

RESOLUTION NO. 4182

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS, AUTHORIZING THE ESTABLISHMENT OF THE PRESTON HARBOR PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY OF DENISON, TEXAS, IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE, AND AUTHORIZING AND DIRECTING THE FILING OF THIS RESOLUTION; PROVIDING FOR RELATED MATTERS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on November 8, 2024, the City Clerk of the City of Denison, Texas (the "City"), received a petition (the "Petition") requesting creation of a public improvement district (the "District") under Chapter 372 of the Texas Local Government Code, as amended (the "Act"), by (1) the record owner of taxable real property representing more than fifty percent (50%) of the appraised value of the real property liable for assessment under the proposal (as determined by the most recent certified appraisal roll of the counties in which the District is to be located) in the proposed District, and (2) the record owners of taxable real property liable for assessment under the proposal who (A) constitute more than 50% of all record owners of property that is liable for assessment under the proposal or (B) own taxable real property that constitutes more than 50% of the area of all taxable real property that is liable for assessment under the proposal (the "Petitioner"); and

WHEREAS, the Petition, has been examined, verified, and found to meet the requirements of Section 372.005(b) of the Act, and to be sufficient for consideration by the City Council; and

WHEREAS, the boundaries of the proposed District are more fully set forth and described by metes and bounds and depicted in "**Exhibit A**" (the "Property") attached hereto and incorporated herein for all purposes, said area for the District being within the corporate boundaries of the City; and

WHEREAS, after providing all the notices required by the Act, including the publication of the notice of the public hearing in an official newspaper of general circulation in the City and mailing of notice of the public hearing to the property owner in a timely manner, all as required by and in conformity with the Act, the City, on January 6, 2025, conducted a public hearing on the advisability of the improvements and services described in the Petition and the creation of the District; and

WHEREAS, after all persons having an interest in the creation of the District were given the opportunity to be heard, the City Council closed the public hearing on the advisability of the improvements and services on January 6, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS, AS FOLLOWS:

Section 1. The findings set forth in the recitals of this Resolution are hereby found to be true and correct and are incorporated herein for all purposes.

Section 2. The Petition submitted to the City was filed with the City Clerk and complies with Section 372.005 of the Act.

Section 3. Pursuant to the requirements of the Act, the City Council, after considering the Petition and the evidence and testimony presented at the public hearing on January 6, 2025, hereby finds and declares:

(a) Advisability of the Proposed Improvements. It is advisable to create the District to provide the Authorized Improvements (as defined and described below) The Authorized Improvements are feasible and desirable and will promote the interests of the City and will confer a special benefit on the Property.

(b) The District shall be known as the “Preston Harbor Public Improvement District.”

(c) General Nature of the Authorized Improvements. The general nature of the proposed public improvements (collectively, the “Authorized Improvements”) to be provided by the District that are necessary for the development of the property within the District and which shall promote the interests of the City and confer a special benefit upon the property, may include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) – (iv) above authorized by the Act, including acquisition of land or right-of-way or similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District as approved by the City including services related to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; and (vii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) – (vi) above, and costs of establishing, administering and operating the District.

(d) Estimated Cost of the Authorized Improvements. The Petitioner currently estimates the total estimated cost of the Authorized Improvements is \$300,000,000.

(e) Boundaries. The boundaries of the District shall include approximately 1011.557 acres of property located within the corporate limits of the City and generally located south of Lake Texoma/Red River, east of SH 289, northerly and westerly of Highway 84, and north of FM 406 as more particularly

described by metes and bounds and more particularly depicted in “**Exhibit A**” attached hereto.

(f) Proposed Method of Assessment. The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the cost on property similarly benefitted. Each assessment may be paid in full at any time (including accrued and unpaid interest), and certain assessments may be paid in annual installments (including interest and debt). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessments and must continue for a period necessary to retire the indebtedness issued to finance or refinance those Authorized Improvements (including interest). After creation of the District, a service and assessment plan will be prepared showing the special benefits accruing to property within the District and how the costs of the Authorized Improvements are assessed against the property on the basis of special benefit received by the property from the same.

(g) Apportionment of Cost between the City and the District. The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on property within the District. No municipal property in the District shall be assessed. The Petitioner may also pay certain costs of the improvements benefitting the District from other funds available to it as the developer of the District.

(h) Management of the District. The District shall be managed by the City with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.

(i) Advisory Board. The District shall be managed without the creation of an advisory board.

Section 4. The Preston Harbor Public Improvement District is hereby authorized and approved as a Public Improvement District under the Act in accordance with the findings of the City Council as to the advisability of the Authorized Improvements contained in this Resolution; the nature and the estimated costs of the Authorized Improvements; the boundaries of the District; the method of assessment; and the apportionment of costs as described herein; and the determination that the District is needed to fund such Authorized Improvements.

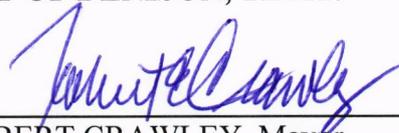
Section 5. The City hereby authorizes and directs the City Clerk, on or before January 13, 2025, in accordance with the Act, to file a copy of this Resolution authorizing the District with the county clerk of Grayson County in which all of the public improvement district is located.

