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By: neysa  
Janette K. Green, County Clerk  
Palo Pinto County, Texas  
29 Pages



STATE OF TEXAS  
COUNTY OF PALO PINTO

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded under the Document Number stamped hereon of the Official Public Records of Palo Pinto County.

Janette K. Green, County Clerk

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Record and Return To:



SOUTHERN LAKES & LEISURE  
11431 HIGHWAY 337

GRAFORD, TX 76449

**SUPPLEMENT TO DESIGN GUIDELINES  
FOR THE POSSUM KINGDOM COMMUNITIES**

THIS SUPPLEMENT TO DESIGN GUIDELINES FOR THE POSSUM KINGDOM COMMUNITIES (this "Amendment") is made by the architectural control committee of the Development (the "ACC") as of November 7, 2011.

RECITALS:

A. On May 22, 2008, the Board of Directors of Possum Kingdom Property Owners Association, Inc., a Texas nonprofit corporation (the "Board") adopted the Amended and Restated Rules and Regulations for The Possum Kingdom Communities, which were recorded in the real property records of Palo Pinto County, Texas as instrument number 2008-00004454 (the "Rules").

B. The ACC has the power and authority to amend certain portions of the Rules constituting the Design Guidelines and to adopt Design Guidelines which may be applicable only to specific sections within the Development.

C. In exercising such power and authority, the ACC to supplement the Design Guidelines with respect to the use of the Lots within Phase 3, Section 5A of the Development.

NOW THEREFORE, for and in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Design Guidelines hereby supplemented as follows:

1. Definitions. As used in the Design Guidelines, the following terms shall have the meanings set forth below:

5A Dwelling. A Dwelling located within Phase 3, Section 5(A) of the Development, created by that certain Plat recorded October 2009 in Volume 9, Page 137, Slide 703 of the real property records of the County.

5A Lot. A Lot located within Phase 3, Section 5(A) of the Development, created by that certain Plat recorded October 2009 in Volume 9, Page 137, Slide 703 of the real property records of the County.

2. Minimum Size/Height Restrictions. The total air-conditioned habitable area of a Dwelling, as measured to the outside of exterior walls but excluding open porches, breezeways, patios and detached Accessory Buildings, shall be, with respect to all 5A Dwellings, not less than 1,400 square feet in size for both one story and two story 5A Dwellings.

3. Accessory Buildings. Owners shall be prohibited from constructing a guest house on a 5A Lot.

4. Garage/Carports. Garages/Carports constructed on a 5A Lot must meet all requirements, however, they may be front facing.

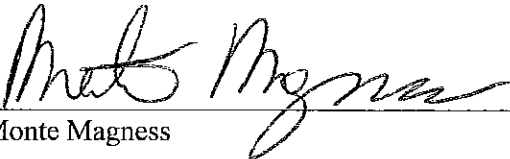
5. No Other Changes. Except as expressly modified by this Supplement, the terms and provisions of the Rules are hereby ratified and shall remain unchanged and in full force and effect.

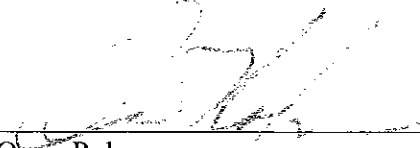
6. Governing Law. This Supplement shall be construed in accordance with and governed by the applicable laws of the State of Texas.

7. Definitions. Any capitalized term not otherwise defined in this Supplement shall have the meaning ascribed to such term in the Rules.

**IN WITNESS WHEREOF**, the undersigned have caused this Supplement to be effective as of the day and year first above written.

ACC:

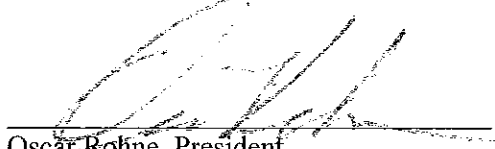
  
\_\_\_\_\_  
Monte Magness

  
\_\_\_\_\_  
Oscar Rohne

  
\_\_\_\_\_  
Mike Lewis

DECLARANT:

SOUTHERN LAKES & LEISURE, LLC d/b/a THE HILLS ABOVE POSSUM KINGDOM LAKE

By:   
\_\_\_\_\_  
Oscar Rohne, President

This instrument was acknowledged before me this 9<sup>th</sup> day of November, 2011 by Monte Magness, Oscar Rohne, and Mike Lewis.

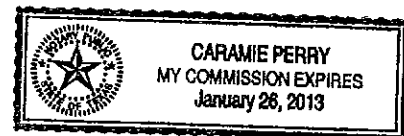




Exhibit A

Property Description

**THE HILLS ABOVE POSSUM KINGDOM LAKE**

**PHASE THREE, SECTION 5-A**

Being a tract of land situated in the T.W. Moore Survey, A-1502; T. W. Moore Survey, A-1907 and the T. J. Bradford Survey, A-1628 all within Palo Pinto County, Texas, said tract being a portion of a tract deeded to Possum Kingdom Corporation per document as recorded in Volume 1373, Page 40 of the Official Public Records of Palo Pinto County, Texas, said tract being more particularly described by metes and bound as follows:

BEGINNING at a found 5/8 inch capped iron rod stamped "BHB INC" being the northwest corner of Lot 502, The Hills Above Possum Kingdom Lake, Phase Three, Section Five as recorded in Volume 9, Page 127, Slide 693 of the Official Public Records of Palo Pinto, County, Texas, said found 5/8 inch capped iron rod stamped "BHB INC" also being on the easterly right of way line of State Highway No. 16 (120' R.O.W.);

THENCE North 03 degrees 31 minutes 37 seconds West, along said easterly right of way line, a distance of 1,581.00 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 07 degrees 46 minutes 58 seconds East, continuing along said easterly right of way line, a distance of 101.98 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 03 degrees 31 minutes 37 seconds West, continuing along said easterly right of way line, a distance of 300.00 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 10 degrees 51 minutes 56 seconds West, continuing along said easterly right of way line, a distance of 156.58 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the left whose chord bears North 24 degrees 20 minutes 42 seconds West, a distance of 853.42 and having a radius of 1,205.87 feet;

THENCE northwesterly along said curve to the left and continuing along said easterly right of way line through a central angle of 41 degrees 26 minutes 51 seconds, an arc length of 872.32 feet to a found 1/2 inch iron rod for the end of said curve to the left;

THENCE North 45 degrees 08 minutes 09 seconds West, continuing along said easterly right of way line, a distance of 494.75 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the southwest corner of a tract deeded to AT&T as recorded in Volume 295, Page 129 of said Official Public Records;

THENCE North 89 degrees 43 minutes 22 seconds East, leaving said easterly right of way line and along the south line of said AT&T tract, a distance of 200.73 feet to a found 1/2 inch iron rod;

THENCE North 00 degrees 16 minutes 38 seconds West, along the east line of said AT&T tract, a distance of 198.88 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 89 degrees 50 minutes 06 seconds East, along the north line of said tract deeded to Possum Kingdom Corporation, a distance of 2,693.58 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the most northern corner of Lots 520 and 521 of said The Hills Above Possum Kingdom Lake, Phase Three, Section Five;

THENCE South 33 degrees 30 minutes 40 seconds West, along the westerly line of said The Hills Above Possum Kingdom Lake, Phase Three, Section Five, a distance of 2,653.91 feet to a found 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 26 degrees 23 minutes 36 seconds West, continuing along said westerly line of said The Hills Above Possum Kingdom Lake, Phase Three, Section Five, a distance of 270.23 feet to a found 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 09 degrees 39 minutes 40 seconds West, continuing along said westerly line of said The Hills Above Possum Kingdom Lake, Phase Three, Section Five, a distance of 1,072.78 feet to a found 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 81 degrees 06 minutes 41 seconds West, along the north line of said Lot 502, a distance of 297.62 feet to the POINT OF BEGINNING and containing 4,141,547.0 square feet or 95.077 acres of land.

#### **PHASE ONE, SECTION 1**

Being a tract of land situated in the D. C. Coffman Survey, A-1531; S.P. R.R. Co. Survey, A-421; T. W. Moore Survey, A-1652; W. Metcalf Survey, A-1188 and the C. T. R.R. Co. Survey, A-140 all within Palo Pinto County, Texas, said tract being a portion of tracts deeded to Possum Kingdom Corp. per document recorded in Volume 1373, Page 40 and Volume 1408, Page 263 of the Official Public Records of Palo Pinto County, Texas, said tract being more particularly described by metes and bound as follows:

BEGINNING at a set "+" cut in the concrete base of fence post being the accepted southeast corner of the D. C. Coffman Survey, A-1531, said set "+" in the concrete base of fence post also being the southeast corner of said tract deeded to Possum Kingdom Corp. per said Volume 1408, Page 263 of said Official Public Records; from said set "+" cut in concrete base of fence post a found 3 inch steel fence corner post bears South 50 degrees 31 minutes 40 seconds West, a distance of 0.63 feet;

THENCE North 61 degrees 20 minutes 10 seconds West, along the south line of said tract deeded to Possum Kingdom Corp. per said Volume 1408, Page 263 of said Official Public Records passing a found 6 inch steel fence corner post at 259.26 feet and continuing along the south line of said tract deeded Possum Kingdom Corp. per said Volume 1373, Page 40 of said Official Public Records and in all the north line of a tract deeded to William H. Hinkson per document recorded in Volume 584, Page 573 of the Deed Records of Palo Pinto County, Texas for a total distance of 1826.83 feet to a found 1/2 inch iron rod;

THENCE South 29 degrees 59 minutes 06 seconds West, along the common line of said Possum Kingdom Corp. per said Volume 1373, Page 40 of said Official Public Records and said Hinkson tract, a distance of 424.14 feet to a found 3 inch steel fence corner post;

