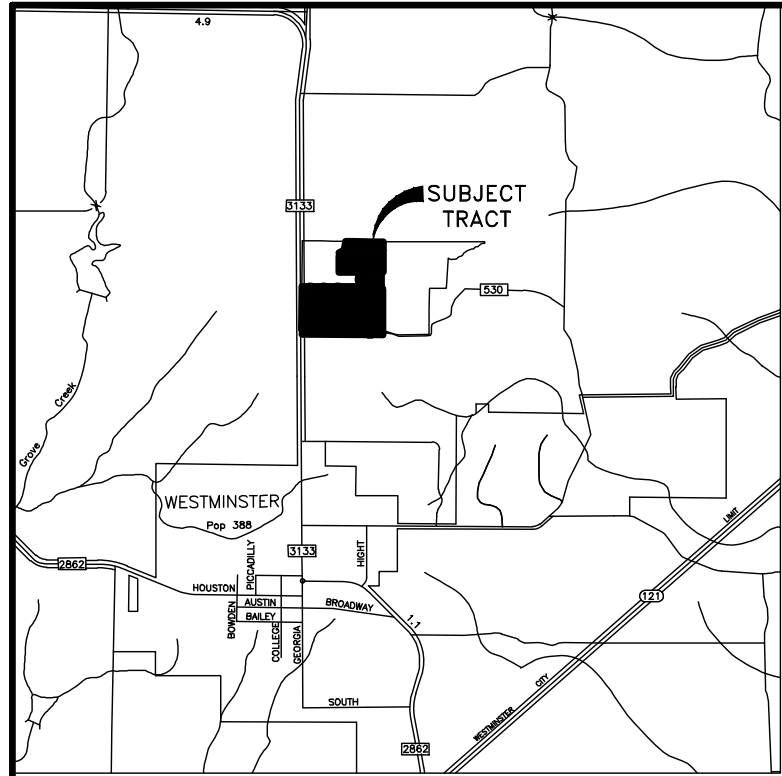
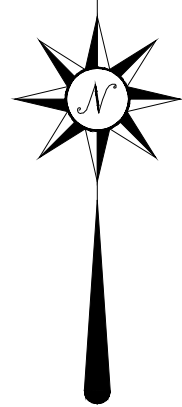




62.942 ACRES
JEFFREY CURTIS BROWN AND
JULIE LYNN BROWN
C.C.# 95-0082875
O.P.R.C.C.T.



100 50 0 100

G.W. DANIELS SURVEY,
ABSTRACT NO. 289

25.209 ACRES
JEFFREY CURTIS BROWN AND
JULIE LYNN BROWN
C.C.# 96-0041158
O.P.R.C.C.T.

10.000 ACRES
TROY RANDALL CONWAY
AND JUDY LYNN CONAWAY
C.C.# 96-0041157
O.P.R.C.C.T.

LEGEND
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
C.C.# COUNTY CLERK'S FILE NO.
CIR 600 CAPED IRON ROD FOUND
IRF 600 NAIL FOUND
(CM) IRON ROD FOUND
BL BUILDING LINE
SF SQUARE FEET
STREET NAME CHANGE

EASEMENT AND RIGHT-OF-WAY AGREEMENT
CROSSTEX NORTH TEXAS PIPELINE, L.P.
VOLUME 6057, PAGE 3593 O.P.R.C.C.T.

125.449 ACRES
FORESTAR (USA) REAL ESTATE GROUP INC.
C.C.# 2025000086223
O.P.R.C.C.T.

12.60 ACRES
WALLACE EDWIN MARSHALL
C.C.# 20120521000592130
O.P.R.C.C.T.

OPEN SPACE
7.725 ACRES

154.74' 60D
S89°03'46"E (CM)

POINT OF
BEGINNING
CIRS S89°57'01"E 213.51'

JOHN CHALMERS SURVEY,
ABSTRACT NO. 283

198.112 ACRES
ANNA DREAM LP
C.C.# 2023000147210
O.P.R.C.C.T.

APPROXIMATE
SURVEY LINE

EASEMENT AND RIGHT-OF-WAY AGREEMENT
CROSSTEX NORTH TEXAS PIPELINE, L.P.
VOLUME 6057, PAGE 3612
VOLUME 6057, PAGE 3606
VOLUME 6057, PAGE 3618
O.P.R.C.C.T.