Section 6. Effective upon the date of the passage of this Resolution, the District shall be established.

Section 7. This Resolution shall take effect and be in full force and effect immediately from and after the date of its passage.

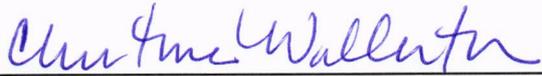
ADOPTED, PASSED AND APPROVED on this 6th day of January 2025.

CITY OF DENISON, TEXAS



ROBERT CRAWLEY, Mayor

ATTEST:

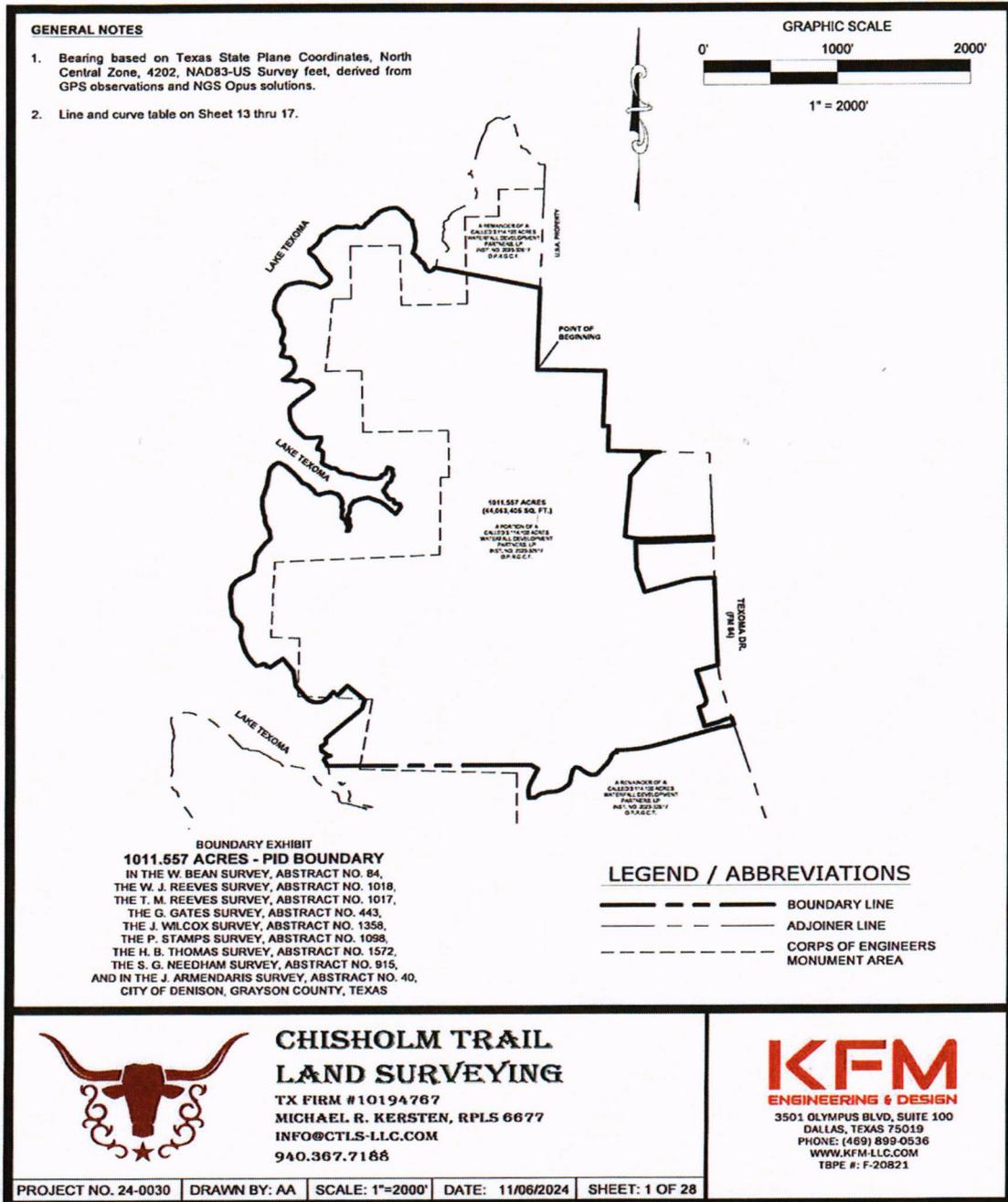


Christine Wallentine, City Clerk



EXHIBIT A

BOUNDARIES MAP



PROPERTY METES AND BOUNDS

1011.557ACRES

BEING all that certain tract or parcel of land situated in the W. Bean Survey, Abstract No. 84 in the W. J. Reeves Survey, Abstract No. 1018, in the T. M. Reeves Survey, Abstract No. 1017, in the G. Gates Survey, Abstract No. 443 in the J. Wilcox Survey, Abstract No. 1358, in the P. Stamps Survey, Abstract No. 1098, and in the J. Armendaris Survey, Abstract No. 40, in Grayson County, Texas and being a portion of a called 3,114.100 acre tract of land described in the deed to Waterfall Development Partners, LP, recorded in Instrument No. 2023-32617 Official Public Records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail found at a salient corner of said 3,114.100 acre tract;

