

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 19583

ERecordings-RP

AFFIDAVIT

Recorded On: February 21, 2018 03:55 PM

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" Examined and Charged as Follows: "

Total Recording: \$66.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

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Station: Station 20

**Record and Return To:**

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STATE OF TEXAS  
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**MANAGEMENT CERTIFICATE  
OF  
SILVERADO COMMUNITY ASSOCIATION, INC.**

The undersigned, being an officer of Silverado Community Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Silverado.
2. The name of the association: Silverado Community Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property located in Denton County, Texas described on the attached Exhibit "A".
4. The recording data for the declaration: Declaration of Covenants, Conditions and Restrictions for Silverado, recorded under Document No. 2018-17890, Official Public Records of Denton County, Texas.
5. The name and mailing address of the association: Silverado Community Association, Inc.; c/o Assured Management Incorporated, 2500 Legacy Drive, Suite 220, Frisco, Texas 75034.
6. The mailing address of the person managing the association: Silverado Community Association, Inc.; c/o Assured Management Incorporated, 2500 Legacy Drive, Suite 220, Frisco, Texas 75034.

This Certificate is effective as of the 15<sup>th</sup> day of February, 2018.

**SILVERADO COMMUNITY ASSOCIATION, INC., a  
Texas non-profit corporation**

By: \_\_\_\_\_

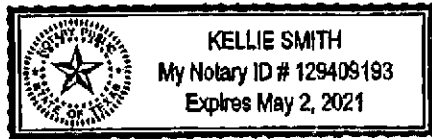
Name: David Booth

Title: President

THE STATE OF TEXAS       §  
  §  
COUNTY OF Dallas       §

This instrument was acknowledged before me on the 15<sup>th</sup> day of February, 2018,  
by David Booth, the President of Silverado Community Association, Inc., a Texas non-profit corporation,  
on behalf of said non-profit corporation.

[SEAL]



Kellie M Smith  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

## **EXHIBIT "A"**

### **Tract 1**

Parcel A: Being all of that certain tract or parcel of land containing 345.993 acres, more or less, situated in the James Bridges Survey, Abstract No. 36, Denton County, Texas, said tract being more particularly described by metes and bounds shown on Exhibit "A-1" attached hereto and made a part hereof.

Parcel B: Lot(s) 1, 2, 4 and 5, MARRIOT ESTATES, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded in Cabinet V, Page(s) 91 of the Plat Records of Denton County, Texas.

### **Tract 2**

Being all of that certain tract or parcel of land containing 516.690 acres, more or less, situated in the James Bridges Survey, Abstract No. 36, Denton County, Texas, said tract being more particularly described by metes and bounds shown on Exhibit "A-2" attached hereto and made a part hereof.

EXHIBIT "A-1"

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE JAMES BRIDGES JR. SURVEY, ABSTRACT NO. 36, IN DENTON COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF A CALLED 406.169 ACRE TRACT OF LAND DESCRIBED IN DEED TO LAKES OF AUBREY, L.P., RECORDED AS DOCUMENT NO. 2005-114860, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A TEXAS DEPARTMENT OF TRANSPORTATION WOODEN MONUMENT FOUND ON THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2931 (CALLED 100-FOOT RIGHT-OF-WAY AT THIS POINT) FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 406.169 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 10.489 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE IN DEED TO TOMMY GENE SMITH AND WIFE, MARSHIA J. SMITH, RECORDED IN VOLUME 3222, PAGE 689 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 00 DEGREES 03 MINUTES 54 SECONDS WEST, WITH THE COMMON LINE BETWEEN SAID 406.169 ACRE TRACT AND SAID 10.489 ACRE TRACT, A DISTANCE OF 357.62 FEET TO A 1-1/2 INCH IRON PIPE FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER OF A CALLED 11.520 ACRE TRACT OF LAND DESCRIBED AS TRACT II IN DEED TO TIM ROBINSON AND TOMMY ROBINSON, RECORDED IN COUNTY CLERK'S FILE NO. 94-R0011755 OF SAID REAL PROPERTY RECORDS;