THENCE North 59 degrees 47 minutes 38 seconds West, continuing along the south line of said tract deeded Possum Kingdom Corp. per said Volume 1373, Page 40 of said Official Public Records and the north line of a tract deeded to Mary Lorene Lowe as recorded in Volume 633, Page 544 of said Deed Records, passing a found 1/2 inch capped iron rod (Lawson Land Surv) being the northwest corner of said Mary Lorene Lowe tract also being the northeast corner of a tract deeded to a Travis Delbert Bridges as recorded in Volume 1118, Page 603 of said Deed Records at 1115.44 feet and continuing along said south line of said tract deeded Possum

Kingdom Corp. per said Volume 1373, Page 40 of said Official Public Records and along the north line of said tract deeded to a Travis Delbert Bridges as recorded in Volume 1118, Page 603 of said Deed Records passing a found 1/2 inch capped iron rod (Lawson Land Surv) being the northwest corner of said Travis Delbert Bridges tract also being the northeast corner of a tract deeded to a Travis Bridges and Kay Bridges as recorded in Volume 1127, Page 484 of said Official Public Records at 2121.14 feet and continuing along said south line of said tract deeded Possum Kingdom Corp. per said Volume 1373, Page 40 of said Official Public Records and the north line of said tract deeded to Travis Bridges and Kay Bridges and along the north line of a tract deeded to a Delbert Oran Bridges as recorded in Volume 1118, Page 609 of said Official Public Records for a total distance of 3808.06 feet to a found 1/2 inch capped iron rod (Lawson Land Surv) being the accepted southwest corner of said S.P. R.R. Co. Survey, A-421;

THENCE South 30 degrees 19 minutes 56 seconds West, along the common line of said tract deeded Possum Kingdom Corp. per said Volume 1373, Page 40 of said Official Public Records and said tract deeded to a Delbert Oran Bridges, a distance of 238.86 feet to a found 1/2 inch capped iron rod (Lawson Land Surv);

THENCE North 60 degrees 02 minutes 17 seconds West, along the common line of said tract deeded Possum Kingdom Corp. per said Volume 1373, Page 40 of said Official Public Records and said tract deeded to a Delbert Oran Bridges and a tract deeded to a Therese Bridges Berry as recorded in Volume 1118, Page 600 of said Official Public Records, a distance of 579.55 feet to a set 5/8 inch capped iron rod (BHB INC);

THENCE North 32 degrees 48 minutes 02 seconds East, leaving said common line, a distance of 1966.36 feet to a set 5/8 inch capped iron rod (BHB INC);

THENCE North 67 degrees 50 minutes 54 seconds West, a distance of 15.93 feet to a set 5/8 inch capped iron rod (BHB INC) being on the southerly R.O.W. line of State Highway No. 16 (a 120' right of way);

THENCE North 67 degrees 09 minutes 20 seconds East, along said southerly R.O.W. line, a distance of 765.58 feet to a found 1/2 inch iron rod, said found 1/2 inch iron rod being the beginning of a curve to the left along said southerly R.O.W. line whose chord bears North 64 degrees 56 minutes 10 seconds East, a distance of 381.44 feet and having a radius of 5789.57 feet;

THENCE Northeasterly, along said southerly R.O.W. line through a central angle of 03 degrees 46 minutes 32 seconds, an arc length of 381.51 feet to a found 1/2 inch iron rod for the end of said curve to the left;

THENCE North 63 degrees 35 minutes 21 seconds East, continuing along said southerly R.O.W. line, a distance of 608.43 feet to a found 1/2 inch iron rod, said found 1/2 inch iron rod being the beginning of a curve to the right along said southerly R.O.W. line whose chord bears North 64 degrees 23 minutes 05 seconds East, a distance of 316.66 feet and having a radius of 11399.16 feet;

THENCE Northeasterly, along said southerly R.O.W. line through a central angle of 01 degrees 35 minutes 30 seconds, an arc length of 316.67 feet to a found 1/2 inch iron rod for the end of said curve to the right;

THENCE North 64 degrees 47 minutes 55 seconds East, continuing along said southerly R.O.W.

line, a distance of 210.47 feet to a found 1/2 inch iron rod;

THENCE North 88 degrees 07 minutes 51 seconds East, leaving said southerly R.O.W. line of State Highway No. 16 (a 120' right of way), a distance of 613.59 feet to a found 1/2 inch iron rod;

THENCE North 71 degrees 50 minutes 29 seconds East, a distance of 175.78 feet to a set 5/8 inch capped iron rod (BHB INC);

THENCE South 61 degrees 19 minutes 20 seconds East, a distance of 732.65 feet to a set 5/8 inch capped iron rod (BHB INC);

THENCE North 74 degrees 09 minutes 45 seconds East, a distance of 1514.02 feet to a set 5/8 inch capped iron rod (BHB INC);

THENCE North 87 degrees 53 minutes 51 seconds East, a distance of 1006.40 feet to a set 5/8 inch capped iron rod (BHB INC);

THENCE South 80 degrees 03 minutes 13 seconds East, a distance of 641.71 feet to a set 5/8 inch capped iron rod (BHB INC);

THENCE South 76 degrees 32 minutes 22 seconds East, a distance of 931.31 feet to a set 5/8 inch capped iron rod (BHB INC) being on the east line of said D. C. Coffman Survey, A-1531 and also being on the east line of said tract deeded to Possum Kingdom Corp. per said Volume 1408, Page 263 of said Official Public Records;

THENCE South 29 degrees 33 minutes 02 seconds West, along said east line of the D. C. Coffman Survey, A-1531 and also along said east line of said tract deeded to Possum Kingdom Corp. per said Volume 1408, Page 263 of said Official Public Records, a distance of 5711.55 feet to the POINT OF BEGINNING and containing 26,760,694 square feet or 614.341 acres of land.

#### **PHASE ONE, SECTION 1A**

Being a tract of land situated in the W. Metcalf Survey, A-1188 and the C. T. R.R. Co. Survey, A- 140 all within Palo Pinto County, Texas, said tract being a portion of a tract deeded to Possum Kingdom Corp. per document recorded in Volume 1373, Page 40 of the Official Public Records of Palo Pinto County, Texas, said tract being more particularly described by metes and bound as follows:

BEGINNING at a found 5/8 inch capped iron rod stamped "BHB INC" being the southwest corner of Lot 78 of The Hills Above Possum Kingdom Lake, Phase One, Section One as recorded in Volume 9, Page 93, Slide 659 of said Official Public Records;

THENCE North 60 degrees 02 minutes 17 seconds West, along the south line of said tract deeded to Possum Kingdom Corp., a distance of 1,303.09 feet to a found 3/8 inch iron rod on the easterly right of way line of State Highway No. 16 (a 120' R.O.W.) for the beginning of a non tangent curve to the right whose chord bears North 62 degrees 29 minutes 16 seconds East, a distance of 44.76 feet and having a radius of 1,085.92 feet;

THENCE Northeasterly along said non tangent curve to the right along said easterly right of way line through a central angle of 02 degrees 21 minutes 42 seconds, an arc length of 44.76 feet to a found 1/2 inch iron rod for the end of said non tangent curve to the right;

THENCE North 64 degrees 16 minutes 49 seconds East, along said easterly right of way line, a distance of 1,293.70 feet to a found 1/2 inch iron rod for the beginning of a curve to the right whose chord bears North 65 degrees 45 minutes 49 seconds East, a distance of 590.29 feet and having a radius of 11,401.75 feet;

THENCE Northeasterly along said curve to the right along said easterly right of way line through a central angle of 02 degrees 58 minutes 00 seconds, an arc length of 590.36 feet to a found 1/2 inch iron rod for the end of said curve to the right;

THENCE North 67 degrees 09 minutes 19 seconds East, continuing along said easterly right of way line, a distance of 473.01 feet to a found 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 67 degrees 50 minutes 54 seconds East, leaving said easterly right of way line and along the southerly right of way line of Mallard Drive (a variable width R.O.W.) as shown on said The Hills Above Possum Kingdom Lake, Phase One, Section One, a distance of 15.93 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the northwest corner of Lot 85 of said The Hills Above Possum Kingdom Lake, Phase One, Section One;

THENCE South 32 degrees 48 minutes 02 seconds West, along the westerly line of said The Hills Above Possum Kingdom Lake, Phase One, Section One, a distance of 1,966.36 feet to the POINT OF BEGINNING and containing 1,326,235.6 square feet or 30.446 acres of land.

