

CLEVELAND SURVEYING COMPANY, p.c.

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Phone: (281) 592-6395 Fax: (281) 592-7136

LEGAL DESCRIPTION
85.416 ACRE TRACT

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 85.416 ACRES OF LAND PARTIALLY SITUATED IN THE *S.C. HIROMS SURVEY, ABSTRACT No. 37, WILLIAM COLEMAN SURVEY, ABSTRACT No. 161, AND THE A. VIESCA SURVEY, ABSTRACT No. 77, POLK COUNTY, TEXAS*, AND BEING AN UNPLATTED PART OF THE HOLIDAY LAKE ESTATES ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 112 POLK COUNTY MAP OR PLAT RECORDS, (POLK COUNTY MAP RECORDS), BOUNDED ON THE NORTH AND EAST BY GERLACH LAKE AND BOUNDED ON THE SOUTH BY BLOCK 8 AND ON THE WEST BY DREW'S LANDING ROAD ACCORDING TO THE MAP OR PLAT OF HOLIDAY LAKES SECTION 3 RECORDED IN VOLUME 2, PAGE 48, P.C.M.R.; SAID 85.416 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING at a 3 inch iron pipe found in the east right-of-way of Drew's Landing Road, having a right-of-way width of sixty (60) feet, for the Southwest corner of this tract and same being the Northwest corner of Lot 1 Section 1 of Holiday Lake Estates according to the map or plat recorded in Volume 1 Page 112 P.C.M.R.;

THENCE NORTH 47 DEGREES 40 MINUTES 02 SECONDS EAST, a distance of 1306.64 feet with said road and the east line of a park tract to a 5/8 inch iron rod set on the bank of Sally Creek for the Northwest corner of this tract;

THENCE FOLLOWING THE BANK OF SALLY CREEK AND WITH THE SHORELINE OF GERLACH LAKE WITH THE MEANDERS AS FOLLOWS:

THENCE SOUTH 17 DEGREES 49 MINUTES 06 SECONDS EAST, a distance of 52.47 feet to a meander point;

THENCE SOUTH 54 DEGREES 20 MINUTES 30 SECONDS EAST, a distance of 87.02 feet to a meander point;

THENCE SOUTH 69 DEGREES 11 MINUTES 08 SECONDS EAST, a distance of 97.15 feet to a meander point;

THENCE SOUTH 66 DEGREES 08 MINUTES 56 SECONDS EAST, a distance of 78.40 feet to a meander point;

THENCE SOUTH 81 DEGREES 55 MINUTES 29 SECONDS EAST, a distance of 51.94 feet to a meander point;

THENCE SOUTH 49 DEGREES 26 MINUTES 05 SECONDS EAST, a distance of 72.86 feet to a meander point;

THENCE SOUTH 20 DEGREES 36 MINUTES 11 SECONDS EAST, a distance of 84.93 feet to a meander point;

THENCE SOUTH 89 DEGREES 14 MINUTES 54 SECONDS EAST, a distance of 84.48 feet to a meander point;

THENCE SOUTH 00 DEGREES 01 MINUTES 29 SECONDS WEST, a distance of 56.23 feet to a meander point;

THENCE SOUTH 40 DEGREES 37 MINUTES 54 SECONDS EAST, a distance of 131.55 feet to a meander point;

THENCE SOUTH 31 DEGREES 24 MINUTES 34 SECONDS EAST, a distance of 28.48 feet to a meander point;

THENCE SOUTH 64 DEGREES 08 MINUTES 17 SECONDS EAST, a distance of 37.58 feet to a meander point;

THENCE SOUTH 64 DEGREES 30 MINUTES 11 SECONDS EAST, a distance of 58.39 feet to a meander point;

THENCE NORTH 70 DEGREES 44 MINUTES 52 SECONDS EAST, a distance of 54.63 feet to a meander point;

THENCE NORTH 66 DEGREES 53 MINUTES 21 SECONDS EAST, a distance of 39.53 feet to a meander point;

THENCE SOUTH 15 DEGREES 18 MINUTES 14 SECONDS WEST, a distance of 275.31 feet to a meander point;

THENCE SOUTH 67 DEGREES 33 MINUTES 25 SECONDS EAST, a distance of 124.57 feet to a meander point;

THENCE NORTH 22 DEGREES 22 MINUTES 03 SECONDS EAST, a distance of 151.64 feet to a meander point;

THENCE SOUTH 43 DEGREES 49 MINUTES 34 SECONDS EAST, a distance of 115.80 feet to a meander point;

THENCE SOUTH 57 DEGREES 09 MINUTES 45 SECONDS EAST, a distance of 111.59 feet to a meander point;