THENCE South 88° 39' 36" East, with a northerlyline of said 3,114.100 acre tract, a distance of 1030.40 feet to a corps of engineers monument found ;

THENCE South 02° 03' 16" West, with an easterlyline of said 3,114.100 acre tract, a distance of 9200.4 feet to a corps of engineers monument found;

THENCE South 88° 39' 44" East, with a northerlyline of said 3,114.100 acre tract, a distance of 86.09 feet to a corps of engineers monument found;

THENCE South 02° 57' 38" West, with an easterlyline of said 3,114.100 acre tract, a distance of 411.57 feet to a corps of engineers monument found;

THENCE South 88° 03' 29" East, with a northerlyline of said 3,114.100 acre tract, passing a corps of engineers monument at a distance of 3772.4 feet, for a total distance of 512.44 feet;

THENCE with the boundary line of said 3,114.100 acre tract, the following courses and distances

1. South 00° 30' 51" West, a distance of 49.45 feet;
2. South 11° 48' 49" East, a distance of 64.75 feet to a mag nail found;
3. North 45° 14' 01" East, a distance of 86.01 feet to a mag nail found;
4. North 44° 45' 59" West, a distance of 23.21 feet;
5. North 00° 28' 22" East, a distance of 33.82 feet;
6. South 88° 03' 30" East, a distance of 201.48 feet;

THENCE over and across said 3,114.100 acre tract, the following courses and distances:

1. South 86° 16' 59" West, a distance of 40.29 feet;
2. South 70° 47' 50" West, a distance of 42.25 feet;
3. South 63° 26' 23" West, a distance of 36.99 feet;
4. South 51° 58' 45" West, a distance of 68.05 feet to the beginning of a non-tangential curve to the left;
5. THENCE With said curve to the left, having a radius of 310.65 feet, a central angle of 14° 38' 53", an arc length of 79.42 feet, a chord that bears South 44° 23' 10" West, a distance of 79.20 feet to a point at the end of said non-tangential line curve;
6. South 37° 25' 03" West, a distance of 350.00 feet;
7. South 04° 48' 39" West, a distance of 1002.20 feet to the beginning of a non-tangential curve to the left;
8. THENCE With said curve to the left, having a radius of 1070.00 feet, a central angle of 19° 13' 56", an arc length of 359.16 feet, a chord that bears South 82° 21' 10" East, a distance of 357.48 feet to a point at the end of said curve;
9. North 88° 01' 51" East, a distance of 951.99 feet to the easterly line of said 3,114.100 acre tract and the westerly right-of-way line of Texoma Drive (FM 84);

THENCE South 01° 58' 09" East, a distance of 60.00 feet;

THENCE over and across said 3,114.100 acre tract, the following courses and distances:

1. South 88° 01' 51" West, a distance of 951.99 feet to the beginning of a curve to the right;
2. THENCE With said curve to the right, having a radius of 1130.00 feet, a central angle of 09° 47' 17", an arc length of 193.04 feet, a chord that bears North 87° 04' 30" West, a distance of 192.81 feet to a point at the end of said curve;
3. South 01° 41' 09" East, a distance of 444.63 feet;
4. South 17° 21' 10" East, a distance of 408.12 feet;
5. North 72° 56' 49" East, a distance of 604.85 feet to the beginning of a curve to the right;
6. THENCE With said curve to the right, having a radius of 1050.00 feet, a central angle of 15° 02' 02", an arc length of 275.51 feet, a chord that bears North 80° 27' 50" East, a distance of 274.72 feet to a point at the end of said curve;
7. North 87° 58' 51" East, a distance of 181.79 feet to the easterly line of said 3,114.100 acre tract and the westerly right-of-way line of Texoma Drive (FM 84);

THENCE with the easterly line of said 3,114.100 acre tract and the westerly right-of-way line of Texoma Drive (FM 84), the following courses and distances:

1. South 02° 02' 25" East, a distance of 1299.24 feet to the beginning of a non-tangential curve to the left;

2. THENCE With said curve to the left, having a radius of 2914.79 feet, a central angle of $03^{\circ} 04' 22''$, an arc length of 156.32 feet, a chord that bears South $03^{\circ} 35' 52''$ East, a distance of 156.30 feet to a point at the end of said curve;

THENCE over and across said 3,114.100 acre tract, the following courses and distances:

