

Mary Louise Nicholson

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AFTER RECORDING, PLEASE RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201**

**CERTIFICATE AND MEMORANDUM OF RECORDING OF
DEDICATORY INSTRUMENTS
FOR
FORT WORTH STONE CREEK
RANCH HOMEOWNERS' ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

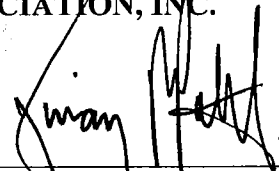
The undersigned, as attorney for Fort Worth Stone Creek Ranch Homeowners' Association, Inc., for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instrument affecting the owners of property described on Exhibit B attached hereto (the "*Property*"), hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- ***Resolution of the Board of Directors of Fort Worth Stone Creek Ranch Homeowners' Association, Inc. (Exhibit A).***

All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing dedicatory instrument. The attached dedicatory instrument replaces and supersedes all previously recorded dedicatory instruments addressing the same or similar subject matter and shall remain in force and effect until revoked, modified or amended by the Board of Directors.

IN WITNESS WHEREOF, Fort Worth Stone Creek Ranch Homeowners' Association, Inc. has caused this Certificate and Memorandum of Recording of Dedicatory Instruments to be recorded in the Official Public Records of Tarrant County, Texas.


**FORT WORTH STONE CREEK
RANCH HOMEOWNERS'
ASSOCIATION, INC.**

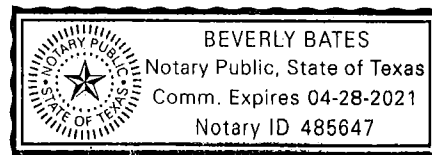
By: 
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for Fort Worth Stone Creek Ranch Homeowners' Association, Inc., known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 18th day of September, 2019.


Notary Public, State of Texas



**RESOLUTION OF THE BOARD OF DIRECTORS
OF
FORT WORTH STONE CREEK RANCH
HOMEOWNERS' ASSOCIATION, INC.**

WHEREAS, the Board of Directors of Fort Worth Stone Creek Ranch Homeowners' Association, Inc. (the "*Board*") is the entity responsible for the operation of Fort Worth Stone Creek Ranch Homeowners' Association, Inc. (the "*Association*") in accordance with and pursuant to the Declaration of Covenants, Conditions and Restrictions for Stone Creek Ranch Subdivision, recorded as Instrument No. D205138309 in the Official Public Records of Tarrant County, Texas, and all supplements thereof and amendments thereto (the "*Declaration*"); and

WHEREAS, under Article IV, Section 4.1 of the Declaration, each Owner, by acceptance of a deed establishing the Owner's interest in a Lot, is subject to the Declaration and has agreed to pay the Association, among other things, certain Assessments (as defined in the Declaration); and

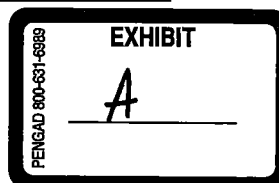
WHEREAS, under Article IV, Section 4.2(b) of the Declaration, the Association has the authority to charge each purchaser an Acquisition Fee and such Acquisition Fee shall be paid by the purchaser of the Lot to the Association; and

WHEREAS, the Board desires, pursuant to the authority in Section 4.2(c), increase the Acquisition Fee amount to Five Hundred and No/100 Dollars (\$500.00) per Lot and that such increase shall apply to only to (future) Owners at the closing of his/her purchase of a Lot; and

WHEREAS, a meeting of the Board was held on the 9th day of July, 2019; and

WHEREAS, a quorum of the Directors was present at the meeting; and

WHEREAS, a Motion was made that the Association increase the Acquisition Fee amount to Five Hundred and No/100 Dollars (\$500.00); and



WHEREAS, the Motion was discussed and presented for a vote at the meeting; and

WHEREAS, the Board determined that it was in the best interests of the Association to adopt the Motion; and

WHEREAS, the Board of Directors present at the meeting voted unanimously to resolve and adopt the Motion on the above date.

