

\*\*\*\*\* Electronically Recorded Document \*\*\*\*\*

# Johnson County

Becky Ivey  
Johnson County Clerk  
Cleburne, TX

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**Parties:**

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



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and Page of the named records in Johnson County, Texas.

Any provision herein which restricts the sale, rental or use of the described Real Estate because of color race is invalid and unenforceable under Federal law.

*Becky Ivey*

BECKY IVEY, COUNTY CLERK  
JOHNSON COUNTY, TEXAS

**AFTER RECORDING, PLEASE RETURN TO:**

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

**SIXTH SUPPLEMENTAL  
CERTIFICATE AND MEMORANDUM  
OF  
RECORDING OF DEDICATORY INSTRUMENTS  
FOR  
MVCC ESTATES OWNERS ASSOCIATION, INC.**

STATE OF TEXAS           §  
  §  
COUNTY OF JOHNSON   §

The undersigned, as attorney for MVCC Estates Owners 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 Exhibits B, B-1, B-2 and B-3 (collectively, the "Properties") attached hereto, hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- ***Mountain Valley Swimming Pool Rules*** (Exhibit A).

All persons or entities holding an interest in and to any portion of Property are subject to the foregoing dedicatory instrument.

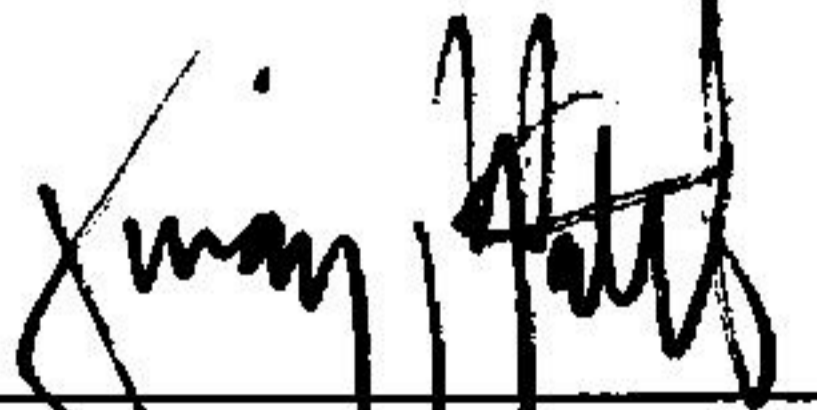
IN WITNESS WHEREOF, MVCC Estates Owners Association, Inc. has caused this Sixth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be filed with the office of the Johnson County Clerk and serves to supplement that certain Certificate and Memorandum of Recording of Association Documents for MVCC Estates

Owners Association, Inc., filed on February 2, 2000, and recorded in Book 2435, Page 0001, *et seq.* of the Official Property Records of Johnson County, Texas, that certain First Supplemental Certificate and Memorandum of Recording of Association Documents for MVCC Estates Owners Association, Inc., filed on August 3, 2007, and recorded in Book 4156, Page 0753, *et seq.* of the Official Property Records of Johnson County, Texas, that certain Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for MVCC Estates Owners Association, Inc., filed on January 5, 2012, and recorded as Document No. 2012-272 in the Official Property Records of Johnson County, Texas, and that certain Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for MVCC Estates Owners Association, Inc., filed on October 4, 2012, and recorded as Document No. 2012-23324 in the Official Property Records of Johnson County, Texas, and that certain Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for MVCC Estates Owners Association, Inc., filed on March 14, 2013, and recorded as Document No. 2013-6153 in the Official Property Records of Johnson County, Texas, and that certain Fifth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for MVCC Estates Owners Association, Inc., filed on October 18, 2013, and recorded as Document No. 25451 in the Official Property Records of Johnson County, Texas.

