

Denton County
Juli Luke
County Clerk

Instrument Number: 19997

ERecordings-RP

AMENDMENT

Recorded On: February 26, 2019 03:43 PM

Number of Pages: 24

" Examined and Charged as Follows: "

Total Recording: \$118.00

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

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
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Document Number: 19997
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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
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Juli Luke
County Clerk
Denton County, TX

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

AFTER RECORDING, RETURN TO:
Winn Ridge Homeowners Association, Inc.
c/o Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, Texas 75006

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**AMENDMENT AND SUPPLEMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR WINN RIDGE**
(ETJ of the City of Aubrey, Denton County, Texas)

THIS AMENDMENT AND SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WINN RIDGE (this "Supplement") is made and entered into as of February 25, 2019, (the "Effective Date"), by CADG COMMANCHE 248, LLC, a Texas limited liability company ("Declarant").

PRELIMINARY STATEMENTS

A. Declarant executed that certain Declaration of Covenants, Conditions and Restrictions for Winn Ridge, dated and recorded on June 30, 2017, as Instrument/Document No. 79168 in the Official Public Records of Denton County, Texas (the "Declaration").

B. The Declaration affects that certain 113.432± acre tract of real property described on **Exhibit A-1** of the Declaration and in the Declaration as the "Pulte Land" that certain 285.342± acre tract of real property (being a 308.345± acre tract, save an except a 23.003± acre tract) described on **Exhibit A-2** of the Declaration and in the Declaration as the "Commanche Land."

C. The recitals of the Declaration erroneously referenced the Pulte Land as a 39.674± acres and the Commanche Land as 86.916± acres, and Declarant desires to correct these erroneous acreage references in the Declaration.

D. In accordance with Article XIV of the Declaration, the Declarant may subject additional real property to the Declaration and may establish differing restrictions, guidelines and building standards for such additional property annexed, which may impose more restrictive or less onerous building standards with respect to such property annexed.

E. In accordance with Section 7.1 of the Declaration, Declarant may amend the Declaration at its sole discretion and without a vote or the consent of any other party, modify,

amend the Declaration to, among other things, to correct technical, typographical or scrivener's errors in the Declaration.

F. The Declarant desires to amend the Declaration, as set forth herein and upon the execution and filing of the Joinder (herein so called) in the form attached hereto by the Owner of the real property described on Exhibit A-3 attached hereto (the "Additional Land"), the Declarant as such Owner of the Additional Land desire to annex the Additional Land into the Property subject to the Declaration, subject to the terms of this Supplement, and each hereby executes and records this Supplement as evidence of its approval of inclusion and annexation of the Additional Land into the Property subject to the Declaration, as modified and amended by this Supplement.

G. The Declarant intends that the Declaration be amended as provided herein, and, subject to execution and recordation of the Joinder by the Owner of the Additional Land, the Additional Land be considered Property for purposes of this Declaration, and that all of the terms, covenants, conditions, restrictions and obligations of the Declaration will apply to the Additional Land, and Declarant desires to amend the Declaration to include such Additional Land within the Property, subject to the terms of this Supplement.

NOW, THEREFORE, Declarant does hereby adopt this Supplement as follows:

1. Definitions. Unless otherwise defined in this Supplement, all capitalized words or terms used herein shall be defined and have the meaning set forth in the Declaration as modified and amended hereby.

2. Amendment to Declaration The first two recitals of the Declaration are hereby modified and amended to clarify and correct the acreage references in the description of the Pulte Land and the Commanche Land set forth therein to read in their entirety as follows:

"WHEREAS, Pulte Homes of Texas, L.P., a Texas limited partnership ("Pulte") is the owner of the approximately 113.432± acres of real property described on Exhibit A-1 attached hereto and incorporated herein by reference (the "Pulte Land"), to be developed as Phase 1A (herein so called) of the Subdivision (as defined below);

"WHEREAS, Declarant is the owner of the approximately 285.342± acres of real property (being a 308.345± acre tract, save an except a 23.003± acre tract) described on Exhibit A-2 attached hereto and incorporated herein by reference (the "CADG Commanche Land"), to be developed as Phase 1B (herein so called) of the Subdivision;"

3. Additional Land. Subject to execution and recordation of the Joinder by the Additional Land Owner, the Declaration is hereby modified and amended by this Supplement with respect to the Additional Land as follows:

a. *Additional Land Subject to Declaration*. In accordance with the provisions of Article XIV of the Declaration, the Declarant does hereby amend the Declaration to

include the Additional Land as part of the Property subject to the Declaration, with such Additional Land developed or to be developed as Lots and/or Common Area, in accordance with a Plat or Plats approved or to be approved and recorded in the map/plat records of Denton County, Texas. In this regard, the Declarant hereby adopts, establishes and imposes the covenants, conditions, restrictions, assessments, easements, liens and charges of the Declaration as they apply to Lots and Common Areas upon the Additional Land, and declares that Additional Land and all portions thereof are and shall be held, transferred, used, assigned, sold, conveyed and occupied subject to all such covenants, conditions, restrictions, assessments, easements, liens and charges as set forth in the Declaration with respect to Additional Land as set forth in and amended with respect to the Additional Land herein so annexed by this Supplement. The Lot within the Additional Land shall be subject to the assessments, use restrictions and architectural controls as provided in the Declaration which apply to Lots and any residence or other improvement or structure constructed thereon, subject to the terms of this Supplement.

b. The Declaration is hereby modified and amended to add **Exhibit A-3** attached hereto as an additional and new **Exhibit A-3** to the Declaration.

c. Article I, Section (v) of the Declaration is hereby modified and amended to read in its entirety as follows:

