



TRACT ONE

BEING a tract or parcel of land situated in Ellis County, Texas, and being part of the A de la Garza Survey Abstract 2, and also being part of the 123.0382 acre tract of land conveyed to Trinity Oaks Ranch L.P. by deed recorded in Volume 2000 Page 1264 of the Official Public Records of Ellis County, and being more particularly described as follows:

COMMENCING at a point for corner at a $\frac{1}{2}$ " iron rod found in the easterly line of F. M. 1181 at the most southerly corner of said 123.0382 acre tract said point also being a northwesterly corner of that tract of land conveyed to John C. Eckert by deed recorded in Volume 653 Page 24 of the Deed Records of Ellis County:

THENCE North $4^{\circ} 18' 26''$ East (deed bearing) along the easterly line of F. M. 1181 a distance of 204.41 feet to the beginning of a curve to the left at a $\frac{1}{2}$ " iron rod set;

THENCE in a northerly direction along the easterly line of F. M. 1181 and along said curve to the left whose chord bears North $22^{\circ} 45' 34''$ West and having a radius of 761.2 feet, a central angle of $54^{\circ} 08'$ and an arc length of 719.19 feet to the end of said curve to the left at a $\frac{1}{2}$ " iron rod set;

THENCE North $49^{\circ} 49' 34''$ West along the northeasterly line of F. M. 1181 a distance of 151.99 feet to the PLACE OF BEGINNING of the herein described tract;

THENCE North $49^{\circ} 49' 34''$ West along the northeasterly line of F. M. 1181 a distance of 251.05 feet to the beginning of a curve to the right at a $\frac{1}{2}$ " iron rod set

THENCE in a northwesterly direction along the northeasterly line of F. M. 1181 and along said curve to the right whose chord bears North $37^{\circ} 19' 34''$ West and having a radius of 671.2 feet, a central angle of $25^{\circ} 00'$ and an arc length of 292.87 feet to a point for corner at a $\frac{1}{2}$ " iron rod set.

THENCE North $68^{\circ} 10' 55''$ East a distance of 1089.47 feet to a point for corner at a $\frac{1}{2}$ " iron rod set;

THENCE South $9^{\circ} 26' 33''$ East a distance of 703.99 feet to a point for corner at a $\frac{1}{2}$ " iron rod set;

THENCE South $68^{\circ} 10' 55''$ West a distance of 733.24 feet to the PLACE OF BEGINNING and containing 15.00 acres.