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	3°06'38"	610.00'	N88°17'23"W	33.11'	33.12'
C2	62°12'17"	60.00'	N2°36'39"E	61.99'	65.14'
C3	3°06'38"	650.00'	S88°17'23"E	35.28'	35.29'
C4	157°06'53"	60.00'	S44°50'42"E	117.61'	164.53'
C5	157°06'53"	60.00'	S45°09'18"W	117.61'	164.53'
C6	157°06'53"	60.00'	N44°50'42"W	117.61'	164.53'

LINE	BEARING	DISTANCE
L1	N89°50'42"W	35.00'
L2	S89°50'42"E	10.00'
L3	S0°09'18"W	50.00'
L4	S89°50'42"E	25.00'
L5	S31°15'56"W	80.00'
L6	S0°09'18"W	10.00'
L7	N89°50'42"W	60.00'
L8	N0°09'18"E	10.00'
L9	N45°36'55"E	31.40'
L10	N0°12'25"E	36.00'
L11	N44°34'53"W	42.39'
L12	S89°50'42"E	148.92'
L13	N0°09'18"E	10.00'
L14	S89°50'42"E	50.00'
L15	S0°09'18"W	10.00'
L16	N0°09'18"E	10.00'
L17	S89°50'42"E	50.00'
L18	S0°09'18"W	10.00'
L19	N0°09'18"E	10.00'
L20	S89°50'42"E	50.00'
L21	S0°09'18"W	115.00'
L22	N0°09'18"E	125.00'
L23	N89°50'42"W	10.00'
L24	N0°09'18"E	50.00'
L25	S89°50'42"E	5.00'
L26	N0°09'18"E	115.00'
L27	N61°30'30"E	122.01'
L28	S0°09'18"W	35.00'
L29	S0°09'18"W	35.00'
L30	S0°09'18"W	35.00'
L31	N0°09'18"E	50.00'