“(v) “Property” or “Winn Ridge” shall mean and refer to the real property described on **Exhibit A-1**, **Exhibit A-2**, and **Exhibit A-3**, any improvements now or hereafter situated thereon, and any and all additional real property (and the improvements thereon) which Declarant hereafter subjects to this Declaration, in accordance with Article XIV hereof

d. *Membership and Voting Rights.* Each Owner of a Lot within the Additional Land shall automatically be, and must remain, a Member of the Association so long as such person or entity is an Owner, as provided in the Declaration.

e. *Assessments.* The current Owner of the Lot within the Additional Land, by its execution of this Supplement and by acceptance of a deed or other conveyance or transfer of legal title to a Lot from and after the date of this Supplement, whether or not it shall be so expressed in any such deed or other conveyance or transfer, shall be deemed to have covenanted and agreed to pay to the Association, or to an independent entity or agency which may be designated by the Association to receive such monies, Assessments as provided in the Declaration, and the Owner of any Lot within the Additional Land shall pay and be liable for Assessments in the same amount as due from any other Owner of a Lot within the Property. An assessment lien is created and reserved in favor of the Association to secure collection of the assessments as provided in the Declaration. Until and unless otherwise determined by the Board of Directors of the Association, the annual assessment for Lots in the Additional Land shall be the same as that charged to all other Lots within the Property.

3. No Other Effect. Except as expressly amended by this Supplement solely with respect to the Additional Land, the terms and provisions of the Declaration are not amended, modified or supplemented, and the Declaration, as amended hereby solely with respect to the Additional Land, is hereby supplemented and amended by the Declarant and the Additional Land is hereby affected by and included in the Property affected by such Declaration as set forth herein.

4. Severability. Invalidation of anyone provision of this Supplement by judgment or court order shall in no way affect any other provision of this Supplement or the remainder of this Supplement which shall remain in full force and effect. Furthermore, in lieu of each such illegal, invalid, or unenforceable provision, there shall be added automatically as a part of this Supplement a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.

5. Headings. The headings contained in this Supplement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Supplement.

REMAINDER OF PAGE LEFT BLANK - SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed to be effective as of the Effective Date.

DECLARANT:

CADG COMANCHE 248, LLC,
a Texas limited liability company

By: CADG Holdings, LLC,
a Texas limited liability company
Its Sole Member

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

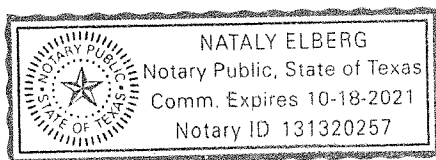
By: [Signature]
Name: Mehrdad Moayed
Its: Manager

STATE OF TEXAS §
COUNTY OF Dallas §

Before me, Nataly Elberg, a Notary Public, on this day personally appeared Mehrdad Moayed, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of 2M Ventures, LLC, manager of MMM Ventures, LLC, Manager of CADG Holdings, LLC, the Sole Member of CADG Comanche 248, LLC, as its Manager, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 26 day of February 2019.

[SEAL]



[Signature]
Notary Public
Nataly Elberg
Printed name of Notary
My Commission Expires: 10/18/2021

JOINDER OF ADDITIONAL LAND OWNER

The undersigned, being the Owner of the Additional Land described on Exhibit A-3 attached hereto, hereby acknowledges, agrees, and consents to the terms of the Declaration of Covenants, Conditions and Restrictions for Winn Ridge, as amended by the foregoing Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions for Winn Ridge (as amended, herein referred to as the "Declaration"), and the undersigned hereby joins in the Declaration with respect to itself and the Additional Land as if the undersigned was originally an Owner under the Declaration and the Additional Land was originally included in the real property subject to the Declaration.

CADG Aubrey 107, LLC,
a Texas limited liability company

By: [Signature]

Name: Mehrdad Moayed

Title: Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 26 day of February, 2019, by Mehrdad Moayed, the Authorized Agent of CADG Aubrey 107, LLC, a Texas limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and as the act and deed of said limited liability company, and in the capacity therein stated.

[Signature]
Notary Public, State of Texas

[SEAL]

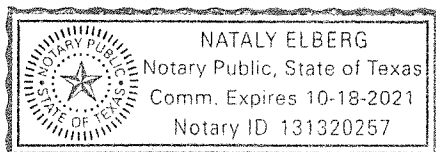


EXHIBIT A-1

LEGAL DESCRIPTION OF THE PULTE TRACT

[see attached]

PULTE TRACT
LEGAL DESCRIPTION – 113.432 ACRES

BEING that certain tract of land situated in the WILLIAM LUMPKIN SURVEY Abstract No. 730, Denton County, Texas, and being part of a called 248.67 acre tract described in deed to CADG Comanche 248, LLC, recorded in Document Number 2013-71194, of the Real Property Records of Denton County, Texas (RPRDCT), and part of a called 145.1 acre tract of land described in deed to CADG Comanche 248, LLC, recorded in Document Number 2014-20673, RPRDCT, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap marked "TIPTON" found on the westerly right-of-way line of Farm to Market Road No. 1385 (FM 1385 - variable width R.O.W.), and being the most northerly northeast corner of said 145.1 acre CADG Comanche 248, LLC tract;

THENCE South 01 degree 29 minutes 24 seconds West, with said westerly right-of-way line of FM 1385, a distance of 439.65 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the northeast corner of that certain tract of land described in deed to Oliver Flores Hernandez recorded in Document No. 2007-49335, RPRDCT;