THENCE NORTH 83 DEGREES 02 MINUTES 41 SECONDS EAST, a distance of 129.61 feet to a meander point;

THENCE NORTH 79 DEGREES 28 MINUTES 55 SECONDS EAST, a distance of 61.96 feet to a meander point;

THENCE SOUTH 53 DEGREES 39 MINUTES 35 SECONDS EAST, a distance of 238.75 feet to a meander point;

THENCE SOUTH 71 DEGREES 17 MINUTES 44 SECONDS EAST, a distance of 105.49 feet to a meander point;

THENCE SOUTH 77 DEGREES 32 MINUTES 09 SECONDS EAST, a distance of 161.34 feet to a meander point;

THENCE SOUTH 65 DEGREES 07 MINUTES 41 SECONDS EAST, a distance of 197.58 feet to a meander point;

THENCE SOUTH 75 DEGREES 43 MINUTES 04 SECONDS EAST, a distance of 197.79 feet to a meander point;

THENCE SOUTH 50 DEGREES 40 MINUTES 22 SECONDS EAST, a distance of 74.13 feet to a meander point;

THENCE SOUTH 32 DEGREES 17 MINUTES 19 SECONDS EAST, a distance of 132.67 feet to a meander point;

THENCE SOUTH 19 DEGREES 18 MINUTES 52 SECONDS EAST, a distance of 69.73 feet to a meander point;

THENCE SOUTH 51 DEGREES 06 MINUTES 30 SECONDS EAST, a distance of 124.34 feet to a meander point;

THENCE SOUTH 07 DEGREES 06 MINUTES 47 SECONDS WEST, a distance of 73.61 feet to a meander point;

THENCE SOUTH 26 DEGREES 13 MINUTES 58 SECONDS EAST, a distance of 101.89 feet to a meander point;

THENCE SOUTH 59 DEGREES 16 MINUTES 09 SECONDS EAST, a distance of 96.76 feet to a meander point;

THENCE SOUTH 12 DEGREES 13 MINUTES 25 SECONDS EAST, a distance of 167.83 feet to a meander point;

THENCE NORTH 54 DEGREES 08 MINUTES 18 SECONDS WEST, a distance of 198.02 feet to a meander point;

THENCE NORTH 56 DEGREES 30 MINUTES 34 SECONDS WEST, a distance of 139.90 feet to a meander point;

THENCE NORTH 67 DEGREES 05 MINUTES 37 SECONDS WEST, a distance of 268.26 feet to a meander point;

THENCE SOUTH 81 DEGREES 09 MINUTES 12 SECONDS WEST, a distance of 118.66 feet to a meander point;

THENCE NORTH 72 DEGREES 47 MINUTES 53 SECONDS WEST, a distance of 336.49 feet to a meander point;

THENCE NORTH 64 DEGREES 12 MINUTES 35 SECONDS WEST, a distance of 164.71 feet to a meander point;

THENCE NORTH 72 DEGREES 41 MINUTES 38 SECONDS WEST, a distance of 98.88 feet to a meander point;

THENCE SOUTH 43 DEGREES 04 MINUTES 44 SECONDS EAST, a distance of 640.97 feet to a meander point;

THENCE SOUTH 65 DEGREES 23 MINUTES 33 SECONDS EAST, a distance of 863.44 feet to a meander point;

THENCE NORTH 64 DEGREES 16 MINUTES 47 SECONDS EAST, a distance of 129.17 feet to a meander point;

THENCE NORTH 49 DEGREES 05 MINUTES 03 SECONDS EAST, a distance of 118.03 feet to a meander point;

THENCE SOUTH 80 DEGREES 33 MINUTES 23 SECONDS EAST, a distance of 27.05 feet to a meander point;

THENCE SOUTH 23 DEGREES 51 MINUTES 46 SECONDS EAST, a distance of 136.66 feet to a meander point;

THENCE SOUTH 28 DEGREES 09 MINUTES 32 SECONDS EAST, a distance of 100.36 feet to a meander point;

THENCE SOUTH 32 DEGREES 39 MINUTES 59 SECONDS WEST, a distance of 132.79 feet to a meander point;

THENCE SOUTH 51 DEGREES 17 MINUTES 39 SECONDS EAST, a distance of 141.49 feet to a meander point;

THENCE SOUTH 83 DEGREES 25 MINUTES 32 SECONDS EAST, a distance of 143.70 feet to a meander point;

THENCE SOUTH 00 DEGREES 48 MINUTES 33 SECONDS WEST, a distance of 172.07 feet to a meander point;