THENCE WITH THE COMMON LINE BETWEEN SAID 11.520 ACRE TRACT AND SAID 406.169 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREE 00 MINUTES 38 SECONDS WEST, A DISTANCE OF 29.07 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

AND NORTH 01 DEGREES 46 MINUTES 30 SECONDS EAST, A DISTANCE OF 869.18 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR AN INTERIOR ELL CORNER OF SAID 406.169 ACRE TRACT, THE NORTHEAST CORNER OF SAID 11.520 ACRE TRACT AND AN EXTERIOR CORNER OF A CALLED 60.071 ACRE TRACT OF LAND DESCRIBED IN DEED TO UPPER TRINITY REGIONAL WATER DISTRICT, RECORDED AS DOCUMENT NO. 2010-73910 OF SAID REAL PROPERTY RECORDS;

THENCE WITH THE EAST, NORTH AND WEST LINES OF SAID 60.071 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 13 MINUTES 32 SECONDS EAST, A DISTANCE OF 35.80 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

NORTHEASTERLY, WITH SAID TANGENT CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS NORTH 62 DEGREES 29 MINUTES 31 SECONDS EAST FOR 142.15 FEET, A CENTRAL ANGLE OF 56 DEGREES 33 MINUTES 53 SECONDS AND A RADIUS OF 150.00 FEET, FOR AN ARC DISTANCE OF 148.09 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR THE END OF SAID CURVE;

NORTH 34 DEGREES 12 MINUTES 35 SECONDS EAST, A DISTANCE OF 264.13 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

NORTHERLY, WITH SAID TANGENT CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS NORTH 08 DEGREES 41 MINUTES 31 SECONDS WEST FOR 204.22 FEET, A CENTRAL ANGLE OF 85 DEGREES 48 MINUTES 11 SECONDS AND A RADIUS OF 150.00 FEET, FOR AN

ARC DISTANCE OF 224.63 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR THE END OF SAID CURVE;

NORTH 51 DEGREES 35 MINUTES 36 SECONDS WEST, A DISTANCE OF 134.35 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

NORTHWESTERLY, WITH SAID TANGENT CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS NORTH 25 DEGREES 29 MINUTES 15 SECONDS WEST FOR 352.02 FEET, A CENTRAL ANGLE OF 52 DEGREES 12 MINUTES 42 SECONDS AND A RADIUS OF 400.00 FEET, FOR AN ARC DISTANCE OF 364.51 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR THE END OF SAID CURVE;

NORTH 00 DEGREE 37 MINUTES 06 SECONDS EAST, A DISTANCE OF 194.54 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

NORTHWESTERLY, WITH SAID TANGENT CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS NORTH 40 DEGREES 21 MINUTES 57 SECONDS WEST FOR 721.44 FEET, A CENTRAL ANGLE OF 81 DEGREES 58 MINUTES 06 SECONDS AND A RADIUS OF 550.00 FEET, FOR AN ARC DISTANCE OF 786.84 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR THE BEGINNING OF A TANGENT REVERSE CURVE TO THE RIGHT;

NORTHWESTERLY, WITH SAID REVERSE CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS NORTH 79 DEGREES 42 MINUTES 33 SECONDS WEST FOR 99.70 FEET, A CENTRAL ANGLE OF 03 DEGREES 16 MINUTES 54 SECONDS AND A RADIUS OF 1741.00 FEET, FOR AN ARC DISTANCE OF 99.72 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR THE BEGINNING OF A TANGENT REVERSE CURVE TO THE LEFT;

WESTERLY, WITH SAID REVERSE CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS NORTH 89 DEGREES 33 MINUTES 59 SECONDS WEST FOR 302.59 FEET, A CENTRAL ANGLE OF 22 DEGREES 59 MINUTES 46 SECONDS AND A RADIUS OF 759.00 FEET, FOR AN ARC DISTANCE OF 304.63 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR THE BEGINNING OF A TANGENT REVERSE CURVE TO THE RIGHT;