1. South $72^{\circ} 56' 51''$ West, a distance of 334.95 feet;
2. South $17^{\circ} 03' 45''$ East, a distance of 489.65 feet to the beginning of a curve to the right;
3. THENCE With said curve to the right, having a radius of 100.00 feet, a central angle of $90^{\circ} 00' 36''$, an arc length of 157.10 feet, a chord that bears South $27^{\circ} 56' 33''$ West, a distance of 141.43 feet to a point at the end of said curve;
4. South $72^{\circ} 56' 51''$ West, a distance of 43.34 feet;
5. South $17^{\circ} 03' 09''$ East, a distance of 77.16 feet;
6. South $15^{\circ} 05' 28''$ East, a distance of 248.31 feet;
7. North $72^{\circ} 56' 51''$ East, a distance of 205.21 feet to the beginning of a curve to the left;
8. THENCE With said curve to the left, having a radius of 250.00 feet, a central angle of $08^{\circ} 31' 51''$, an arc length of 37.22 feet, a chord that bears North $68^{\circ} 40' 56''$ East, a distance of 37.19 feet to a point at the end of said curve;
9. North $64^{\circ} 25' 00''$ East, a distance of 63.82 feet to the beginning of a curve to the right;
10. THENCE With said curve to the right, having a radius of 250.00 feet, a central angle of $08^{\circ} 31' 51''$, an arc length of 37.22 feet, a chord that bears North $68^{\circ} 40' 56''$ East, a distance of 37.19 feet to a point at the end of said curve;
11. North $72^{\circ} 56' 51''$ East, a distance of 81.35 feet to the easterly line of said 3,114.100 acre tract and the westerly right-of-way line of Texoma Drive (FM 84);

THENCE South $17^{\circ} 03' 09''$ East, with the easterly line of said 3,114.100 acre tract and the westerly right-of-way line of Texoma Drive (FM 84), a distance of 120.00 feet;

THENCE over and across said 3,114.100 acre tract, the following courses and distances:

1. South $72^{\circ} 56' 51''$ West, a distance of 81.35 feet to the beginning of a curve to the right;
2. THENCE With said curve to the right, having a radius of 250.00 feet, a central angle of $08^{\circ} 31' 51''$, an arc length of 37.22 feet, a chord that bears South $77^{\circ} 12' 46''$ West, a distance of 37.19 feet to a point at the end of said curve;
3. South $81^{\circ} 28' 42''$ West, a distance of 63.83 feet to the beginning of a curve to the left;
4. THENCE With said curve to the left, having a radius of 250.00 feet, a central angle of $08^{\circ} 31' 51''$, an arc length of 37.22 feet, a chord that bears South $77^{\circ} 12' 46''$ West, a distance of 37.19 feet to a point at the end of said curve;

South 72° 56' 51" West, a distance of 947.54 feet to the beginning of a curve to the right;
THENCE With said curve to the right, having a radius of 2060.00 feet, a central angle of 17° 29' 20", a chord that bears South 81° 41' 31" West, a distance of 626.35 feet to a point at the end of said curve;

South 02° 18' 25" West, a distance of 41.79 feet;
South 89° 21' 34" West, a distance of 34.28 feet;
South 42° 52' 24" West, a distance of 45.54 feet;
South 24° 41' 07" West, a distance of 38.80 feet;
South 23° 39' 51" West, a distance of 47.09 feet;
South 27° 07' 09" West, a distance of 45.43 feet;
South 34° 52' 47" West, a distance of 41.69 feet;
South 42° 37' 38" West, a distance of 57.62 feet;
South 39° 28' 43" West, a distance of 105.72 feet;
South 40° 39' 53" West, a distance of 36.48 feet;
South 52° 01' 39" West, a distance of 40.78 feet;
South 71° 33' 27" West, a distance of 34.38 feet;
South 89° 30' 12" West, a distance of 31.25 feet;
North 76° 33' 47" West, a distance of 25.71 feet;
North 64° 05' 41" West, a distance of 47.75 feet;
North 56° 40' 33" West, a distance of 43.41 feet;
North 51° 33' 24" West, a distance of 79.28 feet;
North 51° 12' 42" West, a distance of 31.62 feet;
North 72° 07' 46" West, a distance of 37.14 feet;
South 79° 26' 22" West, a distance of 26.14 feet;

THENCE with the westerly line of said 3,114.100 acre tract and the meanders of the 619 contour of Lake Texoma, the following courses and distances:

South 40° 10' 36" West, a distance of 48.02 feet;
South 19° 26' 03" West, a distance of 24.99 feet;
South 18° 12' 33" West, a distance of 33.75 feet;
South 14° 16' 21" West, a distance of 39.43 feet;
South 08° 48' 52" West, a distance of 34.23 feet;
South 06° 45' 09" West, a distance of 35.39 feet;
South 08° 44' 02" West, a distance of 30.93 feet;
South 09° 41' 11" West, a distance of 10.98 feet;
South 18° 47' 46" West, a distance of 24.42 feet;
South 40° 16' 42" West, a distance of 14.79 feet;
South 33° 20' 50" West, a distance of 12.13 feet;
South 46° 37' 57" West, a distance of 17.20 feet;