THENCE North 88 degrees 34 minutes 47 seconds West, leaving said westerly right-of-way line of FM 1385, and with the north line of said Flores tract, a distance of 261.52 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE South 01 degrees 25 minutes 14 seconds West, with the west line of said Flores tract, a distance of 250.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE South 88 degrees 34 minutes 47 seconds East, with the south line of said Flores tract, a distance of 261.52 feet to a 1/2-inch iron rod with cap marked "H&N 1849" found for corner on said westerly right-of-way line of FM 1385;

THENCE South 01 degrees 32 minutes 17 seconds West, with said westerly right-of-way line of FM 1385, a distance of 190.52 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE leaving said westerly right-of-way line of FM 1385, the following bearings and distances to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" set for corner:

North 88 degrees 31 minutes 50 seconds West, a distance of 220.68 feet;

South 01 degree 25 minutes 35 seconds West, a distance of 10.00 feet;

And North 88 degrees 34 minutes 25 seconds West, a distance of 938.70 feet, said iron rod being the beginning of a tangent curve to the left;

THENCE with said curve having a central angle of 32 degrees 23 minutes 22 seconds, a radius of 450.00 feet, a chord which bears South 75 degrees 13 minutes 54 seconds West, a chord distance of 251.01 feet, for an arc distance of 254.39 feet to the end said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE South 59 degrees 02 minutes 13 seconds West, a distance of 103.09 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner, said iron rod being the beginning of a tangent curve to the right;

THENCE with said curve having a central angle of 53 degrees 53 minutes 52 seconds, a radius of 1050.00 feet, a chord which bears South 85 degrees 59 minutes 09 seconds West, a chord distance of 951.71 feet, for an arc distance of 987.73 feet to the end said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE North 67 degrees 03 minutes 55 seconds West, a distance of 372.11 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner, said iron rod being the beginning of a tangent curve to the left;

THENCE with said curve having a central angle of 21 degrees 30 minutes 29 seconds, a radius of 1135.00 feet, a chord which bears North 77 degrees 49 minutes 10 seconds West, a chord distance of 423.57 feet, for an arc distance of 426.07 feet to the end said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE North 88 degrees 34 minutes 25 seconds West, a distance of 328.58 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner, said iron rod being the beginning of a tangent curve to the left;

THENCE with said curve having a central angle of 14 degrees 59 minutes 49 seconds, a radius of 1085.00 feet, a chord which bears South 83 degrees 55 minutes 40 seconds West, a chord distance of 283.19 feet, for an arc distance of 284.00 feet to the end said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE the following bearings and distances to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" set for corner:

North 12 degrees 34 minutes 21 seconds West, a distance of 48.39 feet;

North 88 degrees 34 minutes 25 seconds West, a distance of 192.52 feet;

North 01 degree 25 minutes 35 seconds East, a distance of 120.00 feet;

North 88 degrees 34 minutes 25 seconds West, a distance of 121.43 feet;

South 01 degree 25 minutes 35 seconds West, a distance of 20.00 feet;

North 88 degrees 34 minutes 25 seconds West, a distance of 50.00 feet;

And South 01 degree 25 minutes 35 seconds West, a distance of 99.66 feet, said iron rod being the beginning of a tangent curve to the right;

THENCE with said curve having a central angle of 29 degrees 03 minutes 25 seconds, a radius of 25.00 feet, a chord which bears South 15 degrees 57 minutes 37 seconds West, a chord distance of 12.54 feet, for an arc distance of 12.68 feet to the end said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE the following bearings and distances to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" set for corner:

North 84 degrees 07 minutes 47 seconds West, a distance of 152.31 feet;

North 88 degrees 34 minutes 25 seconds West, a distance of 765.00 feet;

North 01 degree 25 minutes 35 seconds East, a distance of 120.00 feet;

South 88 degrees 34 minutes 25 seconds East, a distance of 20.00 feet;

North 01 degree 25 minutes 35 seconds East, a distance of 50.00 feet;

North 88 degrees 34 minutes 25 seconds West, a distance of 20.00 feet;

North 01 degree 25 minutes 35 seconds East, a distance of 140.00 feet;

North 88 degrees 34 minutes 25 seconds West, a distance of 50.00 feet;

South 01 degree 25 minutes 35 seconds West, a distance of 20.00 feet;

North 88 degrees 34 minutes 25 seconds West, a distance of 405.00 feet;

North 60 degrees 32 minutes 15 seconds West, a distance of 123.82 feet;

And North 36 degrees 23 minutes 46 seconds East, a distance of 185.80 feet, said iron rod being the beginning of a tangent curve to the right;

THENCE with said curve having a central angle of 130 degrees 35 minutes 56 seconds, a radius of 57.50 feet, a chord which bears South 78 degrees 18 minutes 16 seconds East, a chord distance of 104.48 feet, for an arc distance of 131.06 feet to the end said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE the following bearings and distances to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" set for corner:

North 01 degree 25 minutes 35 seconds East, a distance of 128.87 feet;

South 88 degrees 34 minutes 25 seconds East, a distance of 100.00 feet;

North 01 degree 25 minutes 35 seconds East, a distance of 95.48 feet;

And North 53 degrees 19 minutes 25 second East, a distance of 156.48 feet, said iron rod being the beginning of a tangent curve to the right;

THENCE with said curve having a central angle of 135 degrees 35 minutes 51 seconds, a radius of 57.50 feet, a chord which bears South 58 degrees 52 minutes 40 seconds East, a chord distance of 106.47 feet, for an arc distance of 136.08 feet to the end said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE South 88 degrees 34 minutes 25 seconds East, a distance of 40.31 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE North 01 degree 25 minutes 35 seconds East, a distance of 127.36 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner, said iron rod being located on the north line of said called 248.67 acre CADG Comanche 248, LLC tract, according to line described in Boundary Line Agreement recorded in Instrument No. 2004-1913, RPRDCT, from which a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found bears North 88 degrees 39 minutes 26 seconds West, a distance of 289.25 feet;