#### **PHASE ONE, SECTION 2**

Being a tract of land situated in the S.P. R.R. Co. Survey, A-421 and the C. T. R.R. Co. Survey, A-140 all within Palo Pinto County, Texas, said tract being tract two as deeded to National Timber Partners PK LLC per document recorded in Volume 1599, Page 488 of the Official Public Records of Palo Pinto County, Texas, said tract being more particularly described by metes and bound as follows:

BEGINNING at a set 5/8 inch capped iron rod stamped "BHB INC" being on the northerly right of way line of State Highway No. 16 (a 120' wide R.O.W.) from said set 5/8 inch capped iron rod stamped "BHB INC" a found 5/8 inch capped iron rod stamped "BHB INC" being the most northerly corner of Lot 799, The Hills Above Possum Kingdom Lake, Phase One, Section One A as recorded in Volume 9, Page 157, Slide 723 of the Plat Records of Palo Pinto County, Texas bears South 05 degrees 44 minutes 49 seconds West, a distance of 140.69 feet;

THENCE North 54 degrees 52 minutes 09 seconds West, leaving said northerly right of way line along the common line of said tract two and a tract deeded to Brazos River Conservation and Reclamation District as recorded in Volume 206, Page 280 of the Deed Records of Palo Pinto County, Texas, a distance of 339.19 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE continuing along said common line the following:

North 06 degrees 37 minutes 09 seconds West, a distance of 674.00 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

North 56 degrees 37 minutes 51 seconds East, a distance of 1985.00 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

South 58 degrees 37 minutes 09 seconds East, a distance of 1200.00 feet to a set 5/8 inch capped iron rod stamped "BHB INC";



THENCE North 88 degrees 07 minutes 51 seconds East, continuing along said common line, a distance of 652.79 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being on said northerly right of way line of State Highway No. 16 (a 120' right of way) said found 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a non tangent curve to the left along said northerly right of way line whose chord bears South 64 degrees 12 minutes 47 seconds West, a distance of 250.88 feet and having a radius of 11,519.16 feet;

THENCE Southwesterly, along said northerly right of way line through a central angle of 01 degrees 14 minutes 52 seconds, an arc length of 250.88 feet to a found 3/8 inch iron rod for the end of said non tangent curve to the left;

THENCE South 63 degrees 35 minutes 20 seconds West, continuing along said northerly right of way line, a distance of 609.57 feet to a found 1/2 inch iron rod, said found 1/2 inch iron rod being the beginning of a curve to the right along said northerly right of way line whose chord bears South 64 degrees 55 minutes 57 seconds West, a distance of 372.84 feet and having a radius of 5,669.57 feet;

THENCE Southwesterly, along said northerly right of way line through a central angle of 03 degrees 46 minutes 07 seconds, an arc length of 372.91 feet to a found 1/2 inch iron rod for the end of said curve to the right;

THENCE South 67 degrees 09 minutes 19 seconds West, continuing along said northerly right of way line, a distance of 1,238.40 feet to a found 1/2 inch iron rod, said found 1/2 inch iron rod being the beginning of a curve to the left along said northerly right of way line whose chord bears South 65 degrees 45 minutes 49 seconds West, a distance of 596.51 feet and having a radius of 11,521.75 feet;

THENCE Southwesterly, along said northerly right of way line through a central angle of 02 degrees 58 minutes 00 seconds, an arc length of 596.57 feet to a found 1/2 inch iron rod for the end of said curve to the left;

THENCE South 64 degrees 16 minutes 49 seconds West, continuing along said northerly right of way line, a distance of 205.14 feet to the POINT OF BEGINNING and containing 2,850,573 square feet or 65.44 acres of land.

### **PHASE TWO, SECTION 3**

Being a tract of land situated in the D. C. Coffman Survey, A-1531; S.P. R.R. Co. Survey, A-421; T. W. Moore Survey, A-1651; T.W. Moore Survey, A-1652; T.W. Moore Survey, A-1653; T.W. Moore Survey, A-1280; L. J. Pitts Survey, A-1289 and the M. E. Conatser Survey, A-1461 all within Palo Pinto County, Texas, said tract being a portion of tracts deeded to Possum Kingdom Corp. per document recorded in Volume 1373, Page 40 and Volume 1408, Page 263 of the Official Public Records of Palo Pinto County, Texas, said tract being more particularly described by metes and bound as follows:

BEGINNING at a found 5/8 inch capped iron rod stamped "BHB INC" being the northeast corner of Lot 29, The Hills Above Possum Kingdom Lake, Phase One, Section One as recorded in Volume 9, Page 93, Slide 659 of the Official Public Records of Palo Pinto, County, Texas;

THENCE along the northerly line of said The Hills Above Possum Kingdom Lake, Phase One,

Section One the following;

North 76 degrees 32 minutes 22 seconds West, a distance of 931.31 feet to a found 5/8 inch capped iron rod stamped "BHB INC";

North 80 degrees 03 minutes 13 seconds West, a distance of 641.71 feet to a found 5/8 inch capped iron rod stamped "BHB INC";

South 87 degrees 53 minutes 51 seconds West, a distance of 1006.40 feet to a found 5/8 inch capped iron rod stamped "BHB INC";

South 74 degrees 09 minutes 45 seconds West, a distance of 1514.02 feet to a found 5/8 inch capped iron rod stamped "BHB INC";

North 61 degrees 19 minutes 20 seconds West, a distance of 732.65 feet to a found 5/8 inch capped iron rod stamped "BHB INC";

South 71 degrees 50 minutes 29 seconds West, a distance of 175.78 feet to a found 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 55 degrees 52 minutes 07 seconds West, leaving said northerly line of said The Hills Above Possum Kingdom Lake, Phase One, Section One, a distance of 351.90 feet to a found 5/8 inch capped iron rod stamped "BHB INC" on the easterly R.O.W. line of State Highway No. 16, (a 130' right of way at this location), said found 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a non tangent curve to the left along said easterly R.O.W. line whose chord bears North 20 degrees 32 minutes 50 seconds East, a distance of 686.90 feet and having a radius of 878.54 feet;

THENCE Northeasterly, along said curve to the left along said easterly R.O.W. line (a 130' right of way at this location) through a central angle of 46 degrees 01 minutes 31 seconds, an arc length of 705.72 feet to a found 1/2 inch iron rod for the end of said curve to the left;

THENCE North 02 degrees 17 minutes 17 seconds West, continuing along said easterly R.O.W. line of State Highway No. 16, (being a 120' right of way), a distance of 1471.39 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the right whose chord bears North 01 degrees 49 minutes 28 seconds West, a distance of 82.18 feet and having a radius of 5,669.57 feet;

THENCE Northwesterly, along said curve to the right of said easterly R.O.W. line of State Highway No. 16, (being a 120' right of way) through a central angle of 00 degrees 49 minutes 50 seconds, an arc length of 82.18 feet to a set 5/8 inch capped iron rod stamped "BHB INC";  
THENCE South 47 degrees 44 minutes 09 seconds East, leaving said easterly R.O.W. line of State Highway No. 16, a distance of 445.98 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 02 degrees 07 minutes 55 seconds West, a distance of 100.00 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a non tangent curve to the right whose chord bears South 79 degrees 14 minutes 08 seconds East, a distance of 164.13 feet and having a radius of 530.00 feet;

THENCE Southeasterly, along said curve to the right through a central angle of 17 degrees 48

minutes 52 seconds, an arc length of 164.79 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the end of said curve to the right;

THENCE South 70 degrees 19 minutes 42 seconds East, a distance of 524.99 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the left whose chord bears South 73 degrees 22 minutes 06 seconds East, a distance of 53.03 feet and having a radius of 500.00 feet;

THENCE Southeasterly, along said curve to the left through a central angle of 06 degrees 04 minutes 48 seconds, an arc length of 53.06 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the end of said curve to the left and the beginning of a reverse curve to the right whose chord bears South 73 degrees 22 minutes 06 seconds East, a distance of 110.52 feet and having a radius of 1,042.00 feet;

THENCE Southeasterly, along said reverse curve to the right through a central angle of 06 degrees 04 minutes 48 seconds, an arc length of 110.58 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the end of said reverse curve to the right;

THENCE South 70 degrees 19 minutes 42 seconds East, a distance of 849.53 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the right whose chord bears South 69 degrees 16 minutes 26 seconds East, a distance of 37.91 feet and having a radius of 1,030.00 feet;

THENCE Southeasterly, along said curve to the right through a central angle of 02 degrees 06 minutes 31 seconds, an arc length of 37.91 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the end of said curve to the right;

THENCE South 68 degrees 13 minutes 11 seconds East, a distance of 671.74 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the right whose chord bears South 65 degrees 14 minutes 20 seconds East, a distance of 55.12 feet and having a radius of 530.00 feet;

THENCE Southeasterly, along said curve to the right through a central angle of 05 degrees 57 minutes 42 seconds, an arc length of 55.15 feet to a set 5/8 inch capped iron rod "BHB INC" for the end of said curve to the right and the beginning of a reverse curve to the left whose chord bears South 81 degrees 31 minutes 03 seconds East, a distance of 120.06 feet and having a radius of 182.00 feet;

THENCE Southeasterly, along said reverse curve to the left through a central angle of 38 degrees 31 minutes 07 seconds, an arc length of 122.35 feet to a set 5/8 inch capped iron rod "BHB INC" for the end of said reverse curve to the left and the beginning of a reverse curve to the right whose chord bears South 61 degrees 03 minutes 26 seconds East, a distance of 291.40 feet and having a radius of 228.00 feet;

THENCE Southeasterly, along said reverse curve to the right through a central angle of 79 degrees 26 minutes 20 seconds, an arc length of 316.12 feet to a set 5/8 inch capped iron rod "BHB INC" for the end of said reverse curve to the right and being the beginning of a reverse curve to the left whose chord bears South 44 degrees 05 minutes 59 seconds East, a distance of 140.83 feet and having a radius of 182.00 feet;

THENCE Southeasterly, along said reverse curve to the left through a central angle of 45

degrees 31 minutes 26 seconds, an arc length of 144.61 feet to a set 5/8 inch capped iron rod "BHB INC" for the end of said reverse curve to the left and being the beginning of a compound curve to the left whose chord bears South 73 degrees 06 minutes 58 seconds East, a distance of 102.41 feet and having a radius of 470.00 feet;

THENCE Southeasterly, along said compound curve to the left through a central angle of 12 degrees 30 minutes 33 seconds, an arc length of 102.61 feet to a set 5/8 inch capped iron rod "BHB INC" for the end of said compound curve to the left;

THENCE South 79 degrees 22 minutes 15 seconds East, a distance of 174.61 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the left whose chord bears South 88 degrees 21 minutes 10 seconds East, a distance of 56.36 feet and having a radius of 180.50 feet;