THENCE SOUTH 22 DEGREES 17 MINUTES 15 SECONDS WEST, a distance of 78.88 feet to a meander point;

THENCE NORTH 78 DEGREES 42 MINUTES 06 SECONDS WEST, a distance of 365.26 feet to a meander point;

THENCE NORTH 36 DEGREES 16 MINUTES 50 SECONDS EAST, a distance of 48.76 feet to a meander point;

THENCE NORTH 02 DEGREES 41 MINUTES 44 SECONDS EAST, a distance of 43.00 feet to a meander point;

THENCE NORTH 30 DEGREES 56 MINUTES 25 SECONDS WEST, a distance of 161.11 feet to a meander point;

THENCE SOUTH 30 DEGREES 16 MINUTES 10 SECONDS WEST, a distance of 259.38 feet to a meander point;

THENCE NORTH 55 DEGREES 34 MINUTES 45 SECONDS WEST, a distance of 221.94 feet to a meander point;

THENCE NORTH 77 DEGREES 28 MINUTES 58 SECONDS WEST, a distance of 161.91 feet to a meander point;

THENCE SOUTH 85 DEGREES 58 MINUTES 41 SECONDS WEST, a distance of 142.79 feet to a meander point;

THENCE NORTH 62 DEGREES 05 MINUTES 21 SECONDS WEST, a distance of 83.81 feet to a meander point;

THENCE NORTH 62 DEGREES 16 MINUTES 28 SECONDS WEST, a distance of 96.68 feet to a meander point;

THENCE NORTH 64 DEGREES 41 MINUTES 54 SECONDS WEST, a distance of 95.27 feet to a meander point;

THENCE SOUTH 67 DEGREES 25 MINUTES 24 SECONDS WEST, a distance of 18.91 feet to a meander point;

THENCE SOUTH 26 DEGREES 41 MINUTES 35 SECONDS WEST, a distance of 42.22 feet to a meander point;

THENCE SOUTH 53 DEGREES 00 MINUTES 57 SECONDS EAST, a distance of 46.07 feet to a meander point;

THENCE SOUTH 03 DEGREES 39 MINUTES 47 SECONDS WEST, a distance of 3.96 to a 5/8 inch iron rod set in the north line of Holiday Lake Estates Section 3 for the Southeast corner of this tract;

THENCE NORTH 58 DEGREES 02 MINUTES 26 SECONDS WEST, a distance of 1601.97 feet with the north line of said subdivision to a 3 inch iron pipe found for an angle point;

THENCE NORTH 66 DEGREES 36 MINUTES 58 SECONDS WEST, a distance of 660.08 feet to a 3 inch iron pipe found for an angle point;

THENCE NORTH 56 DEGREES 48 MINUTES 51 SECONDS WEST, a distance of 301.56 feet with the subdivision boundary to a 3 inch iron pipe found for an angle point;

THENCE NORTH 56 DEGREES 12 MINUTES 38 SECONDS WEST, a distance of 495.81 feet to the PLACE OF BEGINNING and containing 3720727 square feet or 85.416 acres more or less.

I hereby certify this notes and bounds is true and correct to the best of my knowledge, and belief, as surveyed on the ground, March 31, 2006.

Louis W. Bergman, III
R.P.L.S. No. 2056
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LEGAL DESCRIPTION
23.30 ACRE TRACT

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 23.30 ACRES OF LAND SITUATED IN THE *S. C. HIROMS SURVEY, ABSTRACT No. 37, POLK COUNTY, TEXAS*, AND BEING AN UNPLATTED PART OF THE HOLIDAY LAKES ESTATES ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 9, PAGE 22 POLK COUNTY MAP OR PLAT RECORDS, (P.C.M.R.); SAID 23.30 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING at a 2 inch iron pipe found in the north right-of-way of Pecan Street having a right-of-way width of sixty (60) feet, for the Southwest corner of this tract and same being the Southeast corner of Lot 21-B Section 7 of Holiday Lake Estates according to the map or plat recorded in Volume 9 Page 22 P.C.M.R.;

THENCE NORTH 01 DEGREES 25 MINUTES 01 SECONDS WEST, a distance of 411.26 feet with the east line of Lot 21-B to the Northeast corner of same;

THENCE NORTH 87 DEGREES 03 MINUTES 04 SECONDS WEST, passing at a distance of 123.72 feet the Northeast corner of Lot 21-A and continuing for a total distance of 308.29 feet to a 5/8 inch iron rod set in the east margin of Magnolia Lane, a platted street having a width of forty (40) feet;