THENCE South 88 degrees 39 minutes 26 seconds East, with said line described in Boundary Line Agreement, a distance of 1815.97 feet to a 1/2-inch iron rod with cap marked "H&N 1849" found for corner, said iron rod being the northeast corner of said called 248.67 acre CADG Comanche 248, LLC tract, and the northwest corner of said called 145.1 acre CADG Comanche 248, LLC tract;

THENCE South 88 degrees 34 minutes 25 seconds East, with the north line of said called 145.1 acre CADG Comanche 248, LLC tract, and the south line of that certain tract of land described in deed to Sandbrock Investments, Inc. recorded in Instrument No. 2004-1916, RPRDCT, a distance of 3286.16 feet to the POINT OF BEGINNING of herein described tract of land containing 113.432 acres of land.

EXHIBIT A-2

LEGAL DESCRIPTION OF THE CADG COMANCHE LAND

[see attached]

CADG COMANCHE LAND
LEGAL DESCRIPTION – 308.345 ACRES

BEING that certain tract of land situated in the WILLIAM LUMPKIN SURVEY Abstract No. 730, Denton County, Texas, and being part of a called 248.67 acre tract as described in deed to CADG Comanche 248, LLC, recorded in Document Number 2013-71194, of the Real Property Records of Denton County, Texas (RPRDCT), part of a called 145.1 acre tract as described in deed to CADG Comanche 248, LLC, recorded in Document Number 2014-20673, RPRDCT, and all of a called 52.621 acre tract of land described in deed to CADG Comanche 248, LLC., recorded in Document Number 2015-121547, RPRDCT, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found on the west right-of-way line of Farm to Market (F.M.) Road No. 1385 (variable width R.O.W.), and being the northeast corner of Lot 2X of Comanche Ridge Elevated Storage Tank, an addition to Denton County, Texas according to the plat thereof recorded in Cabinet X, Pages 264-265, of the Plat Records of Denton County, Texas (PRDCT), and the southeast corner of that certain tract of land described in deed to C.M. Jackson and Oro Jackson recorded in Volume 546, Page 12 RPRDCT;

THENCE North 88 degrees 29 minutes 00 seconds West, along the approximate center of Byran Road (a partially dedicated public road), and the north line of said Lot 2X, a right-of-way dedication for said Byran Road, a distance of 1090.27 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for the POINT OF BEGINNING of herein described tract;

THENCE North 88 degrees 29 minutes 00 seconds West, continuing along the approximate center of Byran Road and the north line of said Lot 2X, a distance of 1169.96 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for the northwest corner of said Lot 2X and the northeast corner of that certain tract of land described in deed to Denton County Fresh Water Supply District No. 10 recorded in Document Number 2012-42405, RPRDCT;

THENCE North 88 degrees 24 minutes 56 seconds West, continuing along the approximate center of Byran Road, a distance of 1022.96 feet to a 5/8-inch iron rod found for the southwest corner of said 145.1 acre tract and the most easterly southeast corner of said 248.67 acre tract;

THENCE North 88 degrees 23 minutes 24 seconds West, continuing along the approximate center of Byran Road, and with the north line of that certain tract of land described in deed to Development Solutions CR, LLC, recorded in Document Number 2013-144483, RPRDCT, a distance of 1269.30 feet to a 1/2-inch iron rod found for corner;

THENCE South 02 degree 07 minutes 37 seconds West, continuing along the approximate center of Byran Road, and with the west line of said Development Solutions CR, LLC tract, a distance of 529.39 feet to a 1/2-inch iron rod found for corner, said iron rod being the northeast corner of said 52.621 acre tract;

THENCE South 01 degree 46 minutes 11 seconds West, continuing along said approximate center of Byran Road, the east line of said 52.621 acre tract, and the west line of said tract of land described in deed to Development Solutions CR, LLC recorded in Document No. 2013-144483, RPRDCT, a distance of 616.89 feet to a 1/2 inch iron rod found for corner at the southeast corner of said 52.621 acre tract;

THENCE North 89 degrees 39 minutes 59 seconds West, leaving the approximate center of Byran Road, and with the south line of said 52.621 acre tract, said line according to Boundary Agreement recorded in Volume 1640, Page 779, RPRDCT, a distance of 3951.38 feet to a Corps of Engineers monument (1033-1) found for corner;

THENCE North 40 degrees 13 minutes 58 seconds East, with the easterly line of that certain tract of land described in deed to the United States of America recorded in Volume 2585, Page 305, RPRDCT, a distance of 299.44 feet to a Corps of Engineers monument found for corner;

THENCE North 40 degrees 09 minutes 04 seconds East, continuing with the easterly line of said United States of America tract, a distance of 299.74 feet to a Corps of Engineers monument (1033-3) found for corner;

THENCE North 02 degrees 02 minutes 17 seconds East, continuing with the easterly line of said United States of America tract, a distance of 156.57 feet to a 5/8 inch iron rod (bent) found for corner at the northwest corner of said 52.621 acre tract;

THENCE North 01 degree 51 minutes 04 seconds East, with the westerly line of said 248.67 acre tract and said easterly line of the United States of America tract, a distance of 242.66 feet to a COE monument (1033-4) found for corner;

THENCE North 02 degree 02 minutes 32 seconds East, continuing with said westerly line of the 248.67 acre tract, and said easterly line of the United States of America tract, a distance of 349.87 feet to a COE monument found for corner;

THENCE North 37 degree 13 minutes 30 seconds West, continuing with said westerly line of the 248.67 acre tract, and said easterly line of the United States of America tract, a distance of 397.78 feet to a COE monument (1033-6) found for corner;