THENCE Southeasterly, along said curve to the left through a central angle of 17 degrees 57 minutes 51 seconds, an arc length of 56.59 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the end of said curve to the left and the beginning of a reverse curve to the right whose chord bears South 88 degrees 21 minutes 10 seconds East, a distance of 68.54 feet and having a radius of 219.50 feet;

THENCE Southeasterly, along said reverse curve to the right through a central angle of 17 degrees 57 minutes 51 seconds, an arc length of 68.82 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the end of said reverse curve to the right;

THENCE South 79 degrees 22 minutes 15 seconds East, a distance of 256.94 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the right whose chord bears South 60 degrees 02 minutes 23 seconds East, a distance of 218.48 feet and having a radius of 330.00 feet;

THENCE Southeasterly, along said curve to the right through a central angle of 38 degrees 39 minutes 43 seconds, an arc length of 222.68 feet to a set 5/8 inch capped iron rod "BHB INC" for the end of said curve to the right and being the beginning of a reverse curve to the left whose chord bears South 50 degrees 34 minutes 46 seconds East, a distance of 161.14 feet and having a radius of 470.00 feet;

THENCE Southeasterly, along said reverse curve to the left through a central angle of 19 degrees 44 minutes 30 seconds, an arc length of 161.94 feet to a set 5/8 inch capped iron rod "BHB INC" for the end of said reverse curve to the left;

THENCE South 60 degrees 27 minutes 01 seconds East, a distance of 291.31 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the right whose chord bears South 55 degrees 51 minutes 28 seconds East, a distance of 52.85 feet and having a radius of 330.00 feet;

THENCE Southeasterly, along said curve to the right through a central angle of 09 degrees 11 minutes 07 seconds, an arc length of 52.90 feet to a set 5/8 inch capped iron rod "BHB INC" for the end of said curve to the right;

THENCE South 51 degrees 15 minutes 54 seconds East, a distance of 14.76 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a non tangent curve to the left whose chord bears North 32 degrees 18 minutes 45 seconds East, a distance of 45.31 feet and

having a radius of 470.00 feet;

THENCE Northeasterly, along said non tangent curve to the left through a central angle of 05 degrees 31 minutes 33 seconds, an arc length of 45.33 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the end of said non tangent curve to the left;

THENCE North 29 degrees 32 minutes 59 seconds East, a distance of 469.54 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the left whose chord bears North 15 degrees 37 minutes 32 seconds East, a distance of 226.20 feet and having a radius of 470.00 feet;

THENCE Northeasterly, along said curve to the left through a central angle of 27 degrees 50 minutes 54 seconds, an arc length of 228.44 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the end of said curve to the left and the beginning of a reverse curve to the right whose chord bears North 15 degrees 37 minutes 32 seconds East, a distance of 255.08 feet and having a radius of 530.00 feet;

THENCE Northeasterly, along said reverse curve to the right through a central angle of 27 degrees 50 minutes 54 seconds, an arc length of 257.60 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the end of said reverse curve to the right;

THENCE North 29 degrees 32 minutes 59 seconds East, a distance of 863.15 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 82 degrees 17 minutes 55 seconds West, a distance of 513.22 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the right whose chord bears North 67 degrees 40 minutes 46 seconds West, a distance of 267.54 feet and having a radius of 530.00 feet;

THENCE Northwesterly, along said curve to the right through a central angle of 29 degrees 14 minutes 18 seconds, an arc length of 270.46 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the end of said curve to the right;

THENCE North 53 degrees 03 minutes 37 seconds West, a distance of 244.11 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the right whose chord bears North 30 degrees 33 minutes 37 seconds West, a distance of 405.64 feet and having a radius of 530.00 feet;

THENCE Northwesterly, along said curve to the right through a central angle of 45 degrees 00 minutes 00 seconds, an arc length of 416.26 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the end of said curve to the right;

THENCE North 08 degrees 03 minutes 37 seconds West, a distance of 211.82 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the right whose chord bears North 00 degrees 10 minutes 46 seconds West, a distance of 282.46 feet and having a radius of 1,030.00 feet;

THENCE Northwesterly, along said curve to the right through a central angle of 15 degrees 45 minutes 42 seconds, an arc length of 283.35 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the end of said curve to the right;

THENCE North 07 degrees 42 minutes 05 seconds East, a distance of 112.15 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 82 degrees 40 minutes 44 seconds West, a distance of 1271.05 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 55 degrees 51 minutes 06 seconds West, a distance of 532.50 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 78 degrees 16 minutes 58 seconds West, a distance of 592.59 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 87 degrees 34 minutes 19 seconds West, a distance of 860.06 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 79 degrees 47 minutes 48 seconds West, a distance of 60.00 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a non tangent curve to the right whose chord bears North 04 degrees 05 minutes 45 seconds West, a distance of 112.77 feet and having a radius of 530.00 feet;

THENCE Northwesterly, along said non tangent curve to the right through a central angle of 12 degrees 12 minutes 53 seconds, an arc length of 112.99 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the end of said non tangent curve to the right;

THENCE North 02 degrees 00 minutes 41 seconds East, a distance of 213.83 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the left whose chord bears North 24 degrees 48 minutes 38 seconds West, a distance of 424.15 feet and having a radius of 470.00 feet;

THENCE Northwesterly, along said curve to the left through a central angle of 53 degrees 38 minutes 39 seconds, an arc length of 440.05 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the end of said curve to the left;

THENCE North 51 degrees 37 minutes 58 seconds West, a distance of 279.06 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the right whose chord bears North 29 degrees 07 minutes 58 seconds West, a distance of 252.57 feet and having a radius of 330.00 feet;

THENCE Northwesterly, along said curve to the right through a central angle of 45 degrees 00 minutes 00 seconds, an arc length of 259.18 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the end of said curve to the right;

THENCE North 06 degrees 37 minutes 58 seconds West, a distance of 574.93 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the right whose chord bears North 15 degrees 52 minutes 02 seconds East, a distance of 252.57 feet and having a radius of 330.00 feet;

THENCE Northeasterly, along said curve to the right through a central angle of 45 degrees 00 minutes 00 seconds, an arc length of 259.18 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the end of said curve to the right;

THENCE North 38 degrees 22 minutes 02 seconds East, a distance of 23.63 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the left whose chord bears North 10 degrees 24 minutes 30 seconds East, a distance of 253.17 feet and having a radius of 270.00 feet;

THENCE Northeasterly, along said curve to the left through a central angle of 55 degrees 55 minutes 05 seconds, an arc length of 263.51 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the end of said curve to the left;

THENCE North 17 degrees 33 minutes 03 seconds West, a distance of 968.43 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the right whose chord bears North 12 degrees 35 minutes 05 seconds West, a distance of 57.13 feet and having a radius of 330.00 feet;

THENCE Northwesterly, along said curve to the right through a central angle of 09 degrees 55 minutes 55 seconds, an arc length of 57.20 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the end of said curve to the right;

THENCE North 82 degrees 22 minutes 52 seconds East, a distance of 60.00 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 72 degrees 26 minutes 57 seconds East, a distance of 535.30 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 17 degrees 33 minutes 03 seconds East, a distance of 385.64 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 72 degrees 26 minutes 57 seconds East, a distance of 307.30 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 71 degrees 31 minutes 49 seconds East, a distance of 169.13 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 34 degrees 40 minutes 38 seconds East, a distance of 207.24 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 71 degrees 31 minutes 49 seconds East, a distance of 588.22 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 82 degrees 40 minutes 44 seconds East, a distance of 3,470.69 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 72 degrees 56 minutes 08 seconds East, a distance of 497.27 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 88 degrees 06 minutes 00 seconds East, a distance of 305.59 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 01 degrees 54 minutes 00 seconds West, a distance of 87.93 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 88 degrees 06 minutes 00 seconds East, a distance of 860.17 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being on the east line of said tract dedeed to Possum Kingdom Corp. per document recorded in Volume 1373, Page 40 of said Official Public Records also being on the common line of a Boundary Line Agreement as recorded in Volume 1391, Page 688 and Volume 1391, Page 696 of said Official Public Records;

THENCE South 01 degrees 54 minutes 49 seconds East, along said common line of a Boundary Line Agreement and along the east line of said tract dedeed to Possum Kingdom Corp. per document recorded in Volume 1373, Page 40 and Volume 1408, Page 263 of said Official Public Records, a distance of 1678.89 feet to a found 1/2 inch iron rod;

THENCE North 89 degrees 43 minutes 42 seconds East, continuing along the common line of the Boundary Line Agreement as recorded in Volume 1391, Page 696 of said Official Public Records and along the north line of said tract dedeed to Possum Kingdom Corp. per document recorded in Volume 1408, Page 263 of said Official Public Records, a distance of 49.99 feet to a found 1/2 inch iron rod;

THENCE South 29 degrees 33 minutes 02 seconds West, continuing along said common line of a Boundary Line Agreement as recorded in Volume 1391, Page 696 of said Official Public Records and along the east line of said tract dedeed to Possum Kingdom Corp. per document recorded in Volume 1408, Page 263 of said Official Public Records, a distance of 1829.72 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 60 degrees 27 minutes 01 seconds West, leaving said common line of a Boundary Line Agreement as recorded in Volume 1391, Page 696 of said Official Public Records, a distance of 800.22 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 29 degrees 32 minutes 59 seconds West, a distance of 1301.19 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 61 degrees 22 minutes 55 seconds East, a distance of 800.31 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being on the east line of said tract dedeed to Possum Kingdom Corp. per document recorded in Volume 1408, Page 263 of said Official Public Records also being on the common line of a Boundary Line Agreement as recorded in Volume 1391, Page 704 of said Official Public Records;

THENCE South 29 degrees 33 minutes 02 seconds West, along the east line of said tract dedeed to Possum Kingdom Corp. per said Volume 1408, Page 263 of said Official Public Records, a distance of 1232.37 feet to the POINT OF BEGINNING and containing 24,901,978 square feet or 571.671 acres of land.