JOHN WAGNON SURVEY,
ABSTRACT NO. 1013

- NOTES:
- BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET.
 - ALL CORNERS ARE 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET, UNLESS OTHERWISE NOTED.
 - MAIL BOXES SHALL MEET USPS SPECIFICATIONS.
 - DRIVEWAY CONNECTIONS MUST MEET COLLIN COUNTY SPECIFICATIONS.
 - ALL ROADWAY SIGNS SHALL MEET COLLIN COUNTY SPECIFICATIONS.
 - COLLIN COUNTY WILL ONLY MAINTAIN STREET SIGNS AND POLES WITH MATERIALS CURRENTLY APPROVED AND IN USE BY COLLIN COUNTY PUBLIC WORKS.
 - COLLIN COUNTY DOES NOT, AND WILL NOT ACCEPT STREET LIGHTS FOR MAINTENANCE OR OPERATION.
 - A ROAD DEDICATED TO THE PUBLIC MAY NOT BE OBSTRUCTED, INCLUDING BY MEANS OF A GATE.
 - BLOCKING THE FLOW OF WATER, CONSTRUCTING IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
 - THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE SUBDIVISION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSE ALONG OR ACROSS SAID LOTS.
 - COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGEWAYS OR FOR THE CONTROL OF EROSION IN SAID DRAINAGEWAYS.
 - COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
 - ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, FOUNDATIONS, STRUCTURES, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION, ACCESS AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - FENCES AND UTILITY APPURTENANCES MAY BE PLACED WITHIN THE 100-YR DRAINAGE EASEMENT PROVIDED THEY ARE PLACED OUTSIDE THE DESIGN-YR FLOODPLAINS, AS SHOWN ON THE PLAT.
 - ALL NECESSARY COLLIN COUNTY AUTHORIZATIONS (I.E. OSSF, FLOOD PLAIN PERMITS, ETC.) ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES, AND DRIVEWAY CULVERTS.
 - ALL PRIVATE DRIVEWAY TIE-INS TO A COUNTY MAINTAINED ROADWAY, OR ROADWAY WITH EXPECTATIONS OF BEING ACCEPTED INTO THE COUNTY ROADWAY NETWORK, MUST BE EVEN WITH THE EXISTING DRIVING SURFACE.
 - THE FINISH FLOOR ELEVATIONS OF ALL HOUSE PADS SHALL BE AT LEAST 18" ABOVE THE HIGHEST ELEVATION OF THE SURROUNDING GROUND AROUND THE HOUSE AFTER FINAL GRADING AND TWO FEET (2') ABOVE THE 100-YR BASE FLOOD ELEVATION.
 - EXCEPT FOR DITCHES THAT ARE ADJACENT TO ROADWAYS AND/OR CULVERTS AND OTHER IMPROVEMENTS THAT ARE A PART OF A ROADWAY, THE COUNTY GENERALLY WILL NOT ACCEPT DRAINAGE IMPROVEMENTS FOR MAINTENANCE, INCLUDING RETENTION AND DETENTION PONDS. THEREFORE, THE APPLICANT MUST PROVIDE FOR THIS WORK TO BE DONE EITHER BY WAY OF AN HOA; BY PROVIDING IN THE DEED RESTRICTIONS THAT EACH LOT OWNER IS RESPONSIBLE FOR MAINTAINING THE PORTIONS OF THE DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THEIR LOT, OR OTHER METHOD.
 - INDIVIDUAL LOTS IN A SUBDIVISION ARE CONSIDERED PART OF A LARGER COMMON PLAN OF DEVELOPMENT, REGARDLESS OF WHEN CONSTRUCTION ACTIVITY TAKES PLACE ON THAT LOT IN RELATION TO THE OTHER LOTS, AND ARE REQUIRED TO HAVE BMPS AND COMPLY WITH THE CONSTRUCTION GENERAL PERMIT.
 - THE DEVELOPER, CONTRACTOR, OR BUILDER OF ANY STRUCTURE ON A SINGLE LOT IN A DEVELOPING SUBDIVISION SHALL PREPARE AN SWMP AND SUBMIT TO THE DIRECTOR OF ENGINEERING PRIOR TO RECEIVING ANY PERMITS.

A
FINAL PLAT
OF
OAKSPUR, PHASE 1
OF
LOTS 38-47 & 1X-2X, BLOCK A
LOTS 1-9 & 1X, BLOCK E; LOTS 1-4 & 1X, BLOCK F
LOTS 1-23, BLOCK G; LOTS 1-24, BLOCK H
LOTS 1-20, BLOCK J; LOTS 1-14, BLOCK K
LOTS 1-16 & 1X, BLOCK L; LOTS 1-20, BLOCK M
LOT 1X, BLOCK N; LOTS 15-22 & 1X, BLOCK P
LOTS 1-13 & 1X, BLOCK Q
53.966 ACRES
201 LOTS
8 OPEN SPACES
IN THE
JOHN WAGNON SURVEY, ABSTRACT NO. 1013
COLLIN COUNTY, TEXAS

Date: SEPTEMBER 2025 JOB NO. 0414

OWNER:
999 RANCH LLC
13708 BLUEBERRY HILL DRIVE
LITTLE ELUM, TEXAS 75068
PHONE:

OWNER:
FORESTAR (USA) REAL ESTATE
GROUP INC.
SUITE 790
ARLINGTON, TEXAS 76006
817-769-1860

LJA SURVEYING, INC.