South 56° 53' 45" West, a distance of 17.81 feet;
 South 51° 41' 56" West, a distance of 14.24 feet;
 South 51° 41' 56" West, a distance of 16.56 feet;
 South 51° 41' 56" West, a distance of 17.83 feet;
 South 55° 10' 11" West, a distance of 25.21 feet;
 South 58° 04' 00" West, a distance of 36.51 feet;
 South 66° 15' 48" West, a distance of 24.22 feet;
 South 70° 49' 44" West, a distance of 42.13 feet;
 South 79° 41' 55" West, a distance of 19.90 feet;
 South 82° 38' 22" West, a distance of 27.75 feet;
 South 85° 20' 04" West, a distance of 31.19 feet;
 South 83° 43' 48" West, a distance of 48.61 feet;
 South 77° 12' 52" West, a distance of 23.74 feet;
 South 77° 25' 25" West, a distance of 54.71 feet;
 South 75° 40' 39" West, a distance of 22.72 feet;
 South 72° 05' 05" West, a distance of 26.64 feet;
 South 54° 47' 30" West, a distance of 10.20 feet;
 South 53° 44' 31" West, a distance of 83.10 feet to the beginning of a curve to the right;
 THENCE With said curve to the right, having a radius of 3.00 feet, a central angle of 32° 00' 40",
 an arc length of 1.68 feet, a chord that bears South 69° 44' 51" West, a distance of 1.65 feet to a
 point at the end of said curve;
 South 85° 45' 11" West, a distance of 92.90 feet to the beginning of a curve to the right;
 THENCE With said curve to the right, having a radius of 3.00 feet, a central angle of 90° 00' 00",
 an arc length of 4.71 feet, a chord that bears North 49° 14' 49" West, a distance of 4.24 feet to a
 point at the end of said curve;
 North 04° 14' 49" West, a distance of 64.43 feet to the beginning of a curve to the right;
 THENCE With said curve to the right, having a radius of 380.00 feet, a central angle of 30° 16'
 58", an arc length of 200.84 feet, a chord that bears North 10° 53' 40" East, a distance of 198.51
 feet to a point at the end of said curve;
 North 26° 02' 09" East, a distance of 243.31 feet to the beginning of a curve to the left;
 THENCE With said curve to the left, having a radius of 3.00 feet, a central angle of 85° 14' 12",
 an arc length of 4.46 feet, a chord that bears North 16° 34' 57" West, a distance of 4.06 feet to a
 point at the end of said curve;
 North 59° 12' 03" West, a distance of 68.65 feet;
 North 58° 26' 06" West, a distance of 8.85 feet;
 North 59° 25' 50" West, a distance of 51.21 feet to the beginning of a curve to the left;
 THENCE With said curve to the left, having a radius of 3.00 feet, a central angle of 30° 41' 03",
 an arc length of 1.61 feet, a chord that bears North 74° 46' 21" West, a distance of 1.59 feet to a
 point at the end of said curve;

South 89° 53' 07" West, a distance of 3045.59 feet to the westerly line of said 3,114.100 acre tract and the meanders of the 619 contour of Lake Texoma;

THENCE with the westerly line of said 3,114.100 acre tract and the meanders of the 619 contour of Lake Texoma, the following courses and distances:

1. North 23° 41' 36" West, a distance of 60.97 feet;
2. North 31° 41' 54" West, a distance of 56.89 feet;
3. North 25° 04' 24" East, a distance of 35.75 feet;
4. North 59° 42' 08" East, a distance of 43.98 feet;
5. North 70° 32' 09" East, a distance of 48.29 feet;
6. North 82° 15' 48" West, a distance of 42.29 feet;
7. North 49° 06' 16" West, a distance of 69.58 feet;
8. North 52° 40' 04" West, a distance of 49.77 feet;
9. North 18° 39' 12" West, a distance of 20.26 feet;
10. North 03° 14' 16" West, a distance of 58.38 feet;
11. North 74° 33' 40" East, a distance of 33.14 feet;
12. North 45° 49' 42" East, a distance of 55.08 feet;
13. North 08° 11' 31" East, a distance of 57.98 feet;
14. North 46° 32' 40" West, a distance of 20.71 feet;
15. North 47° 22' 35" East, a distance of 733.77 feet;
16. North 16° 15' 56" East, a distance of 157.36 feet;
17. North 47° 46' 28" West, a distance of 348.82 feet;
18. South 43° 47' 31" West, a distance of 214.07 feet;
19. North 46° 12' 29" West, a distance of 80.00 feet;
20. South 41° 10' 14" West, a distance of 128.00 feet to the beginning of a non-tangential curve to the right;
21. THENCE With said curve to the right, having a radius of 206.73 feet, a central angle of 101° 22' 09", an arc length of 365.75 feet, a chord that bears South 89° 22' 02" West, a distance of 319.88 feet to a point at the end of said curve;
22. North 38° 25' 49" West, a distance of 249.34 feet;
23. North 09° 24' 32" West, a distance of 257.51 feet;
24. North 36° 48' 43" West, a distance of 258.91 feet;
25. South 53° 22' 04" West, a distance of 218.29 feet;
26. South 53° 02' 36" West, a distance of 18.89 feet;
27. North 46° 19' 20" West, a distance of 30.95 feet;
28. South 78° 52' 15" West, a distance of 31.09 feet;
29. North 20° 13' 21" West, a distance of 30.89 feet;
30. North 66° 56' 57" West, a distance of 39.44 feet;
31. South 60° 05' 39" West, a distance of 35.96 feet;
32. South 80° 34' 35" West, a distance of 76.26 feet;
33. North 41° 50' 34" West, a distance of 69.19 feet;
34. North 36° 36' 53" West, a distance of 131.58 feet;