**PHASE TWO, SECTION THREE A  
PARCEL ONE**

Being a tract of land situated in the D. C. Coffman Survey, A-1531; T.W. Moore Survey, A-1652; T.W. Moore Survey, A-1653 all within Palo Pinto County, Texas, said tract being a portion of tracts dedeed to Possum Kingdom Corp. per document recorded in Volume 1373, Page 40 and Volume 1408, Page 263 of the Official Public Records of Palo Pinto County, Texas, said tract being more particularly described by metes and bound as follows:

BEGINNING at a found 5/8 inch capped iron rod stamped "BHB INC" being the southeast corner of Lot



359, The Hills Above Possum Kingdom Lake, Phase Two, Section Three as recorded in Volume 9, Page 98, Slide 664 of the Official Public Records of Palo Pinto, County, Texas;

THENCE South 29 degrees 33 minutes 02 seconds West, along the easterly line of said tract recorded in Volume 1408, Page 263 and along a boundary line agreement as recorded in Volume 1391, Page 704 of said Official Public Records, a distance of 1,288.18 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the northeast corner of Lot 358R, The Hills Above Possum Kingdom Lake, Phase Two, Section Three as recorded in Volume 9, Page 110, Slide 676 of said Official Public Records;

THENCE North 61 degrees 22 minutes 55 seconds West, leaving said easterly line of said tract recorded in Volume 1408, Page 263 and leaving said boundary line agreement as recorded in Volume 1391, Page 704 of said Official Public Records and along the northerly line of said Lot 358R, a distance of 800.31 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the northwesterly corner of said Lot 358R also being on the easterly right of way line of Canyon Wren South (a 60 foot wide right of way);

THENCE North 29 degrees 32 minutes 59 seconds East, along said easterly right of way line of Canyon Wren South, a distance of 1,301.19 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the southwesterly corner of said Lot 359;

THENCE South 60 degrees 27 minutes 01 seconds East, along the southerly line of said Lot 359, a distance of 800.22 feet to the POINT OF BEGINNING and containing 1,036,020.0 square feet or 23.784 acres of land.

**PHASE TWO, SECTION THREE A  
PARCEL TWO**

Being a tract of land situated in the T. W. Moore Survey, A-1651; T.W. Moore Survey, A-1652; T.W. Moore Survey, A-1653; T.W. Moore Survey, A-1280, and the L. J. Pitts Survey, A 1289 all within Palo Pinto County, Texas, said tract being a portion of tracts deeded to Possum Kingdom Corp. per document recorded in Volume 1373, Page 40 of the Official Public Records of Palo Pinto County, Texas, said tract being more particularly described by metes and bound as follows:

BEGINNING at a found 5/8 inch capped iron rod stamped "BHB INC" being the southwest corner of Lot 197, The Hills Above Possum Kingdom Lake, Phase Two, Section Three as recorded in Volume 9, Page 98, Slide 664 of the Official Public Records of Palo Pinto, County, Texas and also being on the easterly right of way line of Crimson Clover Drive (a 60 foot wide right of way);

THENCE South 79 degrees 47 minutes 48 seconds West, crossing said Crimson Clover Drive, a distance of 60.00 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a non tangent curve to the right and along the westerly right of way line of said Crimson Clover Drive whose chord bears North 04 degrees 05 minutes 45 seconds West, a distance of 112.77 feet and having a radius of 530.00 feet;

THENCE Northwesterly, along said non tangent curve to the right through a central angle of 12 degrees 12 minutes 53 seconds, an arc length of 112.99 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the end of said non tangent curve to the right;

THENCE North 02 degrees 00 minutes 41 seconds East, a distance of 213.83 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the left whose chord bears North 24 degrees 48 minutes 38 seconds West, a distance of 424.15 feet and having a radius of 470.00 feet;

THENCE Northwesterly, along said curve to the left through a central angle of 53 degrees 38 minutes 39 seconds, an arc length of 440.05 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the end of said curve to the left;

THENCE North 51 degrees 37 minutes 58 seconds West, a distance of 279.06 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the right whose chord bears North 29 degrees 07 minutes 58 seconds West, a distance of 252.57 feet and having a radius of 330.00 feet;

THENCE Northwesterly, along said curve to the right through a central angle of 45 degrees 00 minutes 00 seconds, an arc length of 259.18 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the end of said curve to the right;

THENCE North 06 degrees 37 minutes 58 seconds West, a distance of 574.93 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the right whose chord bears North 15 degrees 52 minutes 02 seconds East, a distance of 252.57 feet and having a radius of 330.00 feet;

THENCE Northeasterly, along said curve to the right through a central angle of 45 degrees 00 minutes 00 seconds, an arc length of 259.18 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the end of said curve to the right;

THENCE North 38 degrees 22 minutes 02 seconds East, a distance of 23.63 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the left whose chord bears North 10 degrees 24 minutes 30 seconds East, a distance of 253.17 feet and having a radius of 270.00 feet;

THENCE Northeasterly, along said curve to the left through a central angle of 55 degrees 55 minutes 05 seconds, an arc length of 263.51 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the end of said curve to the left;

THENCE North 17 degrees 33 minutes 03 seconds West, a distance of 968.43 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the right whose chord bears North 12 degrees 35 minutes 05 seconds West, a distance of 57.13 feet and having a radius of 330.00 feet;

THENCE Northwesterly, along said curve to the right through a central angle of 09 degrees 55 minutes 55 seconds, an arc length of 57.20 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the end of said curve to the right;

THENCE South 88 degrees 06 minutes 18 seconds West, leaving the westerly right of way line of said Crimson Clover Drive, a distance of 832.14 feet to a set 5/8 inch capped iron rod stamped "BHB INC" on the easterly right of way line of State Highway No. 16 (a 120 foot wide right of way) and being the beginning of a non tangent curve to the left whose chord bears South 15 degrees 42 minutes 13 seconds East, a distance of 114.07 feet and having a radius of 1849.77 feet;

THENCE Southeasterly, along said non tangent curve to the left along said easterly right of way line, through a central angle of 03 degrees 32 minutes 02 seconds, an arc length of 114.09 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the end of said non tangent curve to the left;

THENCE South 17 degrees 33 minutes 03 seconds East, continuing along said easterly right of way line, a distance of 2217.88 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the right whose chord bears South 07 degrees 46 minutes 11 seconds East, a distance of 666.57 feet and having a radius of 1969.73 feet;

THENCE Southeasterly, along said curve to the right and along said easterly right of way line, through a central angle of 19 degrees 28 minutes 59 seconds, an arc length of 669.79 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the end of said curve to the right;

THENCE South 02 degrees 00 minutes 41 seconds West, continuing along said easterly right of way line, a distance of 662.11 feet to a found 1/2 inch iron rod being the beginning of a curve to the left whose chord bears South 00 degrees 18 minutes 07 seconds West, a distance of 338.31 feet and having a radius of 5669.57 feet;

THENCE Southwesterly, along said curve to the left and along said easterly right of way line, through a central angle of 03 degrees 25 minutes 10 seconds, an arc length of 338.37 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the end of said curve to the left;

THENCE South 47 degrees 44 minutes 09 seconds East, leaving said easterly right of way line of State Highway No. 16 and along the northerly right of way line of PK Hills Boulevard (a variable width right of way), a distance of 445.98 feet to a found 5/8 inch capped iron rod stamped "BHB INC";

THENCE along said northerly right of way line of PK Hills Boulevard the following;

THENCE South 02 degrees 07 minutes 55 seconds West, a distance of 100.00 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a non tangent curve to the right whose chord bears South 79 degrees 14 minutes 08 seconds East, a distance of 164.13 feet and having a radius of 530.00 feet;

THENCE Southeasterly, along said curve to the right through a central angle of 17 degrees 48 minutes 52 seconds, an arc length of 164.79 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the end of said curve to the right;

THENCE South 70 degrees 19 minutes 42 seconds East, a distance of 524.99 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the left whose chord bears South 73 degrees 22 minutes 06 seconds East, a distance of 53.03 feet and having a radius of 500.00 feet;

THENCE Southeasterly, along said curve to the left through a central angle of 06 degrees 04 minutes 48 seconds, an arc length of 53.06 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the end of said curve to the left and the beginning of a reverse curve to the right whose chord bears South 73 degrees 22 minutes 06 seconds East, a distance of 110.52 feet and having a radius of 1,042.00 feet;

THENCE Southeasterly, along said reverse curve to the right through a central angle of 06 degrees 04 minutes 48 seconds, an arc length of 110.58 feet to a found 5/8 inch capped iron rod stamped "BHB INC" for the end of said reverse curve to the right;

THENCE South 70 degrees 19 minutes 42 seconds East, a distance of 849.53 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the right whose chord bears South 69 degrees 16 minutes 26 seconds East, a distance of 37.91 feet and having a radius of 1,030.00 feet;

THENCE Southeasterly, along said curve to the right through a central angle of 02 degrees 06 minutes 31 seconds, an arc length of 37.91 feet to a found 5/8 inch capped iron rod stamped "BHB INC" for the end of said curve to the right;

THENCE South 68 degrees 13 minutes 11 seconds East, a distance of 671.74 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the right whose chord bears South

65 degrees 14 minutes 20 seconds East, a distance of 55.12 feet and having a radius of 530.00 feet;

THENCE Southeasterly, along said curve to the right through a central angle of 05 degrees 57 minutes 42 seconds, an arc length of 55.15 feet to a found 5/8 inch capped iron rod "BHB INC" for the end of said curve to the right and the beginning of a reverse curve to the left whose chord bears South 81 degrees 31 minutes 03 seconds East, a distance of 120.06 feet and having a radius of 182.00 feet;