THENCE South 89 degrees 40 minutes 15 seconds East, with a south line of said 248.67 acre tract, passing at a distance of 182.88 feet a 1/2-inch iron rod found on line, continuing in all, a total distance of 220.88 feet to a point for corner located in a creek;

THENCE with the approximate meanders of said creek the following bearings and distances to points for corner:

North 00 degrees 26 minutes 40 seconds East, a distance of 114.45 feet;

North 09 degrees 08 minutes 09 seconds East, a distance of 13.38 feet;

North 06 degrees 51 minutes 10 seconds East, a distance of 163.03 feet;

North 71 degrees 46 minutes 33 seconds East, a distance of 37.14 feet;

South 63 degrees 25 minutes 23 seconds East, a distance of 103.03 feet;

South 88 degrees 42 minutes 02 seconds East, a distance of 52.55 feet;

North 03 degrees 52 minutes 37 seconds East, a distance of 21.33 feet;

North 11 degrees 40 minutes 08 seconds West, a distance of 59.51 feet;

North 18 degrees 21 minutes 29 seconds East, a distance of 87.30 feet;

North 18 degrees 03 minutes 45 seconds West, a distance of 81.64 feet;

North 74 degrees 31 minutes 01 second East, a distance of 136.16 feet;

North 31 degrees 09 minutes 19 seconds East, a distance of 64.83 feet;

South 88 degrees 21 minutes 35 seconds East, a distance of 66.68 feet;

South 36 degrees 03 minutes 22 seconds East, a distance of 58.03 feet;

South 82 degrees 57 minutes 16 seconds East, a distance of 31.64 feet;

North 17 degrees 06 minutes 02 seconds East, a distance of 95.82 feet;

South 42 degrees 26 minutes 18 seconds East, a distance of 150.73 feet;

North 82 degrees 59 minutes 36 seconds East, a distance of 36.07 feet;
North 05 degrees 05 minutes 27 seconds East, a distance of 107.43 feet;
North 31 degrees 58 minutes 04 seconds West, a distance of 51.38 feet;
North 20 degrees 36 minutes 21 seconds East, a distance of 66.43 feet;
North 29 degrees 11 minutes 57 seconds West, a distance of 102.21 feet;
North 70 degrees 59 minutes 13 seconds East, a distance of 53.49 feet;
South 54 degrees 08 minutes 51 seconds East, a distance of 44.26 feet;
North 85 degrees 08 minutes 27 seconds East, a distance of 65.70 feet;
North 40 degrees 09 minutes 59 seconds East, a distance of 86.41 feet;
North 78 degrees 11 minutes 29 seconds East, a distance of 40.09 feet;
North 24 degrees 11 minutes 43 seconds East, a distance of 53.98 feet;
North 76 degrees 59 minutes 07 seconds East, a distance of 92.67 feet;
North 57 degrees 43 minutes 56 seconds East, a distance of 80.57 feet;
South 32 degrees 50 minutes 06 seconds East, a distance of 38.45 feet;
North 47 degrees 44 minutes 41 seconds East, a distance of 47.84 feet;
North 24 degrees 52 minutes 37 seconds East, a distance of 47.92 feet;
North 89 degrees 57 minutes 48 seconds East, a distance of 57.89 feet;
South 78 degrees 47 minutes 06 seconds East, a distance of 91.22 feet;
North 66 degrees 54 minutes 48 seconds East, a distance of 29.70 feet;
South 23 degrees 56 minutes 35 seconds East, a distance of 132.38 feet;
South 87 degrees 27 minutes 54 seconds East, a distance of 40.32 feet;
North 01 degree 04 minutes 14 seconds West, a distance of 44.48 feet;
North 56 degrees 05 minutes 21 seconds East, a distance of 92.01 feet;
South 51 degrees 58 minutes 23 seconds East, a distance of 87.66 feet;
South 01 degrees 15 minutes 07 seconds West, a distance of 42.96 feet;
South 60 degrees 09 minutes 14 seconds East, a distance of 8.73 feet;
North 60 degrees 06 minutes 59 seconds East, a distance of 125.92 feet;
North 43 degrees 40 minutes 20 seconds East, a distance of 75.88 feet;

North 01 degrees 06 minutes 16 seconds East, a distance of 82.39 feet;
North 73 degrees 07 minutes 08 seconds East, a distance of 73.60 feet;
North 54 degrees 08 minutes 52 seconds East, a distance of 46.92 feet;
North 81 degrees 37 minutes 51 seconds East, a distance of 46.29 feet;
North 48 degrees 53 minutes 55 seconds East, a distance of 44.19 feet;
North 54 degrees 06 minutes 36 seconds West, a distance of 113.00 feet;
North 18 degrees 43 minutes 02 seconds West, a distance of 130.69 feet;
North 29 degrees 22 minutes 44 seconds East, a distance of 28.51 feet;
North 50 degrees 49 minutes 07 seconds West, a distance of 43.10 feet;
North 17 degrees 53 minutes 12 seconds West, a distance of 68.50 feet;
North 88 degrees 26 minutes 52 seconds East, a distance of 108.29 feet;
South 56 degrees 14 minutes 01 second East, a distance of 47.42 feet;
South 45 degrees 42 minutes 03 seconds East, a distance of 32.24 feet;
North 52 degrees 35 minutes 17 seconds East, a distance of 49.96 feet;
South 35 degrees 46 minutes 35 seconds East, a distance of 72.10 feet;
North 23 degrees 39 minutes 46 seconds East, a distance of 43.50 feet;
North 49 degrees 55 minutes 54 seconds West, a distance of 52.21 feet;
North 07 degrees 03 minutes 10 seconds East, a distance of 54.05 feet;
North 00 degrees 48 minutes 50 seconds East, a distance of 45.90 feet;
North 83 degrees 55 minutes 47 seconds East, a distance of 94.67 feet;
North 86 degrees 13 minutes 07 seconds East, a distance of 67.50 feet;
South 75 degrees 10 minutes 34 seconds East, a distance of 56.94 feet;
North 51 degrees 06 minutes 28 seconds East, a distance of 21.10 feet;
North 21 degrees 49 minutes 28 seconds West, a distance of 35.20 feet;
North 66 degrees 46 minutes 40 seconds East, a distance of 44.39 feet;
South 30 degrees 31 minutes 02 seconds East, a distance of 49.02 feet;
South 86 degrees 06 minutes 25 seconds East, a distance of 39.09 feet;
North 17 degrees 53 minutes 33 seconds East, a distance of 39.69 feet;