6060 North Central Expressway
Suite 400
Dallas, Texas 75206

Phone 469.621.0710

T.B.P.E.L.S. Firm No. 10194382

SHEET 1 OF 2

OAKSPUR, PHASE 1

LOT	BLOCK	ACRES	SF	LOT	BLOCK	ACRES	SF	LOT	BLOCK	ACRES	SF
38	A	0.106	4600	4	G	0.119	5175	7	K	0.119	5175
39	A	0.106	4600	5	G	0.119	5175	8	K	0.119	5175
40	A	0.106	4600	6	G	0.119	5175	9	K	0.106	4600
41	A	0.106	4600	7	G	0.119	5175	10	K	0.106	4600
42	A	0.106	4600	8	G	0.119	5175	11	K	0.106	4600
43	A	0.106	4600	9	G	0.119	5175	12	K	0.106	4600
44	A	0.106	4600	10	G	0.119	5175	13	K	0.106	4600
45	A	0.106	4600	11	G	0.132	5750	14	K	0.119	5175
46	A	0.106	4600	12	G	0.119	5175	1	L	0.119	5175
47	A	0.172	7475	13	G	0.106	4600	2	L	0.106	4600
1X	A	5.000	217800	14	G	0.106	4600	3	L	0.106	4600
2X	A	7.725	336494	15	G	0.106	4600	4	L	0.106	4600
1	E	0.119	5175	16	G	0.106	4600	5	L	0.106	4600
2	E	0.106	4600	17	G	0.106	4600	6	L	0.106	4600
3	E	0.106	4600	18	G	0.106	4600	7	L	0.102	4425
4	E	0.106	4600	19	G	0.106	4600	8	L	0.132	5729
5	E	0.106	4600	20	G	0.106	4600	9	L	0.212	9233
6	E	0.106	4600	21	G	0.119	5175	10	L	0.168	7339
7	E	0.106	4600	22	G	0.119	5175	11	L	0.113	4919
8	E	0.106	4600	23	G	0.145	6325	12	L	0.105	4562
9	E	0.119	5175	1	H	0.145	6325	13	L	0.106	4600
1X	E	0.085	3700	2	H	0.119	5175	14	L	0.106	4600
1	F	0.145	6325	3	H	0.119	5175	15	L	0.106	4600
2	F	0.132	5750	4	H	0.106	4600	16	L	0.128	5566
3	F	0.132	5750	5	H	0.106	4600	1X	L	0.104	4550
4	F	0.132	5730	6	H	0.106	4600	1	M	0.119	5175
5	F	0.142	6206	7	H	0.106	4600	2	M	0.106	4600
6	F	0.201	8776	8	H	0.106	4600	3	M	0.106	4600
7	F	0.204	8880	9	H	0.106	4600	4	M	0.106	4600
8	F	0.142	6206	10	H	0.106	4600	5	M	0.106	4600
9	F	0.141	6128	11	H	0.106	4600	6	M	0.106	4600
10	F	0.140	6114	12	H	0.119	5175	7	M	0.106	4600
11	F	0.140	6101	13	H	0.119	5175	8	M	0.106	4600
12	F	0.140	6087	14	H	0.106	4600	9	M	0.106	4600
13	F	0.139	6073	15	H	0.106	4600	10	M	0.119	5175
14	F	0.139	6060	16	H	0.106	4600	11	M	0.119	5175
15	F	0.139	6046	17	H	0.106	4600	12	M	0.106	4600
16	F	0.138	6033	18	H	0.106	4600	13	M	0.106	4600
17	F	0.137	5964	19	H	0.106	4600	14	M	0.106	4600
18	F	0.160	6966	20	H	0.106	4600	15	M	0.106	4600
19	F	0.197	8508	21	H	0.106	4600	16	M	0.106	4600
20	F	0.154	6696	22	H	0.119	5175	17	M	0.106	4600
21	F	0.108	4707	23	H	0.119	5175	18	M	0.106	4600
22	F	0.105	4591	24	H	0.145	6325	19	M	0.106	4600
23	F	0.106	4600	1	J	0.119	5175	20	M	0.119	5175
24	F	0.106	4600	2	J	0.106	4600	1X	N	2.696	117450
25	F	0.106	4600	3	J	0.106	4600	15	P	0.119	5175
26	F	0.106	4600	4	J	0.106	4600	16	P	0.132	5750
27	F	0.106	4600	5	J	0.106	4600	17	P	0.132	5750
28	F	0.106	4600	6	J	0.106	4600	18	P	0.132	5750
29	F	0.106	4600	7	J	0.106	4600	19	P	0.132	5750
30	F	0.106	4600	8	J	0.106	4600	20	P	0.132	5750
31	F	0.106	4600	9	J	0.106	4600	21	P	0.132	5750
32	F	0.106	4600	10	J	0.119	5175	22	P	0.132	5763
33	F	0.106	4600	11	J	0.119	5175	1X	P	0.026	1150
34	F	0.106	4600	12	J	0.106	4600	1	Q	0.185	8050
35	F	0.106	4600	13	J	0.106	4600	2	Q	0.132	5750
36	F	0.106	4600	14	J	0.106	4600	3	Q	0.132	5750
37	F	0.106	4600	15	J	0.106	4600	4	Q	0.132	5750
38	F	0.106	4600	16	J	0.106	4600	5	Q	0.132	5750
39	F	0.106	4600	17	J	0.106	4600	6	Q	0.132	5750
40	F	0.106	4600	18	J	0.106	4600	7	Q	0.132	5750
41	F	0.106	4600	19	J	0.106	4600	8	Q	0.132	5750
42	F	0.106	4600	20	J	0.119	5175	9	Q	0.132	5750
43	F	0.106	4600	1	K	0.119	5175	10	Q	0.132	5750
44	F	0.165	7176	2	K	0.106	4600	11	Q	0.132	5750
1X	F	0.898	39098	3	K	0.106	4600	12	Q	0.132	5750
1	G	0.145	6325	4	K	0.106	4600	13	Q	0.185	8050
2	G	0.119	5175	5	K	0.106	4600	1X	Q	0.158	6900
3	G	0.119	5175	6	K	0.106	4600				