THENCE Southeasterly, along said reverse curve to the left through a central angle of 38 degrees 31 minutes 07 seconds, an arc length of 122.35 feet to a found 5/8 inch capped iron rod "BHB INC" for the end of said reverse curve to the left and the beginning of a reverse curve to the right whose chord bears South 61 degrees 03 minutes 26 seconds East, a distance of 291.40 feet and having a radius of 228.00 feet;

THENCE Southeasterly, along said reverse curve to the right through a central angle of 79 degrees 26 minutes 20 seconds, an arc length of 316.12 feet to a found 5/8 inch capped iron rod "BHB INC" for the end of said reverse curve to the right and being the beginning of a reverse curve to the left whose chord bears South 44 degrees 05 minutes 59 seconds East, a distance of 140.83 feet and having a radius of 182.00 feet;

THENCE Southeasterly, along said reverse curve to the left through a central angle of 45 degrees 31 minutes 26 seconds, an arc length of 144.61 feet to a found 5/8 inch capped iron rod "BHB INC" for the end of said reverse curve to the left and being the beginning of a compound curve to the left whose chord bears South 73 degrees 06 minutes 58 seconds East, a distance of 102.41 feet and having a radius of 470.00 feet;

THENCE Southeasterly, along said compound curve to the left through a central angle of 12 degrees 30 minutes 33 seconds, an arc length of 102.61 feet to a found 5/8 inch capped iron rod "BHB INC" for the end of said compound curve to the left;

THENCE South 79 degrees 22 minutes 15 seconds East, a distance of 174.61 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the left whose chord bears South 88 degrees 21 minutes 10 seconds East, a distance of 56.36 feet and having a radius of 180.50 feet;

THENCE Southeasterly, along said curve to the left through a central angle of 17 degrees 57 minutes 51 seconds, an arc length of 56.59 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the end of said curve to the left and the beginning of a reverse curve to the right whose chord bears South 88 degrees 21 minutes 10 seconds East, a distance of 68.54 feet and having a radius of 219.50 feet;

THENCE Southeasterly, along said reverse curve to the right through a central angle of 17 degrees 57 minutes 51 seconds, an arc length of 68.82 feet to a found 5/8 inch capped iron rod stamped "BHB INC" for the end of said reverse curve to the right;

THENCE South 79 degrees 22 minutes 15 seconds East, a distance of 256.94 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the right whose chord bears South 60 degrees 02 minutes 23 seconds East, a distance of 218.48 feet and having a radius of 330.00 feet;

THENCE Southeasterly, along said curve to the right through a central angle of 38 degrees 39 minutes 43 seconds, an arc length of 222.68 feet to a found 5/8 inch capped iron rod "BHB INC" for the end of said curve to the right and being the beginning of a reverse curve to the left whose chord bears South 50 degrees 34 minutes 46 seconds East, a distance of 161.14 feet and having a radius of 470.00 feet;

THENCE Southeasterly, along said reverse curve to the left through a central angle of 19 degrees 44 minutes 30 seconds, an arc length of 161.94 feet to a found 5/8 inch capped iron rod "BHB INC" for the end of said reverse curve to the left;

THENCE South 60 degrees 27 minutes 01 seconds East, a distance of 291.31 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the right whose chord bears South 59 degrees 37 minutes 52 seconds East, a distance of 9.44 feet and having a radius of 330.00 feet;

THENCE Southeasterly, along said curve to the right through a central angle of 01 degrees 38 minutes 19 seconds, an arc length of 9.44 feet to a found 5/8 inch capped iron rod "BHB INC" for the end of said curve to the right;

THENCE North 29 degrees 32 minutes 59 seconds East, a distance of 646.07 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the left whose chord bears North 19 degrees 55 minutes 59 seconds East, a distance of 157.03 feet and having a radius of 470.00 feet;

THENCE Northeasterly, along said curve to the left through a central angle of 19 degrees 13 minutes 59 seconds, an arc length of 157.77 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the end of said curve to the left and the beginning of a reverse curve to the right whose chord bears North 19 degrees 55 minutes 59 seconds East, a distance of 177.08 feet and having a radius of 530.00 feet;

THENCE Northeasterly, along said reverse curve to the right through a central angle of 19 degrees 13 minutes 59 seconds, an arc length of 177.91 feet to a found 5/8 inch capped iron rod stamped "BHB INC" for the end of said reverse curve to the right;

THENCE North 29 degrees 32 minutes 59 seconds East, a distance of 863.15 feet to a found 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 82 degrees 17 minutes 55 seconds West, a distance of 513.22 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the right whose chord bears North 67 degrees 40 minutes 46 seconds West, a distance of 267.54 feet and having a radius of 530.00 feet;

THENCE Northwesterly, along said curve to the right through a central angle of 29 degrees 14 minutes 18 seconds, an arc length of 270.46 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the end of said curve to the right;

THENCE North 53 degrees 03 minutes 37 seconds West, a distance of 244.11 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the right whose chord bears North 30 degrees 33 minutes 37 seconds West, a distance of 405.64 feet and having a radius of 530.00 feet;

THENCE Northwesterly, along said curve to the right through a central angle of 45 degrees 00 minutes 00 seconds, an arc length of 416.26 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the end of said curve to the right;

THENCE North 08 degrees 03 minutes 37 seconds West, a distance of 211.82 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the right whose chord bears North 00 degrees 10 minutes 46 seconds West, a distance of 282.46 feet and having a radius of 1,030.00 feet;

THENCE Northwesterly, along said curve to the right through a central angle of 15 degrees 45 minutes 42 seconds, an arc length of 283.35 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the end of said curve to the right;

THENCE North 07 degrees 42 minutes 05 seconds East, a distance of 112.15 feet to a found 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 82 degrees 40 minutes 44 seconds West, a distance of 1271.05 feet to a found 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 55 degrees 51 minutes 06 seconds West, a distance of 532.50 feet to a found 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 78 degrees 16 minutes 58 seconds West, a distance of 592.59 feet to a found 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 87 degrees 34 minutes 19 seconds West, a distance of 860.06 feet to the POINT OF BEGINNING and containing 10,844,980.0 square feet or 248.966 acres of land.

### **PHASE TWO, SECTION 3B**

BEING a tract of land situated in the T.W. Moore Survey, Abstract No. 1280 and the L.J. Pitts Survey, Abstract No. 1289, Palo Pinto County, Texas, said tract of land being a portion of the land described in the deed to Southern Lakes and Leisure, L.L.C., as recorded in Volume 1447, Page 484 and Volume 1490, Page 490 of the Official Public Records, Palo Pinto County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8 inch capped iron rod stamped "BHB INC" being the southwest corner of Lot 275, The Hills Above Possum Kingdom Lake, Phase Two, Section Three, a subdivision in Palo Pinto County, Texas according to the plat recorded in Volume 9, Page 98, Slide 664, Official Public Records, Palo Pinto County, Texas, said found 5/8 inch capped iron rod stamped "BHB INC" also being on the easterly Right of Way line of Crimson Clover Drive, a 60.00 feet wide Right of Way, according to said plat of The Hills Above Possum Kingdom Lake, Phase Two, Section Three;

THENCE North 72 degrees 26 minutes 57 seconds East, leaving the easterly Right of Way line of said Crimson Clover Drive and being along the southerly line of said Lot 275, The Hills Above Possum Kingdom Lake, Phase Two, Section Three, a distance of 539.35 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the southeast corner of said Lot 275, The Hills Above Possum Kingdom Lake, Phase Two, Section Three;

THENCE North 17 degrees 33 minutes 03 seconds West, along the easterly line of Lots 275 thru 279 of said The Hills Above Possum Kingdom Lake, Phase Two, Section Three, a distance of 811.65 feet to a found 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 72 degrees 26 minutes 57 seconds East, a distance of 193.68 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 39 degrees 33 minutes 34 seconds East, a distance of 526.88 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 51 degrees 10 minutes 44 seconds East, a distance of 12.17 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the beginning of a curve to the right whose chord bears south 41 degrees 43 minutes 43 seconds east, a distance of 105.08 feet and having a radius of 320.00 feet;

THENCE in a southeasterly direction, along said curve to the right, through a central angle of 18 degrees 54 minutes 03 seconds, an arc distance of 105.56 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the end of said curve to the right;

THENCE South 32 degrees 16 minutes 41 seconds East, a distance of 557.58 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 57 degrees 43 minutes 19 seconds East, a distance of 411.75 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being on the northerly line of said The Hills Above Possum Kingdom Lake, Phase Two, Section Three;

THENCE South 82 degrees 40 minutes 44 seconds East, along the northerly line of said The Hills Above Possum Kingdom Lake, Phase Two, Section Three, a distance of 131.96 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the northwest corner of Lot 302 of said The Hills Above Possum Kingdom Lake, Phase Two, Section Three;

THENCE South 08 degrees 30 minutes 02 seconds East, along the westerly line of said Lot 302, The Hills Above Possum Kingdom Lake, Phase Two, Section Three, a distance of 551.08 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the southwest corner of said Lot 302, The Hills Above Possum Kingdom Lake, Phase Two, Section Three, said found 5/8 inch capped iron rod stamped "BHB INC" also being on the northerly Right of Way line of Shooting Star Court, a 60.00 feet wide Right of Way, according to said plat of The Hills Above Possum Kingdom Lake, Phase Two, Section Three, said found 5/8 inch capped iron rod stamped "BHB INC" also being the beginning of a non-tangent curve to the left whose chord bears south 44 degrees 15 minutes 13 seconds west, a distance of 313.54 feet and having a radius of 330.00 feet;