THENCE NORTH 30 DEGREES 47 MINUTES 57 SECONDS EAST, a distance of 530.88 feet with said road to a 5/8 inch iron rod set at the intersection with the south margin of Walnut Lane, a platted street having a width of fifty (50) feet, for the Northwest corner of this tract;

THENCE SOUTH 78 DEGREES 48 MINUTES 21 SECONDS EAST, a distance of 228.15 feet with said street to a 1/2 inch iron rod found for an angle point;

THENCE SOUTH 84 DEGREES 41 MINUTES 20 SECONDS EAST, a distance of 139.05 feet continuing with said street to a 5/8 inch iron rod set for the Northwest corner of Lot 18, Block 40 of said subdivision;

THENCE SOUTH 01 DEGREES 45 MINUTES 56 SECONDS EAST, a distance of 433.16 feet to a 2 inch iron pipe found for the Southwest corner of same;

THENCE SOUTH 86 DEGREES 39 MINUTES 36 SECONDS EAST, a distance of 201.70 feet to a 2 inch iron pipe found in the right-of-way of a Panola Pipeline right-of-way as described in Volume 914, Page 589 P.C.D.R.;

THENCE SOUTH 85 DEGREES 24 MINUTES 28 SECONDS EAST, a distance of 41.52 feet to an angle point;

THENCE SOUTH 81 DEGREES 40 MINUTES 37 SECONDS EAST, a distance of 168.71 feet to a 2 inch iron pipe found for the Southeast corner of said Lot 17;

THENCE NORTH 01 DEGREES 37 MINUTES 02 SECONDS WEST, a distance of 426.14 feet with the east line of said Lot 17 to a ½ inch iron rod found in the south margin of said Walnut Lane;

THENCE SOUTH 84 DEGREES 20 MINUTES 58 SECONDS EAST, a distance of 117.39 feet to a 5/8 inch iron rod set for an angle point;

THENCE SOUTH 74 DEGREES 00 MINUTES 03 SECONDS EAST, a distance of 317.72 feet with said platted street to a 2 inch iron pipe found for the Northwest corner of Lot 14;

THENCE SOUTH 01 DEGREES 36 MINUTES 12 SECONDS EAST, a distance of 389.75 feet to a 5/8 inch iron rod set for the Southwest corner of said Lot 14;

THENCE SOUTH 81 DEGREES 28 MINUTES 27 SECONDS EAST, a distance of 481.93 feet to a 5/8 inch iron rod set for the Southeast corner of Lot 13;

THENCE SOUTH 00 DEGREES 53 MINUTES 52 SECONDS EAST, a distance of 350.06 feet to a ½ inch iron rod found inside an old iron pipe for the Southeast corner of this tract;

THENCE NORTH 84 DEGREES 16 MINUTES 36 SECONDS WEST, a distance of 216.61 feet to a ½ inch iron rod found inside an old iron pipe for an angle point;

THENCE NORTH 07 DEGREES 50 MINUTES 21 SECONDS WEST, a distance of 29.72 feet to a 5/8 inch iron rod set for an "L" corner;

THENCE NORTH 84 DEGREES 16 MINUTES 04 SECONDS WEST, a distance of 898.23 feet with the platted north line of said Pecan Street to an angle point;

THENCE SOUTH 78 DEGREES 59 MINUTES 49 SECONDS WEST, a distance of 220.42 feet following said street to an angle point;

THENCE NORTH 85 DEGREES 57 MINUTES 38 SECONDS WEST, a distance of 182.44 feet continuing with said street to an angle point;

THENCE NORTH 81 DEGREES 35 MINUTES 40 SECONDS WEST, a distance of 132.01 feet to the PLACE OF BEGINNING and containing 1015151 square feet or 23.30 acres more or less.

I hereby certify this metes and bounds is true and correct to the best of my knowledge, and belief, as surveyed on the ground, March 31, 2006.

Louis W. Bergman, III
R.P.L.S. No. 2056
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LEGAL DESCRIPTION

12.677 ACRE TRACT

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 12.677 ACRES OF LAND SITUATED IN THE S.C. HIROMS SURVEY, ABSTRACT No. 37, POLK COUNTY, TEXAS, AND BEING A PART OF THE HOLIDAY LAKES ESTATES ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 9, PAGE 22 POLK COUNTY MAP OR PLAT RECORDS, (P.C.M.R.); SAID 12.677 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING at a 5/8 inch iron rod found in the north right-of-way of Walnut Lane, having a right-of-way width of fifty (50) feet, for the Southwest corner of this tract and same being the Southeast corner of Lot 1, Block 25, Section 4 of Holiday Lake Estates according to the map or plat recorded in Volume 1, Page 141 P.C.M.R. and being the Southwest corner of Lot 6, in Block 40 of Section 7;