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP INC. AND 999 RANCH LLC ARE THE OWNERS OF A 53.966 ACRE TRACT OF LAND SITUATED IN THE JOHN WAGNON SURVEY, ABSTRACT NO. 1013, COLLIN COUNTY, TEXAS, AND BEING PART OF A 125.449 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS RECORDED IN COUNTY CLERK'S FILE NO. 202500086223, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND PART OF A 112.204 ACRE TRACT OF LAND CONVEYED AS "TRACT ONE" TO 999 RANCH LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20200724001166430, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 53.966 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN ANGLE POINT IN THE NORTH LINE OF SAID 125.449 ACRE TRACT, THE COMMON SOUTHEAST CORNER OF A 12.60 ACRE TRACT OF LAND CONVEYED TO WALLACE EDWIN MARSHALL, AS RECORDED IN COUNTY CLERK'S FILE NO. 20130521000592130, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND THE COMMON SOUTHWEST CORNER OF A 198.112 ACRE TRACT OF LAND CONVEYED TO ANNA DREAM LP, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023000147210, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 89 DEGREES 57 MINUTES 01 SECONDS EAST, ALONG THE NORTH LINE OF SAID 125.449 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID 198.112 ACRE TRACT, A DISTANCE OF 213.51 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 125.449 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 09 MINUTES 18 SECONDS WEST, A DISTANCE OF 620.84 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 50 MINUTES 42 SECONDS WEST, A DISTANCE OF 35.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 09 MINUTES 18 SECONDS WEST, A DISTANCE OF 300.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 50 MINUTES 42 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 09 MINUTES 18 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 50 MINUTES 42 SECONDS EAST, A DISTANCE OF 25.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 09 MINUTES 18 SECONDS WEST, A DISTANCE OF 861.02 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 03 DEGREES 15 MINUTES 56 SECONDS WEST, PASSING AT A DISTANCE OF 39.04 FEET THE SOUTH LINE OF SAID 125.449 ACRE TRACT AND THE COMMON NORTH LINE OF AFORESAID 112.204 ACRE TRACT AND BEING IN THE APPROXIMATE CENTER OF COUNTY ROAD NO. 530 (A PRESCRIPTIVE RIGHT-OF-WAY), CONTINUING OVER AND ACROSS SAID 112.204 ACRE TRACT, A TOTAL DISTANCE OF 80.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 06 MINUTES 38 SECONDS, A RADIUS OF 610.00 FEET, AND A LONG CHORD THAT BEARS NORTH 88 DEGREES 17 MINUTES 23 SECONDS WEST, A DISTANCE OF 33.11 FEET;