WESTERLY, WITH SAID REVERSE CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS SOUTH 86 DEGREES 24 MINUTES 55 SECONDS WEST FOR 453.26 FEET, A CENTRAL ANGLE OF 14 DEGREES 57 MINUTES 33 SECONDS AND A RADIUS OF 1741.00 FEET, FOR AN ARC DISTANCE OF 454.55 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR THE END OF SAID CURVE;

NORTH 86 DEGREES 06 MINUTES 19 SECONDS WEST, A DISTANCE OF 218.80 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;

SOUTH 35 DEGREES 00 MINUTES 23 SECONDS WEST, A DISTANCE OF 229.59 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER;

SOUTH 03 DEGREES 59 MINUTES 58 SECONDS EAST, A DISTANCE OF 130.41 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER;

SOUTH 20 DEGREES 15 MINUTES 48 SECONDS EAST, A DISTANCE OF 418.26 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;

AND SOUTH 00 DEGREE 56 MINUTES 43 SECONDS WEST, A DISTANCE OF 904.62 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET ON THE COMMON LINE

BETWEEN SAID 406.169 ACRE TRACT AND A CALLED 38.165 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN SAID DEED TO TIM ROBINSON AND TOMMY ROBINSON FOR THE SOUTHWEST CORNER OF SAID 60.071 ACRE TRACT;

THENCE NORTH 89 DEGREES 03 MINUTES 17 SECONDS WEST, WITH THE COMMON LINE BETWEEN SAID 406.169 ACRE TRACT AND SAID 38.165 ACRE TRACT, A DISTANCE OF 607.98 FEET TO A 1/2-INCH IRON ROD FOUND ON THE EAST LINE OF A CALLED 4.56 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE 1991 WEIR FAMILY TRUST, RECORDED IN VOLUME 4300, PAGE 1149 OF SAID REAL PROPERTY RECORDS FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID 406.169 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 38.165 ACRE TRACT;

THENCE NORTH 00 DEGREE 49 MINUTES 52 SECONDS EAST, WITH THE WEST LINE OF SAID 406.169 ACRE TRACT, A DISTANCE OF 2455.99 FEET TO A FENCE CORNER POST (LEANING) FOUND ON THE SOUTH LINE OF A CALLED 462.236 ACRE TRACT OF LAND DESCRIBED IN DEED TO LIBERTY ASSOCIATES, RECORDED IN COUNTY CLERK'S FILE NO. 96-R0026647 OF SAID REAL PROPERTY RECORDS FOR THE NORTHWEST CORNER OF SAID 406.169 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 55.000 ACRE TRACT OF LAND DESCRIBED IN DEED TO 1991 WEIR FAMILY TRUST, RECORDED IN VOLUME 3073, PAGE 2066 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 88 DEGREES 09 MINUTES 36 SECONDS EAST, WITH THE COMMON LINE BETWEEN SAID 406.169 ACRE TRACT AND SAID 462.236 ACRE TRACT, A DISTANCE OF 721.31 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID 462.236 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 140.6 ACRE TRACT OF LAND DESCRIBED AS FIRST TRACT IN DEED TO LIBERTY ASSOCIATES, L.L.C., RECORDED IN COUNTY CLERK'S FILE NO. 97-R0030209 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 89 DEGREES 38 MINUTES 31 SECONDS EAST, WITH THE COMMON LINE BETWEEN SAID 406.169 ACRE TRACT AND SAID 140.6 ACRE TRACT, A DISTANCE OF 2469.24 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR THE SOUTHEAST CORNER OF SAID 140.6 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 53.35 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE WEIR 1991 FAMILY TRUST, RECORDED IN COUNTY CLERK'S FILE NO. 98-R0114389 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 88 DEGREES 50 MINUTES 03 SECONDS EAST, WITH THE COMMON LINE BETWEEN SAID 406.169 ACRE TRACT AND SAID 53.35 ACRE TRACT, A DISTANCE OF 2214.34 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID 406.169 ACRE TRACT AND THE NORTHWEST CORNER OF MARRIOTT ESTATES, AN ADDITION TO DENTON COUNTY ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET V, PAGE 91 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 01 DEGREES 52 MINUTES 05 SECONDS WEST, WITH THE WEST LINE OF SAID ADDITION, A DISTANCE OF 889.60 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR THE SOUTHWEST CORNER OF SAID ADDITION;