North 68 degrees 55 minutes 34 seconds East, a distance of 39.39 feet;

South 49 degrees 41 minutes 09 seconds East, a distance of 59.65 feet;

North 54 degrees 52 minutes 27 seconds East, a distance of 41.34 feet;

North 40 degrees 56 minutes 16 seconds West, a distance of 70.10 feet;

North 32 degrees 46 minutes 08 seconds East, a distance of 69.98 feet;

North 65 degrees 59 minutes 59 seconds East, a distance of 42.96 feet;

And North 00 degrees 51 minutes 34 seconds East, a distance of 22.20 feet;

THENCE North 86 degrees 20 minutes 34 seconds East, leaving said creek meanders, a distance of 383.21 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE South 88 degrees 39 minutes 26 seconds East, with the north line of said 248.67 acre tract according to Boundary Line Agreement recorded in Document No. 2004-1913, RPRDCT, a distance of 289.25 feet to a 5/8-inch iron rod with cap marked "PETITT RPLS-4087" found for the most northerly northwest corner of that certain tract of land described in deed to Pulte Homes of Texas, L.P., recorded in Document No 2015-141656, RPRDCT;

THENCE leaving said north line of the CADG Comanche 248, LLC tract, and with the westerly line of said Pulte Homes tract, the following bearings and distances to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" found for corner:

South 01 degree 25 minutes 35 seconds West, a distance of 127.36 feet;

And North 88 degrees 34 minutes 25 seconds West, a distance of 40.31 feet, said iron rod being the beginning of a non-tangent curve to the left;

THENCE continuing with the westerly line of said Pulte Homes tract, and with said curve having a central angle of 135 degrees 35 minutes 51 seconds, a radius of 57.50 feet, a chord which bears North 58 degrees 52 minutes 40 seconds West, a chord distance of 106.47 feet, for an arc distance of 136.08 feet to the end said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE continuing with the westerly line of said Pulte Homes tract, the following bearings and distances to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" found for corner:

South 53 degrees 19 minutes 25 seconds West, a distance of 156.48 feet;

South 01 degree 25 minutes 35 seconds West, a distance of 95.48 feet;

North 88 degrees 34 minutes 25 seconds West, a distance of 100.00 feet;

And South 01 degree 25 minutes 35 seconds West, a distance of 128.87 feet, said iron rod being the beginning of a non-tangent curve to the left;

THENCE continuing with the westerly line of said Pulte Homes tract, and with said curve having a central angle of 130 degrees 35 minutes 56 seconds, a radius of 57.50 feet, a chord which bears North 78 degrees 18 minutes 16 seconds West, a chord distance of 104.48 feet, for an arc distance of 131.06 feet to the end said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE with the westerly and southerly lines of said Pulte Homes tract, the following bearings and distances to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" found for corner:

South 36 degrees 23 minutes 46 seconds West, a distance of 185.80 feet;

South 60 degrees 32 minutes 15 seconds East, a distance of 123.82 feet;

South 88 degrees 34 minutes 25 seconds East, a distance of 405.00 feet;

North 01 degree 25 minutes 35 seconds East, a distance of 20.00 feet;

South 88 degrees 34 minutes 25 seconds East, a distance of 50.00 feet;

South 01 degree 25 minutes 35 seconds West, a distance of 140.00 feet;

South 88 degrees 34 minutes 25 seconds East, a distance of 20.00 feet;

South 01 degree 25 minutes 35 seconds West, a distance of 50.00 feet;

North 88 degrees 34 minutes 25 seconds West, a distance of 20.00 feet;

South 01 degree 25 minutes 35 seconds West, a distance of 120.00 feet;

South 88 degrees 34 minutes 25 seconds East, a distance of 765.00 feet;

And South 84 degrees 07 minutes 47 seconds East, a distance of 152.31 feet, said iron rod being the beginning of a non-tangent curve to the left;

THENCE continuing with the southerly line of said Pulte Homes tract, and with said curve having a central angle of 29 degrees 03 minutes 25 seconds, a radius of 25.00 feet, a chord which bears North 15 degrees 57 minutes 37 seconds East, a chord distance of 12.54 feet, for an arc distance of 12.68 feet to the end said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE continuing with the southerly line of said Pulte Homes tract, the following bearings and distances to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" found for corner:

North 01 degree 25 minutes 35 seconds East, a distance of 99.66 feet;

South 88 degrees 34 minutes 25 seconds East, a distance of 50.00 feet;

North 01 degree 25 minutes 35 seconds East, a distance of 20.00 feet;

South 88 degrees 34 minutes 25 seconds East, a distance of 121.43 feet;

South 01 degree 25 minutes 35 seconds West, a distance of 120.00 feet;

South 88 degrees 34 minutes 25 seconds East, a distance of 192.52 feet;