THENCE, CONTINUING OVER AND ACROSS SAID 112.204 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 33.12 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 50 MINUTES 42 SECONDS WEST, A DISTANCE OF 197.16 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 09 MINUTES 18 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 50 MINUTES 42 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 09 MINUTES 18 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 50 MINUTES 42 SECONDS WEST, A DISTANCE OF 1376.80 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, SAID POINT BEING ON THE WEST LINE OF SAID 112.204 ACRE TRACT AND THE COMMON EAST RIGHT-OF-WAY LINE OF F.M. 3133 (A 100' RIGHT-OF-WAY);

THENCE, ALONG SAID COMMON LINES THE FOLLOWING COURSES AND DISTANCES:

NORTH 45 DEGREES 36 MINUTES 55 SECONDS EAST, A DISTANCE OF 31.40 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "GEER" FOUND FOR CORNER;

NORTH 00 DEGREES 12 MINUTES 25 SECONDS EAST, PASSING AT A DISTANCE OF 17.98 FEET A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID 112.204 ACRE TRACT, THE COMMON SOUTHWEST CORNER OF AFORESAID 125.449 ACRE TRACT AND BEING IN THE APPROXIMATE CENTER OF SAID COUNTY ROAD NO. 530, AND CONTINUING ALONG THE WEST LINE OF SAID 125.449 ACRE TRACT AND THE COMMON EAST RIGHT-OF-WAY LINE OF SAID F.M. 3133, A TOTAL DISTANCE OF 36.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, CONTINUING ALONG SAID COMMON LINES, THE FOLLOWING COURSES AND DISTANCES:

NORTH 44 DEGREES 34 MINUTES 53 SECONDS WEST, A DISTANCE OF 42.39 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 28 MINUTES 01 SECONDS EAST, A DISTANCE OF 901.88 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 125.449 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 50 MINUTES 42 SECONDS EAST, A DISTANCE OF 148.92 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 09 MINUTES 18 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 50 MINUTES 42 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 09 MINUTES 18 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 50 MINUTES 42 SECONDS EAST, A DISTANCE OF 230.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 09 MINUTES 18 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 50 MINUTES 42 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 09 MINUTES 18 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 50 MINUTES 42 SECONDS EAST, A DISTANCE OF 230.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 09 MINUTES 18 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 50 MINUTES 42 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 09 MINUTES 18 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 50 MINUTES 42 SECONDS EAST, A DISTANCE OF 410.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 09 MINUTES 18 SECONDS EAST, A DISTANCE OF 125.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 50 MINUTES 42 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 09 MINUTES 18 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 50 MINUTES 42 SECONDS EAST, A DISTANCE OF 5.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 09 MINUTES 18 SECONDS EAST, A DISTANCE OF 115.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 50 MINUTES 42 SECONDS WEST, A DISTANCE OF 405.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 09 MINUTES 18 SECONDS EAST, A DISTANCE OF 337.98 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 62 DEGREES 12 MINUTES 17 SECONDS, A RADIUS OF 60.00 FEET, AND A LONG CHORD THAT BEARS NORTH 02 DEGREES 36 MINUTES 39 SECONDS EAST, A DISTANCE OF 61.99 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 65.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 61 DEGREES 30 MINUTES 30 SECONDS EAST, A DISTANCE OF 122.01 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 08 DEGREES 48 MINUTES 41 SECONDS EAST, A DISTANCE OF 184.42 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, SAID