THENCE in a southwesterly direction, along the northerly Right of Way line of said Shooting Star Court and said non-tangent curve to the left, through a central angle of 56 degrees 43 minutes 38 seconds, an arc distance of 326.73 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the point of a reverse curve to the right whose chord bears south 47 degrees 05 minutes 11 seconds west, a distance of 383.30 feet and having a radius of 370.00 feet;

THENCE in a southwesterly direction, along the northerly Right of Way line of said Shooting Star Court and said reverse curve to the right, through a central angle of 62 degrees 23 minutes 34 seconds, an arc distance of 402.92 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the end of said reverse curve to the right;

THENCE South 78 degrees 16 minutes 58 seconds West, along the northerly Right of Way line of said Shooting Star Court, a distance of 263.55 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the left whose chord bears south 70 degrees 21 minutes 15 seconds west, a distance of 111.20 feet and having a radius of 60.00 feet;

THENCE in a southwesterly direction, along the northerly Right of Way line of said Shooting Star Court and said curve to the left, through a central angle of 135 degrees 51 minutes 23 seconds, an arc distance of 142.27 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the end of said curve to the left, said found 5/8 inch capped iron rod stamped "BHB INC" also being the northeast corner of Lot 310 of said The Hills Above Possum Kingdom Lake, Phase Two, Section Three;

THENCE North 87 degrees 34 minutes 19 seconds West, leaving the northerly Right of Way line of said Shooting Star Court and being along the northerly line of said Lot 310, The Hills Above Possum Kingdom Lake, Phase Two, Section Three, a distance of 404.00 feet to a found 5/8 inch capped iron rod

stamped "BHB INC" being the northwest corner of said Lot 310, The Hills Above Possum Kingdom Lake, Phase Two, Section Three, said found 5/8 inch capped iron rod stamped "BHB INC" also being on the easterly line of Lot 563 of said The Hills Above Possum Kingdom Lake, Phase Two, Section Three;

THENCE North 02 degrees 25 minutes 41 seconds East, along the easterly line of Lot 563 and Lot 264 of said The Hills Above Possum Kingdom Lake, Phase Two, Section Three, a distance of 192.19 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the northeast corner of said Lot 264, The Hills Above Possum Kingdom Lake, Phase Two, Section Three;

THENCE North 60 degrees 26 minutes 05 seconds West, along the northerly line of said Lot 264, The Hills Above Possum Kingdom Lake, Phase Two, Section Three, a distance of 489.29 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the northwest corner of said Lot 264, The Hills Above Possum Kingdom Lake, Phase Two, Section Three, said found 5/8 inch capped iron rod stamped "BHB INC" also being on the easterly Right of Way line of Crimson Clover Drive, a 60.00 feet wide Right of Way, according to said plat of The Hills Above Possum Kingdom Lake, Phase Two, Section Three, said found 5/8 inch capped iron rod stamped "BHB INC" also being the beginning of a non-tangent curve to the left whose chord bears north 04 degrees 05 minutes 09 seconds east, a distance of 243.35 feet and having a radius of 330.00 feet;

THENCE in a northeasterly direction, along the easterly Right of Way line of said Crimson Clover Drive and said non-tangent curve to the left, through a central angle of 43 degrees 16 minutes 24 seconds, passing a found 5/8 inch capped iron rod stamped "BHB INC" being at the intersection of the easterly Right of Way line of said Crimson Clover Drive and the southerly Right of Way line of Honeysuckle Court, a 60.00 feet wide Right of Way, according to said plat of The Hills Above Possum Kingdom Lake, Phase Two, Section Three, at an arc distance of 230.25 feet and continue for a total arc distance of 249.24 feet to a point for the end of said non-tangent curve to the left;

THENCE North 17 degrees 33 minutes 03 seconds West, passing a found 5/8 inch capped iron rod stamped "BHB INC" being at the intersection of the easterly Right of Way line of said Crimson Clover Drive and the northerly Right of Way line of said Honeysuckle Court at a distance of 41.02 feet and continue along the easterly Right of Way line of said Crimson Clover Drive for a total distance of 203.35 feet to the POINT OF BEGINNING and containing 1,719,882.9 Square Feet or 39.483 acres of Land.

#### **PHASE ONE, SECTION 4A**

Being a tract of land situated in the S.P. R.R. Co. Survey, A-421; T.W. Moore Survey, A-1651; L. J. Pitts Survey, A-1289 and the C. T. R.R. Co. Survey, A-140 all within Palo Pinto County, Texas, said tract being a portion of a tract deeded to National Timber Partners PK LLC per document recorded in Volume 1599, Page 488 and a portion of a tract (Tract Three) deeded to Possum Kingdom Corp. per document recorded in Volume 1373, Page 40 of the Official Public Records of Palo Pinto County, Texas, said tract being more particularly described by metes and bound as follows:

COMMENCING at a found 5/8 inch capped iron rod stamped "BHB INC" being the southwest corner of Lot 191, The Hills Above Possum Kingdom Lake, Phase Two, Section Three as recorded in Volume 9, Page 98, Slide 664 of the Plat Records of Palo Pinto County, Texas, and being on the easterly right of way line of State Highway No. 16 (a 130' right of way at this location) THENCE North 55 degrees 52 minutes 09 seconds West, a distance of 132.10 feet to the POINT OF BEGINNING of said tract hereon described;

THENCE North 55 degrees 52 minutes 09 seconds West, leaving the westerly right of way line of said State Highway No. 16 (a 130' right of way at this location) along the common line of said tract deeded to National Timber Partners, LLC and a tract deeded to Brazos River Conservation and Reclamation District



as recorded in Volume 206, Page 280 of the Deed Records of Palo Pinto County, Texas, a distance of 616.00 feet to a found 1/2 inch iron rod;

THENCE continuing along said common line the following:

North 66 degrees 52 minutes 09 seconds West, a distance of 1080.00 feet to a found 1/2 inch iron rod;

North 07 degrees 09 minutes 59 seconds East, a distance of 1258.73 feet to a found 1-1/4 inch iron pipe;

North 40 degrees 21 minutes 13 seconds West, a distance of 100.67 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 61 degrees 08 minutes 25 seconds East, leaving said common line, a distance of 425.42 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 00 degrees 40 minutes 01 seconds East, a distance of 1084.67 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 89 degrees 19 minutes 59 seconds East, a distance of 60.00 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 65 degrees 14 minutes 18 seconds East, a distance of 157.28 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 61 degrees 47 minutes 34 seconds East, a distance of 5.95 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 63 degrees 51 minutes 13 seconds East, a distance of 1011.91 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being on said westerly right of way line of State Highway No. 16 (a 120' right of way at this location);

THENCE South 17 degrees 33 minutes 03 seconds East, along said westerly right of way line of State Highway No. 16 (a 120' right of way at this location), a distance of 58.87 feet to a set 5/8 inch capped iron rod stamped "BHB INC"; said set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the right along said westerly right of way line whose chord bears South 07 degrees 46 minutes 11 seconds East, a distance of 625.96 feet and having a radius of 1849.73 feet;

THENCE Southeasterly, along said westerly right of way line through a central angle of 19 degrees 28 minutes 59 seconds, an arc length of 628.99 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the end of said curve to the right;

THENCE South 02 degrees 00 minutes 41 seconds West, continuing along said westerly right of way line, a distance of 622.03 feet to a found 1/2 inch iron rod, said found 1/2 inch iron rod being the beginning of a curve to the left along said westerly right of way line whose chord bears South 00 degrees 06 minutes 49 seconds East, a distance of 429.35 feet and having a radius of 5789.57 feet;

THENCE Southeasterly, along said westerly right of way line through a central angle of 04 degrees 15 minutes 00 seconds, an arc length of 429.45 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the end of said curve to the left;

THENCE South 02 degrees 17 minutes 17 seconds East, continuing along said westerly right of way line,

a distance of 1471.86 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 87 degrees 32 minutes 04 seconds West, continuing along said westerly right of way line of State Highway No. 16 (130' right of way at this location), a distance of 10.00 feet to a set 5/8 inch capped iron rod stamped "BHB INC", said set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a non tangent curve to the right along said westerly right of way line whose chord bears South 21 degrees 22 minutes 32 seconds West, a distance of 605.12 feet and having a radius of 748.54 feet;

THENCE Southwesterly, along said westerly right of way line through a central angle of 47 degrees 40 minutes 55 seconds, an arc length of 622.94 feet to the POINT OF BEGINNING and containing 4,551,093.0 square feet or 104.479 acres of land.