NOW, THEREFORE, BE IT RESOLVED that, commencing upon recordation of this Resolution, the Acquisition Fee amount shall be Five Hundred and No/100 Dollars (\$500.00), unless otherwise changed by the Board.

IT IS FURTHER RESOLVED, that this Resolution shall forthwith be recorded in the Official Public Records of Tarrant County, Texas, and shall affect the Property and all Owners (as defined in the Declaration) until otherwise modified or rescinded by the Board. All Owners shall receive notice of this Resolution.

**FORT WORTH STONE CREEK RANCH
HOMEOWNERS' ASSOCIATION, INC.**

By: Ray S. Dvalles Hanks, President

By: _____, Secretary

EXHIBIT B

Those tracts and parcels of real property located in the City of Fort Worth, Tarrant County, Texas and more particularly described as follows:

- All property subject to the **Declaration of Covenants, Conditions and Restrictions for Stone Creek Ranch Subdivision, recorded on May 16, 2005, under Instrument No. D205138309 in the Official Public Records of Tarrant County, Texas, including amendments and supplements thereto; and**
- All property subject to the **Final Plat of Stone Creek Ranch Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded under Instrument No. 0205035336, Cabinet A, Slide 9909, Map Records, Tarrant County, Texas**
- All property described in **Exhibit B-1 (attached hereto).**

Exhibit B-1

PROPERTY DESCRIPTION

BEING a tract of land situated in the J. Conwell Survey, Abstract Number 343, and the W. Dean Survey, Abstract Number 436, City of Fort Worth, Tarrant County, Texas and being a portion of that tract of land described by Deed to Gehan Homes, Ltd., as recorded in County Clerk's Filing Number D204153711, County Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the Northeast corner of the above mentioned Gehan Homes tract, said iron rod being in the existing west right-of-way line of Bowman Roberts Road;

THENCE S 01° 16' 34" W, 884.70 feet with said West right-of-way line to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE N 88° 43' 26" W, 120.00 feet departing said West right-of-way line to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found, being the Northwest corner of Lot 2, Block 12 Stone Creek Ranch, Phase I, an addition to the City of Fort Worth as recorded in Cabinet A, Slide 9909, Plat Records, Tarrant County, Texas;

THENCE with the North line of said Stone Creek Ranch, Phase I the following bearings and distance:

N 01° 16' 34" E, 21.21 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

N 88° 43' 27" W, 50.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

S 01° 16' 34" W, 10.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

N 88° 43' 26" W, 275.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

S 71° 01' 20" W, 100.37 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

S 66° 07' 08" W, 350.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found, being the Northwest corner of Lot 3, Block 13 Stone Creek Ranch, Phase I;

THENCE N 23° 52' 52" W, 110.00 feet departing said North line to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE N 66° 07' 08" E, 12.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE N 23° 52' 52" W, 50.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE S 66° 07' 08" W, 10.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE N 23° 52' 52" W, 220.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE N 66° 07' 08" E, 10.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE N 25° 01' 37" W, 50.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE S 66° 07' 08" W, 10.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE N 23° 52' 52" W, 110.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found, the Northeast corner of Lot 9, Block 14 of said Stone Creek Ranch, Phase I, also being in the South line of Stone Creek Ranch, Phase II, an addition to the City of Fort Worth as recorded in Cabinet A, Slide 10424, Plat Records, Tarrant County, Texas,

THENCE N 66° 07' 08" E, 100.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE N 39° 40' 04" E, 130.34 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE N 15° 25' 29" E, 151.46 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE N 78° 07' 09" W, 1132.42 feet departing said South line and with the North line of the above mentioned Stone Creek Ranch, Phase II to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE N 01° 15' 29" E, 67.27 feet departing said North line to a 1/2 inch iron rod found, the Northwest corner the aforementioned Gehan Homes tract;

THENCE S 88° 44' 30" E, 1989.23 feet with the North line of said Gehan Homes tract to the point of beginning and containing 24.315 acres of land, more or less.