THENCE SOUTH 88 DEGREES 07 MINUTES 55 SECONDS EAST, WITH THE SOUTH LINE OF SAID ADDITION, A DISTANCE OF 230.72 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND ON THE WEST RIGHT-OF-WAY OF SAID F.M. 2931 FOR THE SOUTHEAST CORNER OF SAID ADDITION;

THENCE WITH THE WEST AND NORTH RIGHT-OF-WAY OF SAID FARM TO MARKET ROAD NO. 2931 AND THE EAST AND SOUTH LINES OF SAID 406.169 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 09 DEGREES 24 MINUTES 35 SECONDS EAST, A DISTANCE OF 98.89 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;

SOUTH 01 DEGREES 51 MINUTES 21 SECONDS WEST, A DISTANCE OF 1629.88 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

SOUTHERLY, WITH SAID NON-TANGENT CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS SOUTH 11 DEGREES 10 MINUTES 34 SECONDS WEST FOR 352.19 FEET, A CENTRAL ANGLE OF 18 DEGREES 29 MINUTES 34 SECONDS AND A RADIUS OF 1095.92 FEET, FOR AN ARC DISTANCE OF 353.72 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR THE END OF SAID CURVE;

SOUTH 40 DEGREES 29 MINUTES 43 SECONDS WEST, A DISTANCE OF 98.82 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER;

SOUTH 30 DEGREES 21 MINUTES 47 SECONDS WEST, A DISTANCE OF 185.80 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;

SOUTH 20 DEGREES 13 MINUTES 51 SECONDS WEST, A DISTANCE OF 97.82 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

SOUTHWESTERLY, WITH SAID NON-TANGENT CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS SOUTH 66 DEGREES 11 MINUTES 01 SECONDS WEST FOR 954.89 FEET, A CENTRAL ANGLE OF 51 DEGREES 39 MINUTES 15 SECONDS AND A RADIUS OF 1095.92 FEET, FOR AN ARC DISTANCE OF 988.01 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR THE END OF SAID CURVE;

NORTH 87 DEGREES 59 MINUTES 21 SECONDS WEST, A DISTANCE OF 630.58 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

WESTERLY, WITH SAID TANGENT CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS NORTH 89 DEGREES 05 MINUTES 26 SECONDS WEST FOR 229.47 FEET, A CENTRAL ANGLE OF 02 DEGREES 16 MINUTES 30 SECONDS AND A RADIUS OF 5779.58 FEET, FOR AN ARC DISTANCE OF 229.48 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR THE END OF SAID CURVE;

AND SOUTH 89 DEGREES 49 MINUTES 59 SECONDS WEST, A DISTANCE OF 1523.54 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT AND CONTAINING 345.993 ACRES OF LAND.

EXHIBIT "A-2"

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE JAMES BRIDGES JR. SURVEY, ABSTRACT NO. 36, IN DENTON COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A CALLED 384.513 ACRE TRACT OF LAND DESCRIBED IN DEED TO LIBERTY ASSOCIATES, A TEXAS GENERAL PARTNERSHIP COMPRISED OF THE WEIR 1991 FAMILY TRUST AND MARK A. HERNDON, RECORDED AS DOCUMENT NO. 96-R0026647, ALL OF A CALLED 77.542 ACRE TRACT OF LAND DESCRIBED IN DEED TO LIBERTY ASSOCIATES, RECORDED AS DOCUMENT NO. 97-R086597, ALL OF A CALLED 8.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO LEE WEIR, RECORDED AS DOCUMENT NO. 2002-78393, ALL OF A CALLED 55.000 ACRE TRACT OF LAND DESCRIBED IN DEED TO 1991 WEIR FAMILY TRUST, RECORDED AS DOCUMENT NO. 2002-52921, ALL OF A CALLED 4.56 ACRE TRACT OF LAND DESCRIBED IN DEED TO 1991 WEIR FAMILY TRUST, RECORDED AS DOCUMENT NO. 99-R0026520, ALL FOUND IN THE REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8-INCH IRON ROD FOUND AT A POINT OF INTERSECTION IN A TURN OF LIBERTY ROAD (A PARTIALLY DEDICATED PUBLIC ROAD), FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 384.513 ACRE TRACT;

