, the west corner of aforementioned 38.125 acre tract and the south corner of a called 6.003 acre tract of land described in deed to Ricky Moore and Pamela Moore as recorded in Volume 642, Page 220, Deed Records, Rockwall County, Texas;

THENCE, along the northeast line of said 14.235 acre tract and the southwest line of said 38.125 acre tract, South 46 degrees 41 minutes 48 seconds East, a distance of 1,047.74 feet to the POINT OF BEGINNING and containing 1,860,118 square feet or 42.702 acre of land.