PROPERTY DESCRIPTION

Being a tract of land situated in the J. Bowman Survey, Abstract Number 79, the William Dean Survey, Abstract Number 436, the G.W. Miller Survey, Abstract Number 1826, and the J.H. Conwell Survey, Abstract Number 343, Tarrant County, Texas, and being a part of that tract of land described by deed to ATB Boat Club Properties as recorded in Volume 11437, Page 1776, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "Carter & Burgess" found at the southwest corner of Lot 12X, Block 23, Stone Creek Ranch Phase I, an addition to the City of Fort Worth as recorded in Cabinet A, Slide 9909, Plat Records, Tarrant County, Texas, said point also being the in the east line of that tract of land described by deed to Texas Electric Service Company as recorded in Volume 2683, Page 181, Deed Records, Tarrant County, Texas;

THENCE with the south line of said Stone Creek Ranch Phase I, the following bearings and distances:

S 88°43'30"E, 734.83 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found at the beginning of a non-tangent curve to the right;

With said non-tangent curve to the right, an arc distance of 276.91 feet, through a central angle of 63°27'50", having a radius of 250.00 feet, the long chord of which bears N 20°20'52"W, 262.97 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

N 11 °23'03"E, 158.65 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

N 78°36'57"W, 120.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

N 11 °23'03"E, 245.66 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found at the beginning of a non-tangent curve to the left;

With said non-tangent curve to the left, an arc distance of 51.79 feet, through a central angle of 06°14'49", having a radius of 475.00 feet, the long chord of which bears N 86°02'54"W, 51.76 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

N 89°10'19"W, 27.32 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found at the beginning of a non-tangent curve to the right;

With said non-tangent curve to the right, an arc distance of 90.94 feet, through a central angle of 104°12'53", having a radius of 50.00 feet, the long chord of which bears N 81 °24'51"W, 78.92 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

S 53°30'42"W, 135.14 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

N 04°29'41 "W, 264.76 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

N 01°16'30"E, 301.81 feet to a 5/8 inch iron rod with cap-stamped "Carter & Burgess" found;

S 88°43'30"E, 110.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;
S 01°16'30"W, 10.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;
S 89°10'19"E, 50.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;
N 01°16'30"E, 6.71 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;
S 89°10'19"E, 159.54 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;
S 79°38'10"E, 48.32 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;
S 78°36'57"E, 269.36 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;
S 89°03'27"E, 42.25 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;
N 68°20'27"E, 46.28 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;
N 66°07'08"E, 280.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;
S 23°52'52"E, 110.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;
S 66°07'08"W, 10.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;
S 23°52'52"E, 50.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;
N 66°07'08"E, 10.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;
S 23°52'52"E, 220.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;
S 66°07'08"W, 10.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;
S 23°52'52"E, 50.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;
N 66°07'08"E, 10.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;
S 23°52'52"E, 120.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;
N 66°07'08"E, 50.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;
N 23°52'52"W, 10.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;
N 66°07'08"E, 431.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;
N 75°23'08"E, 47.93 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;
S 88°43'26"E, 230.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;
S 01°16'34"W, 10.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

S 88°43'26"E, 50.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

N 01°16'34"E, 15.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

S 88°43'26"E, 120.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found at the southeast corner of said Stone Creek Ranch Phase I, in the east line of said ATB Boat Club Properties tract, and in the west right-of-way of Bowman Roberts Road, a variable-width right-of-way;

THENCE S 01°16'34"W, 520.00 feet with said east line and said west right-of-way to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE N 88°43'26"W, 120.00 feet, departing said east line and said west right-of-way to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE S 01°16'34"W, 25.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE N 88°43'26"W, 165.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE S 71°41'23"W, 43.54 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE S 66°08'02"W, 800.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE S 56°15'07"W, 209.60 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE N 23°50'17"W, 136.87 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE S 66°07'08"W, 50.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE N 23°52'52"W, 10.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE S 66°07'08"W, 31.94 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found at the beginning of a curve to the left to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE with said curve to the left, an arc distance of 216.00 feet, through a central angle of 41°15'13", having a radius of 300.00 feet, the long chord of which bears S 45°29'31"W, 211.37 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE S 24°51'55"W, 141.90 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE S 65°08'05"E, 10.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE S 24°51'55"W, 50.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE N 65°08'05"W, 10.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE S 24°51'55"W, 10.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE N 65°08'05"W, 50.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE N 24°51'55"E, 52.71 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE N 65°08'05"W, 197.41 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