35. North 28° 28' 03" West, a distance of 94.97 feet;
36. North 16° 51' 28" West, a distance of 94.99 feet;
37. North 15° 06' 53" West, a distance of 134.94 feet;
38. North 00° 32' 42" East, a distance of 49.74 feet;
39. North 04° 51' 50" East, a distance of 123.63 feet;
40. North 19° 58' 27" West, a distance of 73.40 feet;
41. North 41° 31' 14" West, a distance of 99.62 feet;
42. North 35° 57' 57" West, a distance of 62.49 feet;
43. North 10° 31' 17" West, a distance of 132.31 feet;
44. North 02° 07' 35" West, a distance of 59.64 feet;
45. North 06° 10' 03" West, a distance of 146.75 feet;
46. North 08° 38' 50" East, a distance of 53.56 feet;
47. North 10° 13' 05" East, a distance of 108.53 feet;
48. North 34° 34' 34" East, a distance of 93.43 feet;
49. North 52° 50' 53" East, a distance of 91.05 feet;
50. North 63° 40' 17" East, a distance of 50.07 feet;
51. North 63° 47' 43" East, a distance of 100.45 feet;
52. North 51° 03' 36" East, a distance of 75.00 feet;
53. North 07° 05' 25" East, a distance of 80.48 feet;
54. North 08° 11' 51" East, a distance of 112.90 feet;
55. North 07° 02' 43" East, a distance of 71.59 feet;
56. North 32° 37' 42" East, a distance of 124.12 feet;
57. North 35° 34' 13" East, a distance of 127.46 feet;
58. North 44° 25' 31" East, a distance of 114.40 feet;
59. North 07° 40' 29" West, a distance of 135.68 feet;
60. North 27° 40' 23" West, a distance of 102.97 feet;
61. North 16° 17' 14" West, a distance of 66.69 feet;
62. North 00° 23' 39" East, a distance of 66.86 feet;
63. North 21° 50' 56" West, a distance of 66.50 feet;
64. North 07° 01' 54" West, a distance of 141.26 feet;
65. North 01° 18' 54" East, a distance of 122.32 feet;
66. North 20° 16' 50" East, a distance of 89.31 feet;
67. North 18° 23' 49" East, a distance of 112.29 feet;
68. North 08° 25' 25" East, a distance of 123.81 feet;
69. North 07° 44' 39" East, a distance of 120.62 feet;
70. North 25° 07' 39" East, a distance of 81.06 feet;
71. North 43° 53' 29" East, a distance of 57.93 feet;
72. North 53° 59' 37" East, a distance of 50.47 feet;
73. North 78° 59' 02" East, a distance of 32.41 feet;
74. South 60° 19' 11" East, a distance of 110.66 feet;
75. South 45° 45' 19" East, a distance of 173.38 feet;
76. South 40° 37' 12" East, a distance of 79.88 feet;
77. South 35° 27' 10" East, a distance of 122.35 feet;

78. South 63° 57' 06" East, a distance of 93.16 feet;
79. South 44° 38' 30" East, a distance of 138.55 feet;
80. South 23° 02' 28" East, a distance of 46.83 feet;
81. South 72° 33' 04" East, a distance of 67.47 feet;
82. North 49° 24' 54" East, a distance of 20.05 feet;
83. North 77° 27' 54" East, a distance of 98.42 feet;
84. North 80° 40' 31" East, a distance of 47.01 feet;
85. South 73° 07' 22" East, a distance of 98.95 feet;
86. South 61° 43' 32" East, a distance of 24.33 feet;
87. South 32° 00' 08" East, a distance of 84.98 feet;
88. South 16° 40' 27" East, a distance of 67.34 feet;
89. South 10° 58' 57" West, a distance of 73.29 feet;
90. South 23° 33' 31" East, a distance of 44.20 feet;
91. South 08° 40' 48" West, a distance of 68.54 feet;
92. South 02° 21' 10" West, a distance of 65.80 feet;
93. South 46° 22' 31" East, a distance of 80.11 feet;
94. South 09° 15' 39" East, a distance of 40.37 feet;
95. South 31° 16' 45" East, a distance of 49.02 feet;
96. South 02° 38' 45" West, a distance of 62.69 feet;
97. South 27° 16' 15" West, a distance of 29.41 feet;
98. South 88° 32' 25" East, a distance of 26.46 feet;
99. North 14° 32' 18" East, a distance of 42.87 feet;
100. North 24° 05' 09" East, a distance of 47.31 feet;
101. North 24° 17' 34" West, a distance of 39.46 feet;
102. North 05° 00' 31" West, a distance of 26.40 feet;
103. North 00° 43' 08" West, a distance of 50.45 feet;
104. North 41° 56' 10" West, a distance of 45.34 feet;
105. North 03° 02' 53" West, a distance of 33.33 feet;
106. North 33° 02' 04" East, a distance of 60.66 feet;
107. North 04° 13' 46" East, a distance of 50.31 feet;
108. North 07° 51' 00" East, a distance of 45.90 feet;
109. North 32° 31' 31" East, a distance of 94.15 feet;
110. North 66° 40' 47" East, a distance of 92.28 feet;
111. North 76° 38' 56" East, a distance of 138.75 feet;
112. South 66° 44' 59" East, a distance of 60.82 feet;
113. South 70° 12' 42" East, a distance of 127.43 feet;
114. South 51° 56' 20" East, a distance of 124.62 feet;
115. South 44° 30' 47" East, a distance of 95.63 feet;
116. South 49° 44' 36" East, a distance of 95.56 feet;
117. North 35° 03' 09" East, a distance of 136.27 feet;
118. North 16° 24' 00" West, a distance of 52.77 feet;
119. North 81° 50' 42" West, a distance of 85.74 feet;
120. North 13° 40' 04" West, a distance of 63.98 feet;