And South 12 degrees 34 minutes 21 seconds East, a distance of 48.39 feet, said iron rod being the beginning of a non-tangent curve to the right;

THENCE continuing with the southerly line of said Pulte Homes tract, and with said curve having a central angle of 14 degrees 59 minutes 49 seconds, a radius of 1085.00 feet, a chord which bears North 83 degrees 55 minutes 40 seconds East, a chord distance of 283.19 feet, for an arc distance of 284.00 feet to the end said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE South 88 degrees 34 minutes 25 seconds East, continuing with the southerly line of said Pulte Homes tract, a distance of 328.58 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner, said iron rod being the beginning of a tangent curve to the right;

THENCE continuing with the southerly line of said Pulte Homes tract, and with said curve having a central angle of 21 degrees 30 minutes 29 seconds, a radius of 1135.00 feet, a chord which bears South 77 degrees 49 minutes 10 seconds East, a chord distance of 423.57 feet, for an arc distance of 426.07 feet to the end said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE South 67 degrees 03 minutes 55 seconds East, continuing with the southerly line of said Pulte Homes tract, a distance of 372.11 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner, said iron rod being the beginning of a tangent curve to the left;

THENCE continuing with the southerly line of said Pulte Homes tract, and with said curve having a central angle of 53 degrees 53 minutes 52 seconds, a radius of 1050.00 feet, a chord which bears North 85 degrees 59 minutes 09 seconds East, a chord distance of 951.71 feet, for an arc distance of 987.73 feet to the end said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE North 59 degrees 02 minutes 13 seconds East, continuing with the southerly line of said Pulte Homes tract, a distance of 103.09 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner, said iron rod being the beginning of a tangent curve to the right;

THENCE continuing with the southerly line of said Pulte Homes tract, and with said curve having a central angle of 32 degrees 23 minutes 22 seconds, a radius of 450.00 feet, a chord which bears North 75 degrees 13 minutes 54 seconds East, a chord distance of 251.01 feet, for an arc distance of 254.39 feet to the end said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE continuing with the southerly line of said Pulte Homes tract, the following bearings and distances to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" found for corner:

South 88 degrees 34 minutes 25 seconds East, a distance of 938.70 feet;

North 01 degree 25 minutes 35 seconds East, a distance of 10.00 feet;

And South 88 degrees 31 minutes 50 seconds East, a distance of 220.68 feet, said iron rod being located on the west right-of-way line of said F.M. Road No. 1385 (variable width R.O.W.), said iron rod also being the most southerly southeast corner of said Pulte Homes tract;

THENCE South 01 degrees 32 minutes 17 seconds West, with said westerly right-of-way line of FM 1385, a distance of 497.96 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE North 88 degrees 29 minutes 00 seconds West, with a south line of said 145.1 acre tract, a distance of 1090.27 feet to a 5/8-inch iron rod with cap marked "PETITT RPLS-4087" found for corner;

THENCE South 01 degree 32 minutes 17 seconds West, with an east line of said 145.1 acre tract, a distance of 850.00 feet to the POINT OF BEGINNING of herein described tract containing 331.348 acres of land, Save and Except the following described 23.003 acre tract of land, leaving a net area of 308.345 acres of land.

LEGAL DESCRIPTION

23.003 ACRE SAVE AND EXCEPT TRACT

BEING that certain tract of land situated in the William Lumpkin Survey, Abstract No. 730, Denton County, Texas, and being part of a called 248.67 acre tract of land described in deed to CADG Comanche 248, LLC, recorded in Document No. 2013-71194, of the Real Property Records of Denton County, Texas (RPRDCT), also being that certain tract of land described in deed to the City of Aubrey, Texas, recorded in Document No 2015-65700, RPRDCT, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found, said iron rod being located at an "ell" corner of said CADG Comanche 248, LLC tract, and an "ell" corner of the approximate center of Byran Road (a partially dedicated public road), also being the most northerly northwest corner of that certain tract of land described in deed to Development Solutions CR, LLC, recorded in Document No. 2013-144483, RPRDCT;

THENCE South 02°07'37" West, with an east line of the CADG Comanche 248, LLC tract, and said approximate center of Byran Road, a distance of 529.39 feet to a 1/2 inch iron rod found, from which a 1/2 inch iron rod found bears South 01°46'11" West, a distance of 616.89 feet;

THENCE North 89°40'13" West, leaving the approximate center of Byran Road, and with the most southerly line of the CADG Comanche 248, LLC tract, and the north line of that certain called 52.621 acre tract of land described in deed to CADG Comanche 248, LLC, recorded in Document No. 2015-121547, RPRDCT, a distance of 2540.00 feet to the POINT OF BEGINNING of herein described tract, a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" found for corner;

THENCE North 89°40'13" West, continuing with said common line of the 248.67 acre tract, and the 52.621 acre tract, a distance of 1001.00 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" found for corner;

THENCE North 00°19'47" East, leaving said common line of the 248.67 acre tract, and the 52.621 acre tract, a distance of 1001.00 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" found for corner;

THENCE South 89°40'13" East, a distance of 1001.00 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" found for corner;

THENCE South 00°19'47" West, a distance of 1001.00 feet to the POINT OF BEGINNING of herein described tract, containing an area of 23.003 acres of land.