THENCE NORTH 88 DEGREES 45 MINUTES 23 SECONDS WEST, WITH THE APPROXIMATE CENTER OF SAID LIBERTY ROAD AND THE SOUTH LINE OF SAID 384.513 ACRE TRACT, A DISTANCE OF 2684.12 FEET TO A PK NAIL FOUND IN THE INTERSECTION OF SAID LIBERTY ROAD WITH DR. SANDERS ROAD (AN UNDEDICATED PUBLIC ROAD) FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 384.513 ACRE TRACT, FROM WHICH A PK NAIL FOUND BEARS NORTH 43 DEGREES 09 MINUTES 43 SECONDS EAST, A DISTANCE OF 4.22 FEET;

THENCE NORTH 01 DEGREE 19 MINUTES 37 SECONDS EAST, WITH THE APPROXIMATE CENTER OF SAID DR. SANDERS ROAD AND A WEST LINE OF SAID 384.513 ACRE TRACT, A DISTANCE OF 667.45 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET IN THE APPROXIMATE CENTER OF SAID DR. SANDERS ROAD AND SAID LIBERTY ROAD FOR AN INTERIOR ELL CORNER OF SAID 384.513 ACRE TRACT;

THENCE NORTH 89 DEGREES 59 MINUTES 36 SECONDS WEST, WITH THE APPROXIMATE CENTER OF SAID LIBERTY ROAD AND A SOUTH LINE OF SAID 384.513 ACRE TRACT, A DISTANCE OF 511.69 FEET TO A 60D NAIL SET ON THE NORTH EDGE OF LIBERTY ROAD FOR THE SOUTHEAST CORNER OF A CALLED 1.868 ACRE TRACT OF LAND DESCRIBED IN DEED TO LEE WEIR, RECORDED AS DOCUMENT NO. 2004-47574 OF SAID REAL PROPERTY RECORDS FOR AN EXTERIOR ELL CORNER OF SAID 384.513 ACRE TRACT;

THENCE WITH THE COMMON LINE BETWEEN SAID 384.513 ACRE TRACT AND SAID 1.868 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 00 MINUTES 24 SECONDS EAST, A DISTANCE OF 208.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

NORTH 89 DEGREES 59 MINUTES 36 SECONDS WEST, A DISTANCE OF 391.22 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

SOUTH 00 DEGREES 00 MINUTES 24 SECONDS WEST, A DISTANCE OF 208.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER ON THE NORTH EDGE OF LIBERTY ROAD;

THENCE NORTH 89 DEGREES 59 MINUTES 36 SECONDS WEST, WITH THE APPROXIMATE CENTER OF SAID LIBERTY ROAD AND A SOUTH LINE OF SAID 384.513 ACRE TRACT, A DISTANCE OF 661.26 FEET TO A PK NAIL FOUND FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID 384.513 ACRE TRACT;

THENCE NORTH 00 DEGREES 46 MINUTES 51 SECONDS EAST, GENERALLY ALONG A BARBED WIRE FENCE AND WITH THE OCCUPIED WEST LINE OF SAID 384.513 ACRE TRACT AND THE EAST LINE OF A CALLED 28.3 ACRE TRACT DESCRIBED IN DEED TO DIANA LYNN REDFERN, RECORDED AS DOCUMENT NO. 2012-21898 OF SAID REAL PROPERTY RECORDS, A DISTANCE OF 1166.20 FEET TO A FENCE CORNER POST FOUND IN THE SOUTH LINE OF SAID 8.00 ACRE TRACT, FROM WHICH A 5/8-INCH IRON ROD WITH CAP MARKED "JE SMITH" FOUND BEARS SOUTH 89 DEGREES 14 MINUTES 03 SECONDS EAST, A DISTANCE OF 475.49 FEET FOR THE SOUTHEAST CORNER OF SAID 8.00 ACRE TRACT;