121. North 79° 39' 32" West, a distance of 64.98 feet;
122. North 33° 51' 39" West, a distance of 73.29 feet;
123. North 30° 17' 07" West, a distance of 73.39 feet;
124. North 13° 22' 22" West, a distance of 17.95 feet;
125. North 28° 42' 09" East, a distance of 137.77 feet;
126. North 51° 02' 59" East, a distance of 52.59 feet;
127. North 16° 56' 38" East, a distance of 51.73 feet;
128. North 26° 23' 41" East, a distance of 57.90 feet;
129. North 19° 07' 34" West, a distance of 67.31 feet;
130. North 11° 05' 15" East, a distance of 38.86 feet;
131. North 65° 40' 48" West, a distance of 73.34 feet;
132. South 20° 08' 49" West, a distance of 115.65 feet;
133. South 67° 56' 06" West, a distance of 64.24 feet;
134. South 14° 32' 06" West, a distance of 40.41 feet;
135. South 75° 05' 48" West, a distance of 81.06 feet;
136. North 85° 22' 05" West, a distance of 121.92 feet;
137. North 78° 15' 52" West, a distance of 94.44 feet;
138. North 77° 33' 22" West, a distance of 54.82 feet;
139. North 68° 52' 49" West, a distance of 115.31 feet;
140. North 81° 06' 02" West, a distance of 97.05 feet;
141. North 70° 19' 14" West, a distance of 67.06 feet;
142. North 43° 48' 04" West, a distance of 81.96 feet;
143. North 83° 04' 48" West, a distance of 72.44 feet;
144. North 62° 45' 18" West, a distance of 110.97 feet;
145. North 50° 44' 46" West, a distance of 51.61 feet;
146. North 12° 19' 33" East, a distance of 60.65 feet;
147. North 03° 05' 25" East, a distance of 123.80 feet;
148. North 47° 37' 47" West, a distance of 55.36 feet;
149. North 73° 21' 15" West, a distance of 48.22 feet;
150. North 04° 26' 31" West, a distance of 10.50 feet;
151. North 22° 19' 08" East, a distance of 154.05 feet;
152. North 05° 26' 44" West, a distance of 44.70 feet;
153. South 87° 31' 52" West, a distance of 65.47 feet;
154. South 84° 09' 05" West, a distance of 95.71 feet;
155. North 82° 46' 24" West, a distance of 85.90 feet;
156. North 43° 11' 40" West, a distance of 78.91 feet;
157. North 44° 04' 37" West, a distance of 89.02 feet;
158. North 34° 09' 05" West, a distance of 86.73 feet;
159. North 21° 50' 54" West, a distance of 105.67 feet;
160. North 07° 16' 55" West, a distance of 145.08 feet;
161. North 06° 22' 43" East, a distance of 67.27 feet;
162. North 39° 26' 00" East, a distance of 22.84 feet;
163. North 45° 15' 30" East, a distance of 138.21 feet;