THENCE N 88°43'30"W, 589.52 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found in the west line of said ATB Boat Club Properties tract and the east line of said Texas Electric Service Company found;

THENCE N 01°16'30"E, 138.00 feet with said common line to the POINT OF BEGINNING and containing 40.037 acres of land, more or less.

PROPERTY DESCRIPTION

Being a 49.85 acre tract of land situated in the J. Bowman survey, Abstract No. 79, the W. Dean Survey, Abstract No. 436, J.B. McGee Survey, Abstract No. 1149 and the G.W. Miller Survey, Abstract No. 1826, City of Fort Worth, Tarrant County, Texas, and being part of a called 189.2161 acre tract of land described in the Special Warranty Deed to ATB Boat Club Properties, recorded in Instrument Number D194029960, Official Public Records, Tarrant County, Texas (OPRTCT), said 49.85 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found for the southwest corner of a called 31.316 acre tract of land described in the Special Warranty Deed to Kevin W. Vann, J.C.D., D.D., Bishop of the Catholic Diocese of Fort Worth and his successors in office, by deed recorded in Instrument Number D210130370, OPRTCT, said point being on the South line of said 189.2161 acre tract, and the North line of a called 1.15 acre tract of land described as Second Tract in the Warranty Deed to Texas Electric Service Co., by deed recorded in Volume 2683, Page 181, OPRTCT;

THENCE, South 89 degrees 34 minutes 45 second West, along the South line of said 189.2161 acre tract, and the common north line of said 1.15 acre tract, a distance of 714.45 feet to a broken concrete monument stamped "TESCO" found for the southwest corner of said 189.2161 acre tract, and southeast corner of the called 19.77 acre tract of land described as First Tract in the Warranty Deed to Texas Electric Service Co., by deed recorded in Volume 2683, Page 181, OPRTCT;

THENCE, along the West line of said 189.2161 acre tract, and the east line of said 19.77 acre tract, the following courses and distances:

North 14 degrees 00 minutes 57 seconds West, a distance of 1,255.18 feet to a broken concrete monument stamped "TESCO" found for corner;

North 00 degree 16 minutes 16 seconds East, a distance of 141.07 feet to a found 5/8" iron rod with cap stamped "JACOBS" at the southwest corner of lot 1X, Block 22 of Stone Creek Ranch, Phase IV, Tract 1, an addition to the City of Fort Worth, as recorded in Instrument Number D214171052, OPRTCT, said point also being the southwest corner of a called 40.037 acre tract of land described as Tract III in the Special Warranty Deed to LGI Homes Texas, LLC, by deed recorded in Instrument Number D213284318, OPRTCT;

THENCE, along the South line of said Stone Creek Ranch, Phase IV, tract 1, and the south line of said 40.037 acre tract, the following courses and distances:

South 89 degrees 43 minutes 44 seconds East, a distance of 589.52 feet to a found 5/8" iron rod with cap stamped "JACOBS";

South 66 degrees 08 minutes 19 seconds East, a distance of 197.41 feet to a found 5/8" iron rod with cap stamped "JACOBS" for the southeast corner of said Lot 1X, Block 22, said point being on

the northwest right-of-way line of Obsidian Creek Drive, a 50 foot right-of-way, as recorded in County Clerk's File No. D214171052, OPRTCT;

South 23 degrees 51 minutes 41 seconds West, along said northwest right-of-way line of Obsidian Creek Drive, a distance of 52.71 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at the southwest corner of said Obsidian Creek Drive;

South 66 degrees 08 minutes 19 seconds East, along the southwest line of said Obsidian Creek Drive, a distance of 50.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at the south corner of said Obsidian Creek Drive;