THENCE NORTH 87 DEGREES 50 MINUTES 16 SECONDS WEST, GENERALLY ALONG A BARBED WIRE FENCE AND WITH THE COMMON LINE BETWEEN SAID 8.00 ACRE TRACT AND SAID 28.3 ACRE TRACT, A DISTANCE OF 42.57 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR THE SOUTHWEST CORNER OF SAID 8.00 ACRE TRACT;

THENCE NORTH 03 DEGREES 00 MINUTES 09 SECONDS WEST, WITH THE WEST LINE OF SAID 8.00 ACRE TRACT, A DISTANCE OF 652.04 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "JE SMITH" FOUND FOR THE NORTHWEST CORNER OF SAID 8.00 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 6.62 ACRE TRACT OF LAND DESCRIBED IN DEED TO EDWARD T. BRAMLETT & JENNIFER BRAMLETT, RECORDED AS DOCUMENT NO. 2011-63917 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 89 DEGREES 12 MINUTES 43 SECONDS EAST, GENERALLY ALONG A BARBED WIRE FENCE AND WITH THE COMMON LINE BETWEEN SAID 8.00 ACRE TRACT AND SAID 6.62 ACRE TRACT, A DISTANCE OF 552.73 FEET TO A FENCE CORNER POST FOUND FOR THE OCCUPIED NORTHEAST CORNER OF SAID 8.00 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 6.62 ACRE TRACT, FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS NORTH 36 DEGREES 21 MINUTES 50 SECONDS WEST, A DISTANCE OF 21.42 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 31 SECONDS EAST, GENERALLY ALONG A FENCE, A DISTANCE OF 672.05 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF A CALLED 208.838 ACRE TRACT OF LAND DESCRIBED IN DEED TO FRANK BARTEL, RECORDED IN VOLUME 4571, PAGE 1875 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 01 DEGREE 12 MINUTES 29 SECONDS EAST, WITH THE COMMON LINE BETWEEN SAID 384.513 ACRE TRACT AND SAID 208.838 ACRE TRACT, A DISTANCE OF 1478.38 FEET TO A FENCE CORNER POST FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID 384.513 ACRE TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH 53 DEGREES 20 MINUTES 43 SECONDS WEST, A DISTANCE OF 4.55 FEET AND A 1/4-INCH IRON ROD FOUND BEARS NORTH 54 DEGREES 56 MINUTES 47 SECONDS WEST, A DISTANCE OF 4.51 FEET;

THENCE SOUTH 88 DEGREES 50 MINUTES 27 SECONDS EAST, WITH THE COMMON LINE BETWEEN SAID 384.513 ACRE TRACT AND SAID 208.838 ACRE TRACT PART OF THE WAY AND THE COMMON LINE BETWEEN SAID 384.513 ACRE TRACT AND THE SOUTH LINE OF A CALLED 65 ACRE TRACT OF LAND DESCRIBED IN DEED TO BUSTER CARTER AND WIFE, RUTH E. CARTER, RECORDED IN VOLUME 5200, PAGE 3847 OF SAID REAL PROPERTY RECORDS, PASSING A 10-INCH HICKORY TREE FOR AN INTERIOR ELL CORNER OF SAID 384.513 ACRE TRACT AT 3466.42 FEET, AND CONTINUING OVER AND ACROSS SAID 384.513 ACRE TRACT, A TOTAL DISTANCE OF 5815.32 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND IN SAND ON A SLOPED BANK ON THE EAST LINE OF SAID 384.513 ACRE TRACT, FROM WHICH A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR REFERENCE BEARS NORTH 02 DEGREES 25 MINUTES 45 SECONDS EAST, A DISTANCE OF 50.00 FEET AND A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR REFERENCE BEARS SOUTH 88 DEGREES 50 MINUTES 27 SECONDS EAST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 02 DEGREES 25 MINUTES 45 SECONDS WEST, WITH THE EAST LINE OF SAID 384.513 ACRE TRACT, PASSING A 1/2-INCH IRON ROD FOUND AT 805.65 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 810.67 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND ON THE NORTH LINE OF A CALLED 406.1691 ACRE TRACT OF LAND DESCRIBED IN DEED TO LAKES OF AUBREY, L.P., RECORDED AS DOCUMENT NO. 2005-114860 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 88 DEGREES 09 MINUTES 36 SECONDS WEST, WITH THE NORTH LINE OF SAID 406.1691 ACRE TRACT, A DISTANCE OF 721.31 FEET TO A FENCE CORNER POST (LEANING) FOUND FOR THE NORTHWEST CORNER OF SAID 406.1691 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 55.000 ACRE TRACT, FROM WHICH A FENCE CORNER POST FOUND BEARS NORTH 11 89 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 1030.07 FEET FOR AN INTERIOR CORNER OF SAID 384.513 ACRE TRACT;