- 164. North 52° 48' 15" East, a distance of 193.28 feet;
- 165. North 47° 55' 58" East, a distance of 111.91 feet;
- 166. North 15° 54' 14" West, a distance of 66.13 feet;
- 167. North 50° 21' 50" West, a distance of 90.10 feet;
- 168. North 71° 20' 21" West, a distance of 94.08 feet;
- 169. South 71° 08' 05" West, a distance of 84.06 feet;
- 170. North 72° 05' 50" West, a distance of 72.86 feet;
- 171. South 86° 30' 58" West, a distance of 37.36 feet;
- 172. North 82° 21' 53" West, a distance of 93.85 feet;
- 173. North 50° 26' 20" East, a distance of 127.44 feet;
- 174. North 43° 20' 20" East, a distance of 85.57 feet;
- 175. North 18° 41' 01" East, a distance of 87.81 feet;
- 176. North 14° 02' 40" West, a distance of 83.71 feet;
- 177. North 39° 03' 46" West, a distance of 82.80 feet;
- 178. North 89° 08' 54" West, a distance of 55.17 feet;
- 179. North 72° 40' 50" West, a distance of 89.07 feet;
- 180. North 21° 43' 23" East, a distance of 116.44 feet;
- 181. North 01° 32' 04" West, a distance of 65.28 feet;
- 182. North 35° 07' 26" West, a distance of 60.88 feet;
- 183. North 05° 22' 02" West, a distance of 25.68 feet;
- 184. North 17° 44' 08" East, a distance of 126.41 feet;
- 185. North 03° 45' 08" West, a distance of 95.45 feet;
- 186. North 34° 30' 50" West, a distance of 50.72 feet;
- 187. North 11° 59' 42" West, a distance of 117.79 feet;
- 188. North 38° 28' 17" West, a distance of 85.21 feet;
- 189. North 22° 15' 24" West, a distance of 84.22 feet;
- 190. North 07° 09' 28" East, a distance of 57.03 feet;
- 191. North 05° 11' 10" East, a distance of 89.38 feet;
- 192. North 20° 46' 27" East, a distance of 65.67 feet;
- 193. North 31° 54' 56" East, a distance of 70.91 feet;
- 194. North 20° 38' 59" East, a distance of 44.10 feet;
- 195. North 40° 33' 59" East, a distance of 127.70 feet;
- 196. North 71° 23' 43" East, a distance of 115.00 feet;
- 197. North 80° 07' 19" East, a distance of 106.69 feet;
- 198. South 78° 23' 50" East, a distance of 44.86 feet;
- 199. North 84° 17' 42" East, a distance of 28.54 feet;
- 200. South 75° 29' 49" East, a distance of 124.02 feet;
- 201. South 65° 13' 32" East, a distance of 119.24 feet;
- 202. North 70° 17' 05" East, a distance of 88.01 feet;
- 203. North 46° 49' 28" East, a distance of 68.95 feet;
- 204. North 27° 56' 17" East, a distance of 50.08 feet;
- 205. North 12° 26' 03" West, a distance of 58.28 feet;
- 206. North 42° 25' 42" West, a distance of 161.88 feet;

- 207. North 29° 24' 20" West, a distance of 149.55 feet;
- 208. North 32° 43' 12" West, a distance of 86.80 feet;
- 209. North 48° 18' 35" West, a distance of 104.36 feet;
- 210. North 02° 52' 53" West, a distance of 54.27 feet;
- 211. North 64° 03' 06" East, a distance of 45.95 feet;
- 212. North 45° 19' 44" East, a distance of 56.79 feet;
- 213. North 42° 27' 13" East, a distance of 85.01 feet;
- 214. North 23° 34' 25" East, a distance of 113.58 feet;
- 215. North 42° 38' 56" East, a distance of 31.65 feet;
- 216. South 85° 17' 49" East, a distance of 22.25 feet;
- 217. North 45° 48' 00" East, a distance of 65.24 feet;
- 218. North 48° 33' 11" East, a distance of 54.89 feet;
- 219. North 62° 41' 45" East, a distance of 120.70 feet;
- 220. South 78° 06' 48" East, a distance of 56.15 feet;
- 221. South 87° 55' 18" East, a distance of 165.26 feet;
- 222. North 65° 26' 23" East, a distance of 66.12 feet;
- 223. South 56° 16' 13" East, a distance of 59.34 feet;
- 224. North 80° 31' 29" East, a distance of 53.36 feet;
- 225. North 34° 16' 49" East, a distance of 66.61 feet;
- 226. North 49° 44' 58" East, a distance of 110.84 feet;
- 227. North 04° 46' 42" East, a distance of 34.02 feet;
- 228. North 86° 42' 03" East, a distance of 22.37 feet;
- 229. North 46° 30' 49" East, a distance of 148.77 feet;
- 230. North 69° 35' 59" East, a distance of 148.41 feet;
- 231. North 86° 26' 09" East, a distance of 105.43 feet;
- 232. South 63° 58' 39" East, a distance of 34.91 feet;
- 233. South 51° 40' 37" East, a distance of 62.45 feet;
- 234. South 41° 14' 23" East, a distance of 198.18 feet;
- 235. South 68° 21' 11" East, a distance of 33.08 feet;
- 236. South 00° 19' 02" West, a distance of 58.36 feet;
- 237. South 14° 45' 16" East, a distance of 155.72 feet;
- 238. South 03° 26' 01" East, a distance of 141.77 feet;
- 239. South 11° 02' 43" West, a distance of 101.05 feet;
- 240. South 14° 39' 24" West, a distance of 95.10 feet;
- 241. South 44° 49' 53" East, a distance of 134.19 feet;
- 242. South 29° 26' 57" East, a distance of 64.61 feet;
- 243. South 72° 29' 22" East, a distance of 23.33 feet;
- 244. South 36° 25' 36" East, a distance of 41.49 feet;
- 245. South 17° 23' 27" East, a distance of 74.90 feet;
- 246. South 49° 46' 15" East, a distance of 64.02 feet;
- 247. North 66° 09' 01" East, a distance of 56.34 feet;
- 248. North 42° 36' 59" East, a distance of 55.28 feet;

THENCE South 77° 49' 45" East, over and across said 3,114.100 acre tract, a distance of 1622.74 feet to an easterly line of said 3,114.100 acre tract;

THENCE South 02° 02' 27" West, with an easterly line of said 3,114.100 acre tract, a distance of 1366.15 feet to the POINT OF BEGINNING and enclosing 1011.557 acres (44,063,405 square feet) of land, more or less.