North 23 degrees 51 minutes 42 seconds East, along the southeast right-of-way line of said Obsidian Creek Drive, a distance of 10.00 feet to a set "X" cut in concrete at the intersection of said southeast right-of-way line of Obsidian Creek Drive, and the southwest right-of-way line of Royal Gorge Drive, a 50 foot right-of-way, as recorded in Instrument Number D214171052, OPRTCT;

South 66 degrees 08 minutes 18 seconds East, along said southwest right-of-way line of Royal Gorge Drive, a distance of 10.00 feet to set 1/2" iron rod with cap stamped "ypassociates.com" at the South corner of said Royal Gorge Drive;

North 23 degrees 51 minutes 41 seconds East, along the southeast line of said Royal Gorge Drive, a distance of 50.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at the northeast corner of said Royal Gorge Drive;

North 66 degrees 08 minutes 18 seconds West, along the northeast right-of-way line of said Royal Gorge Drive, a distance of 10.00 feet to a set "X" cut in concrete at the intersection of said northeast right-of-way line of Royal Gorge Drive, and aforesaid southeast right-of-way line of Obsidian Creek Drive;

North 23 degrees 51 minutes 41 seconds East, along said southeast right-of-way line of Obsidian Creek Drive, a distance of 141.90 feet to a set 1/2" iron rod with cap stamped "ypassociates.com", and the beginning of a tangent curve to the right having a central angle of 41 degrees 15 minutes 13 seconds, a radius of 300.00 feet, and a long chord that bears North 44 degrees 29 minutes 17 seconds East a distance of 211.37 feet;

Continuing along said southeast right-of-way line of said Obsidian Creek Drive, and along said tangent curve to the right, passing at an arc distance 149.70 feet an exterior ell corner of said Stone Creek Ranch, Phase IV, and continuing along the South line of said 40.037 acre tract for a total arc distance of 216.00 feet to a found 5/8" iron rod;

North 65 degrees 06 minutes 54 seconds East, a distance of 31.94 feet to a point for corner;

South 24 degrees 53 minutes 06 seconds East, a distance of 10.00 feet to a 5/8" iron rod found with illegible cap;

North 65 degrees 06 minutes 54 seconds East, a distance of 50.00 feet to a point for corner;

South 24 degrees 52 minutes 12 seconds East, a distance of 136.85 feet to a 5/8" iron rod found for corner;

North 55 degrees 14 minutes 53 seconds East, a distance of 209.53 feet to a 5/8" iron rod found for corner;

North 65 degrees 07 minutes 48 seconds East, a distance of 800.00 feet to a 5/8" iron rod found for corner;

North 70 degrees 41 minutes 09 seconds East, a distance of 43.54 feet to a point for corner;

South 89 degrees 43 minutes 40 seconds East, a distance of 165.00 feet to a point for corner;

North 00 degree 16 minutes 20 seconds East, a distance of 25.00 feet to a point for corner;

South 89 degrees 43 minutes 40 seconds East, a distance of 120.00 feet to a 5/8" iron rod found for the southeast corner of said 40.037 acre tract, said point being on the east line of said 189.2161 acre tract, and the West right-of-way line of Bowman Roberts Road, a variable width right-of-way;

THENCE South 00 degree 16 minutes 20 seconds West, along the east line of said 189.2161 acre tract, and the west right-of-way line of said Bowman Roberts Road, a distance of 923.14 feet to a point for corner at the northeast corner of aforesaid 31.316 acre tract;

THENCE South 89 degrees 34 minutes 45 second West, along the north line of said 31.316 acre tract, a distance of 1370.84 feet to a found 5/8" iron rod with a yellow plastic cap stamped "JACOBS" at the northwest corner of said 31.316 acre tract;

THENCE South 00 degrees 28 minutes 59 seconds East, along the west line of said 31.316 acre tract, a distance of 1,000.01 feet to the POINT OF BEGINNING and containing a calculated area of 49.85 acres or 2,171,612 square feet of land.