THENCE SOUTH 00 DEGREES 49 MINUTES 52 SECONDS WEST, WITH THE COMMON LINE BETWEEN SAID 406.1691 ACRE TRACT AND SAID 55.000 ACRE TRACT, A DISTANCE OF 2455.99 FEET TO A 1/2-INCH IRON ROD FOUND NEAR A FENCE CORNER POST ON THE EAST LINE OF SAID 4.56 ACRE TRACT, FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID 406.1691 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 38.165 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO TIM ROBINSON AND TOMMY ROBINSON, RECORDED AS DOCUMENT NO. 94-R0011755 OF SAID REAL PROPERTY RECORDS,

THENCE SOUTH 01 DEGREE 05 MINUTES 20 SECONDS WEST, WITH THE COMMON LINE BETWEEN SAID 4.56 ACRE TRACT AND SAID 38.165 ACRE TRACT, A DISTANCE OF 76.96 FEET TO A FENCE CORNER POST FOUND FOR THE SOUTHEAST CORNER OF SAID 4.56 ACRE TRACT;

THENCE NORTH 88 DEGREES 30 MINUTES 55 SECONDS WEST, GENERALLY ALONG A FENCE AND THE OCCUPIED SOUTH LINE OF SAID 4.56 ACRE TRACT, A DISTANCE OF 545.12 FEET TO A FENCE CORNER POST FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF A CALLED 2.672 ACRE TRACT OF LAND DESCRIBED IN DEED TO MICHAEL G. LAUER AND BELINDA D. LAUER, RECORDED IN DOCUMENT NO. 97-R0022107, OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 88 DEGREES 52 MINUTES 18 SECONDS WEST, CONTINUING GENERALLY ALONG A FENCE AND THE OCCUPIED SOUTH LINE OF SAID 4.56 ACRE TRACT, A DISTANCE OF 486.77 FEET TO A 2-INCH STEEL PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID 4.56 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 32.873 ACRE TRACT OF LAND DESCRIBED IN DEED TO TAD L. SANDERS AND WIFE, CRISTI E. SANDERS, RECORDED IN VOLUME 1065, PAGE 577 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 00 DEGREES 52 MINUTES 45 SECONDS WEST, WITH AN EAST LINE OF SAID 384.513 ACRE TRACT, A DISTANCE OF 339.56 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR AN EXTERIOR ELL CORNER OF SAID 384.513 ACRE TRACT;

THENCE SOUTH 88 DEGREES 50 MINUTES 30 SECONDS WEST, GENERALLY ALONG A FENCE AND AN OCCUPIED SOUTH LINE OF SAID 384.513 ACRE TRACT, A DISTANCE OF 249.41 FEET TO A FENCE CORNER POST FOUND FOR AN INTERIOR ELL CORNER OF SAID 384.513 ACRE TRACT;

THENCE SOUTH 01 DEGREE 40 MINUTES 57 SECONDS WEST, GENERALLY ALONG A FENCE AND AN OCCUPIED EAST LINE OF SAID 384.513 ACRE TRACT, A DISTANCE OF 929.49 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT, AND CONTAINING 516.690 ACRES OF LAND.