THENCE NORTH 15 DEGREES 34 MINUTES 04 SECONDS EAST, a distance of 123.24 feet to a 5/8 inch iron rod set in the south margin of Holly Drive, having a platted width of fifty (50) feet;

THENCE around a curve to the left through a central angle of 04 DEGREES 46 MINUTES 58 SECONDS, an arc distance of 47.02 feet, a chord bearing of SOUTH 73 DEGREES 39 MINUTES 33 SECONDS EAST, a distance of 47.01 feet to a 5/8 inch iron rod set for the Southeast corner of said street;

THENCE NORTH 13 DEGREES 31 MINUTES 00 SECONDS EAST, a distance of 50.00 feet to a 5/8 inch iron rod set for the Northeast corner of said street;

THENCE around a curve to the right through a central angle of 03 DEGREES 35 MINUTES 12 SECONDS, an arc distance of 32.14 feet, a chord bearing of NORTH 74 DEGREES 12 MINUTES 55 SECONDS WEST, a distance of 32.13 feet to a 5/8 inch iron rod set for the Southeast corner of Lot 3, Block 25, Section 4;

THENCE NORTH 29 DEGREES 28 MINUTES 00 SECONDS EAST, a distance of 92.91 feet to a 5/8 inch iron rod set for the Southeast corner of Lot 4, Block 25;

THENCE NORTH 07 DEGREES 26 MINUTES 45 SECONDS WEST, a distance of 240.48 feet to a 5/8 inch iron rod set for the Southeast corner of Lot 6, Block 25 for an angle point of this tract;

THENCE NORTH 01 DEGREES 53 MINUTES 30 SECONDS WEST, a distance of 356.73 feet to a 5/8 inch iron rod set in the south line of Lot 12, Block 25;

THENCE NORTH 84 DEGREES 17 MINUTES 39 SECONDS EAST, a distance of 51.12 feet to 5/8 inch iron rod found for the Southwest corner of Lot 13, Block 25;

THENCE NORTH 21 DEGREES 24 MINUTES 20 SECONDS WEST, a distance of 134.00 feet to a 5/8 inch iron rod found in the south margin of White Oak Drive for the Northwest corner of Lot 13, Block 25;

THENCE around a curve to the left through a central angle of 47 DEGREES 24 MINUTES 25 SECONDS, an arc distance of 80.55 feet, a chord bearing of NORTH 45 DEGREES 09 MINUTES 05 SECONDS EAST, a distance of 78.27 feet to Point of Tangency;

THENCE NORTH 19 DEGREES 00 MINUTES 01 SECONDS EAST, a distance of 73.67 feet continuing with said street to a 5/8 inch iron rod found for the most northerly corner of Lot 14;

THENCE SOUTH 68 DEGREES 06 MINUTES 29 SECONDS EAST, a distance of 70.68 feet to an angle point;

THENCE SOUTH 69 DEGREES 22 MINUTES 51 SECONDS EAST, a distance of 19.96 feet to an angle point;

THENCE SOUTH 59 DEGREES 52 MINUTES 49 SECONDS EAST, a distance of 54.41 feet to a 5/8 inch iron rod found for the Northeast corner of Lot 15;

THENCE SOUTH 24 DEGREES 29 MINUTES 23 SECONDS WEST, a distance of 142.38 feet to a 5/8 inch iron rod set for the Southwest corner of Lot 16, Block 25;

THENCE SOUTH 51 DEGREES 41 MINUTES 02 SECONDS EAST, a distance of 168.95 feet to a 5/8 inch iron rod found for an angle point;

THENCE NORTH 82 DEGREES 53 MINUTES 17 SECONDS EAST, a distance of 134.50 feet to a 5/8 inch iron rod set for the Southeast corner of Lot 18;

THENCE NORTH 07 DEGREES 51 MINUTES 00 SECONDS WEST, a distance of 56.63 feet to a 1/2 inch iron rod found in the common line of Lot 18 and Lot 5, Block 40 in Section 7 of said subdivision;

THENCE NORTH 83 DEGREES 39 MINUTES 57 SECONDS EAST, a distance of 50.14 feet to a 1/2 inch iron rod;

THENCE NORTH 84 DEGREES 09 MINUTES 30 SECONDS EAST, a distance of 124.12 feet to a 1/2 inch iron rod found for corner;

THENCE NORTH 08 DEGREES 38 MINUTES 32 SECONDS WEST, a distance of 70.99 feet to a 5/8 inch iron rod found in the south margin of a platted road;