EXHIBIT A-2(1)

**LEGAL DESCRIPTION OF THE
23.003 ACRE SAVE AND EXCEPT TRACT**

[see attached]

LEGAL DESCRIPTION

23.003 ACRE SAVE AND EXCEPT TRACT

BEING that certain tract of land situated in the William Lumpkin Survey, Abstract No. 730, Denton County, Texas, and being part of a called 248.67 acre tract of land described in deed to CADG Comanche 248, LLC, recorded in Document No. 2013-71194, of the Real Property Records of Denton County, Texas (RPRDCT), also being that certain tract of land described in deed to the City of Aubrey, Texas, recorded in Document No 2015-65700, RPRDCT, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found, said iron rod being located at an "ell" corner of said CADG Comanche 248, LLC tract, and an "ell" corner of the approximate center of Byran Road (a partially dedicated public road), also being the most northerly northwest corner of that certain tract of land described in deed to Development Solutions CR, LLC, recorded in Document No. 2013-144483, RPRDCT;

THENCE South 02°07'37" West, with an east line of the CADG Comanche 248, LLC tract, and said approximate center of Byran Road, a distance of 529.39 feet to a 1/2 inch iron rod found, from which a 1/2 inch iron rod found bears South 01°46'11" West, a distance of 616.89 feet;

THENCE North 89°40'13" West, leaving the approximate center of Byran Road, and with the most southerly line of the CADG Comanche 248, LLC tract, and the north line of that certain called 52.621 acre tract of land described in deed to CADG Comanche 248, LLC, recorded in Document No. 2015-121547, RPRDCT, a distance of 2540.00 feet to the POINT OF BEGINNING of herein described tract, a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" found for corner;

THENCE North 89°40'13" West, continuing with said common line of the 248.67 acre tract, and the 52.621 acre tract, a distance of 1001.00 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" found for corner;

THENCE North 00°19'47" East, leaving said common line of the 248.67 acre tract, and the 52.621 acre tract, a distance of 1001.00 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" found for corner;

THENCE South 89°40'13" East, a distance of 1001.00 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" found for corner;

THENCE South 00°19'47" West, a distance of 1001.00 feet to the POINT OF BEGINNING of herein described tract, containing an area of 23.003 acres of land.

EXHIBIT A-3

LEGAL DESCRIPTION OF THE ADDITIONAL LAND

[see attached]

LEGAL DESCRIPTION – 71.609 ACRES

BEING that certain tract of land situated in the William Lumpkin Survey, Abstract No. 730, in Denton County, Texas, and being a portion of that certain called 139.76 acre tract of land described in deed to Fred P Hayward, Trustee, as recorded in Volume 144, Page 275 of the Real Property Records of Denton County, Texas (RPRDCT) and a portion of that certain tract of land described in deed to CADG Aubrey 107, LLC, as recorded in Document Numbers 2016–115770, 2016–115771 and 2016–115772, RPRDCT, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said CADG Aubrey tract and the southeast corner of that certain tract of land described in deed to CADG Comanche 248, LLC, recorded in Document No 2015–121547,, RPRDCT, said iron rod also being located in the approximate center of Byran Road (a partially dedicated public road), and also being located in the west line of that certain tract of land described in deed to Development Solutions CR, LLC, recorded in Document No 2013–144483, RPRDCT;

THENCE South 01 degree 25 minutes 43 seconds West, with the east line of said CADG Aubrey tract, the west line of said Development Solutions tract and along said approximate center of Byran Road, a distance of 1266.67 feet to a 5/8 inch iron rod with cap marked "Petitt–RPLS 4087" found for the southeast corner of said Hayward tract and the northeast corner of that certain tract of land described in deed to UPH4 McCutchin, L.P., recorded in Document No. 2016–11720, RPRDCT;

THENCE North 88 degrees 42 minutes 38 seconds West, leaving the west line of said Development Solutions tract and the approximate center of Byran Road, and with the south line of said CADG Aubrey tract and the north line of said UPH4 McCutchin tract, a distance of 2918.87 feet to a 5/8 inch iron rod with cap marked "Petitt–RPLS 4087" set, from which a Corps of Engineers steel post marked "L1034 B" found bears North 88 degrees 42 minutes 38 seconds West, a distance of 873.97 feet;

THENCE over and across said CADG Aubrey tract, the following courses to 5/8 inch iron rods with cap marked "Petitt–RPLS 4087" set for corners;

North 34 degrees 37 minutes 38 seconds East, a distance of 110.26 feet;
North 03 degrees 54 minutes 27 seconds East, a distance of 77.40 feet;
North 70 degrees 50 minutes 12 seconds East, a distance of 186.50 feet;
North 54 degrees 59 minutes 43 seconds East, a distance of 36.10 feet;
North 41 degrees 55 minutes 46 seconds East, a distance of 147.41 feet;
North 33 degrees 05 minutes 38 seconds East, a distance of 130.15 feet;
North 05 degrees 32 minutes 01 seconds East, a distance of 147.84 feet;
North 26 degrees 47 minutes 50 seconds East, a distance of 204.74 feet;
North 74 degrees 44 minutes 07 seconds East, a distance of 43.72 feet;
North 72 degrees 16 minutes 46 seconds East, a distance of 97.64 feet;
North 67 degrees 14 minutes 27 seconds West, a distance of 69.58 feet;
North 80 degrees 53 minutes 38 seconds West, a distance of 89.59 feet;
North 19 degrees 16 minutes 14 seconds East, a distance of 149.99 feet;
North 46 degrees 28 minutes 51 seconds East, a distance of 59.73 feet;
North 25 degrees 55 minutes 42 seconds East, a distance of 19.52 feet;

And North 55 degrees 48 minutes 27 seconds East, a distance of 234.62 feet, said point being in a line set forth in Boundary Agreement recorded in Volume 1640, Page 779, RPRDCT;

THENCE South 89 degrees 39 minutes 59 seconds East, with a line set forth in said Boundary Agreement, a distance of 2121.98 feet to the POINT OF BEGINNING of herein described tract, containing 71.608 acres of land.

Exhibit A-3

Page 2