#### **PHASE ONE, SECTION 4B**

Being a tract of land situated in the T.W. Moore Survey, A-1654 ; T.W. Moore Survey, A-1502; L. J. Pitts Survey, A-1289 and the C. T. R.R. Co. Survey, A-140 all within Palo Pinto County, Texas, said tract being a portion of a tract deeded to National Timber Partners PK LLC per document recorded in Volume 1599, Page 488 and a portion of a tract (Tract Three) deeded to Possum Kingdom Corp. per document recorded in Volume 1373, Page 40 of the Official Public Records of Palo Pinto County, Texas, said tract being more particularly described by metes and bound as follows:

BEGINNING at a found 5/8 inch capped iron rod stamped "BHB INC" being on the westerly right of way line of State Highway No. 16 (a 120' right of way at this location) and also being the most northerly corner of Lot 1038, The Hills Above Possum Kingdom Lake, Phase One, Section Four A as recorded in Volume 9, Page 193, Slide 759 of the Plat Records of Palo Pinto County, Texas;

THENCE South 63 degrees 51 minutes 13 seconds West, leaving the westerly right of way line of said State Highway No. 16 and along the north line of said Lot 1038, a distance of 1011.91 feet to a found 5/8 inch capped iron rod stamped "BHB INC" on the north line of Lot 995 of said The Hills Possum Kingdom Lake, Phase One, Section Four A ;

THENCE North 61 degrees 47 minutes 34 seconds West, along said north line of Lot 995, a distance of 5.95 feet to a found 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 65 degrees 14 minutes 18 seconds West, continuing along said north line of Lot 995, a distance of 157.28 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the northwest corner of said Lot 995 also being on the easterly right of way line of Cinnamon Teal (a 60' right of way);

THENCE North 89 degrees 19 minutes 59 seconds West, a distance of 60.00 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being on the westerly right of way of said Cinnamon Teal;

THENCE South 00 degrees 40 minutes 01 seconds West, along said westerly right of way line, a distance of 1084.67 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the northeast corner of Lot 928 of said The Hills Above Possum Kingdom Lake, Phase One, Section Four A;

THENCE South 61 degrees 08 minutes 25 seconds West, leaving said westerly right of way line and along the north line of said Lot 928, a distance of 425.42 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the northwest corner of said Lot 928 and also being on the common line of said tract deeded to National Timber Partners, LLC and a tract deeded to Brazos River Conservation and Reclamation District as recorded in Volume 206, Page 280 of the Deed Records of Palo Pinto County,

Texas;

THENCE continuing along said common line the following:

North 40 degrees 21 minutes 13 seconds West, a distance of 823.91 feet to a found 1-1/4 inch iron pipe;

South 65 degrees 08 minutes 13 seconds West, a distance of 394.71 feet to a found 1/2 inch iron rod;

North 09 degrees 23 minutes 07 seconds West, a distance of 930.79 feet to a found 1/2 inch iron rod;

North 35 degrees 52 minutes 15 seconds East, a distance of 2629.84 feet to a found 1/2 inch iron rod;

North 08 degrees 07 minutes 13 seconds West, a distance of 249.75 feet to a found 1/2 inch iron rod;

THENCE North 69 degrees 31 minutes 26 seconds East, leaving said common line, a distance of 367.94 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being on said westerly right of way line of State Highway No. 16, said found 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a non tangent curve to the left along said westerly right of way line whose chord bears South 15 degrees 01 minutes 35 seconds East, a distance of 167.96 feet and having a radius of 1969.76 feet;

THENCE Southeasterly, along said westerly right of way line through a central angle of 04 degrees 53 minutes 14 seconds, an arc length of 168.01 feet to a found 5/8 inch capped iron rod stamped "BHB INC" for the end of said non tangent curve to the left;

THENCE South 17 degrees 33 minutes 03 seconds East, continuing along said westerly right of way line, a distance of 2159.10 feet to the POINT OF BEGINNING and containing 4,754,559.0 square feet or 109.150 acres of land.

### **PHASE THREE, SECTION 5**

Being a tract of land situated in the D. C. Coffman Survey, A-1531; T.W. Moore Survey, A-1280; T.W. Moore Survey, A-1502; T. W. Moore Survey, A-1907; L. J. Pitts Survey, A-1289; T. J. Bradford Survey, A-1628 and the M. E. Conatser Survey, A- 1461 all within Palo Pinto County, Texas, said tract being a portion of two tract deeded to Possum Kingdom Corporation per documents as recorded in Volume 1373, Page 40 and Volume 1408, Page 263 of the Official Public Records of Palo Pinto County, Texas, said tract being more particularly described by metes and bound as follows:

BEGINNING at a found 5/8 inch capped iron rod stamped "BHB INC" being the northeast corner of Lot 370, The Hills Above Possum Kingdom Lake, Phase Two, Section Three as recorded in Volume 9, Page 98, Slide 664 of the Official Public Records of Palo Pinto, County, Texas;

THENCE South 88 degrees 06 minutes 00 seconds West, along the northerly line of said The Hills Above Possum Kingdom Lake, Phase Two, Section Three, passing an "+" cut in rock being the northwest corner of said Lot 370 at a distance of 800.17 and continuing for a total distance of 860.17 feet to a found 5/8 inch capped iron rod stamped "BHB INC";

THENCE along said northerly line of said The Hills Above Possum Kingdom Lake, Phase Two, Section Three the following:

THENCE South 01 degrees 54 minutes 00 seconds East, a distance of 87.93 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the northeast corner of Lot 280 of said The Hills Above

Possum Kingdom Lake, Phase Two, Section Three;

THENCE South 88 degrees 06 minutes 00 seconds West, a distance of 305.59 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the northwest corner of Lot 281 also being the northeast corner of Lot 282 of said The Hills Above Possum Kingdom Lake, Phase Two, Section Three;

THENCE North 72 degrees 56 minutes 08 seconds West, a distance of 497.27 feet to a found 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 82 degrees 40 minutes 44 seconds West, continuing along said northerly line of said The Hills Above Possum Kingdom Lake, Phase Two, Section Three passing the northwest corner of Lot 302 being a found 5/8 inch capped iron rod stamped "BHB INC" at a distance of 3,338.73 feet and continuing along the north line of Lot 303 of The Hills Above Possum Kingdom Lake, Phase Two, Section Three B as recorded in Volume 9, Page 122, Slide 688 of said Official Public Records of Palo Pinto County, Texas for a total distance of 3,470.69 feet to a found 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 71 degrees 31 minutes 49 seconds West, a distance of 588.22 feet to a found 5/8 inch capped iron rod stamped "BHB INC"

THENCE North 34 degrees 40 minutes 38 seconds West, a distance of 207.24 feet to a found 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 71 degrees 31 minutes 49 seconds West, a distance of 95.14 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being on the east line of said The Hills Above Possum Kingdom Lake, Phase Two, Section Three B;

THENCE North 39 degrees 33 minutes 34 seconds West, continuing along said east line of said The Hills Above Possum Kingdom Lake, Phase Two, Section Three B, a distance of 462.89 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the northeast corner of Lot 373 of said The Hills Above Possum Kingdom Lake, Phase Two, Section Three B;

THENCE South 72 degrees 26 minutes 57 seconds West, along the north line of said The Hills Above Possum Kingdom Lake, Phase Two, Section Three B also being the north line of said Lot 373, passing at a distance of 193.68 feet a found 5/8 inch capped iron rod stamped "BHB INC" being the northwest corner of said Lot 373 also being the northeast corner of Lot 279 of said The Hills Above Possum Kingdom Lake, Phase Two, Section Three and continuing along the north line of said Lot 279, a total distance of 728.98 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the northwest corner of said Lot 279 and also being on the easterly right of way line of Crimson Clover Drive (a 60' wide R.O.W.);

THENCE South 82 degrees 22 minutes 52 seconds West, crossing said Crimson Clover Drive (a 60' wide R.O.W.), a distance of 60.00 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the northeast corner of Lot 468 of The Hills Above Possum Kingdom Lake, Phase Two, Section Three A as recorded in Volume 9, Page 121, Slide 687 of said Official Public Records of Palo Pinto County, Texas and also being on the westerly right of way line of Crimson Clover Drive (a 60' wide R.O.W.);

THENCE South 88 degrees 06 minutes 18 seconds West, along the north line of said Lot 468, a distance of 832.14 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being on the easterly right of way line of State Highway No. 16 (a 120' R.O.W.) and being the beginning of a non tangent curve to the right whose chord bears North 08 degrees 46 minutes 19 seconds West, a distance of 333.00 and having a radius of 1,849.77 feet;

THENCE northwesterly along said non tangent curve to the right and along said easterly right of way line of State Highway No. 16 (a 120' R.O.W.) through a central angle of 10 degrees 19 minutes 42 seconds, an arc length of 333.45 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the end of said non tangent curve to the right;

THENCE North 03 degrees 31 minutes 37 seconds West, along said easterly right of way line of State Highway No. 16 (a 120' R.O.W.), a distance of 672.22 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 81 degrees 06 minutes 41 seconds East, leaving said easterly right of way line of State Highway No. 16 (a 120' R.O.W.), a distance of 297.62 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 09 degrees 39 minutes 40 seconds East, a distance of 1,072.78 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 26 degrees 23 minutes 36 seconds East, a distance of 270.23 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 33 degrees 30 minutes 40 seconds East, a distance of 2,653.91 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being on the north line of said tract deeded to Possum Kingdom Corporation also being the south line of a tract deeded to Scott Herring as recorded in Volume 902, Page 824 of said Official Public Records;

THENCE North 89 degrees 50 minutes 06 seconds East, along the common line of said Possum Kingdom Corporation tract and said Scott Herring tract, a distance of 142.93 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 89 degrees 44 minutes 25 seconds East, continuing along said north line of said tract deeded to Possum Kingdom Corporation also being the south line of a tract deeded to L.W. Ellis as recorded in Volume 1270, Page 285 of said Official Public Records, a distance of 3,740.91 feet to a found 3/8 inch iron rod;

THENCE South 00 degrees 24 minutes 59 seconds East, along the east line of said tract deeded to Possum Kingdom Corporation also being the west line of a tract deeded to J. C. Bryan as recorded in Volume 1090, Page 602 of said Official Public Records, a distance of 3,755.44 feet to a found 1/2 inch capped iron rod stamped "Lawson";

THENCE North 89 degrees 44 minutes 37 seconds East, along the common line of said tract deeded to Possum Kingdom corporation and said tract deeded to J. C. Bryan, a distance of 1,792.34 feet to a found 1/2 inch iron rod;

THENCE South 01 degrees 54 minutes 49 seconds East, along the east line of said tract deeded to Possum Kingdom Corporation and along a boundary line agreement as recorded in Volume 1391, Page 688 of said Official Public Records, a distance of 1,687.60 feet to the POINT OF BEGINNING and containing 28,650,624.8 square feet or 657.728 acres of land.