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**MVCC ESTATES OWNERS ASSOCIATION, INC.**

By:   
 Its: Attorney

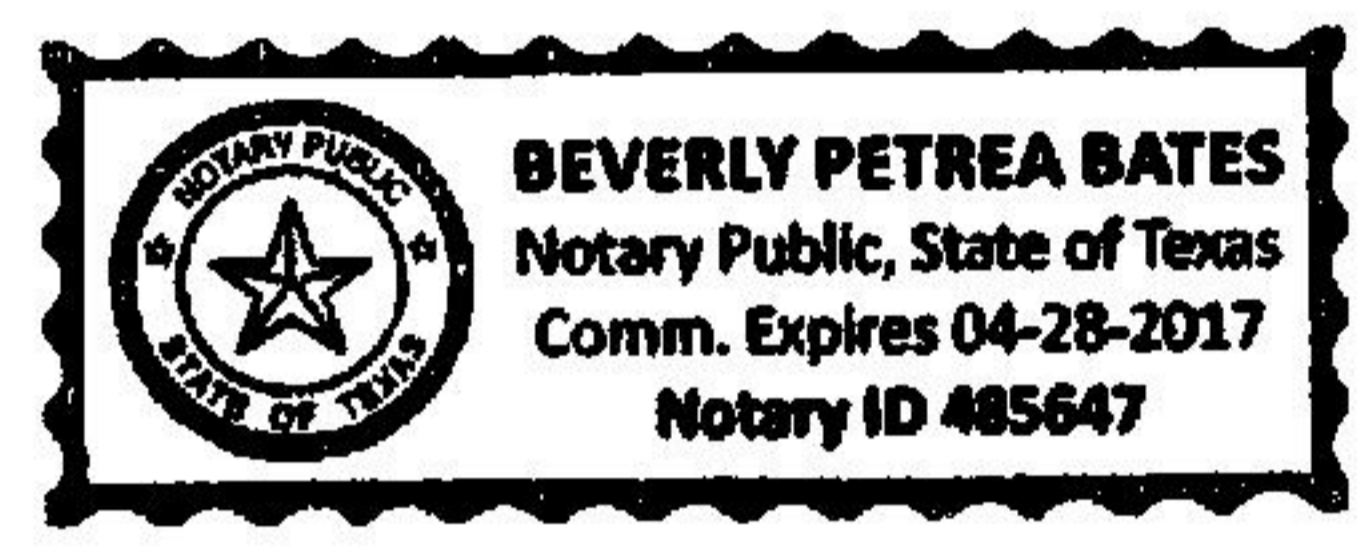
STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for MVCC Estates Owners 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 19<sup>th</sup> day of February, 2016.

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*Beverly Petrea Bates*  
Notary Public, State of Texas



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## EXHIBIT A

### Mountain Valley Swimming Pool Rules:

- ONLY Members and their accompanied Guests are allowed in the recreational center.
- Members are limited to one guest per accompanied member. If you are planning to bring guests that exceed this, you must gain prior written approval from the Board of Directors in advance.
- There are no reservations made for the pool for private parties.
- An adult must accompany children under the age of 15 (a parent or another family member 21 years old or older).
- No running on the pool deck or diving into the pool.
- No glass receptacles or bottles allowed in the pool area.
- No alcoholic beverages allowed in the pool area.
- No food in the pool area.
- No smoking in the pool area.
- No diapers allowed in the pool or the kiddy pool.
- Please shower to rinse off oils and lotions before entering the pool.
- Pool lounge chairs may not be held or reserved.
- Pool area is open from 10:00 a.m. to 10:00 p.m.
- Trash receptacles are provided in all areas, please keep your recreational center clean and tidy by using the appropriate trash receptacle.
- No profanity may be used at the pool.
- Please be considerate of others when using water toys in the pool.

## EXHIBIT B

Those tracts and parcels of real property located in the Johnson County, Texas and more particularly described as follows:

- (a) All real property subject to the Declaration of Covenants, Conditions and Restrictions for Mountain Valley Country Club Estates, recorded in Volume 2065, Page 0118, *et seq.* of the Official Public Records of Johnson County, Texas;
- (b) All real property subject to the Supplemental Declaration of Covenants, Conditions and Restrictions for Mountain Valley Country Club Estates, recorded in Volume 2111, Page 0704, *et seq.* of the Official Public Records of Johnson County, Texas;
- (c) All real property subject to the Second Supplemental Declaration of Covenants, Conditions and Restrictions for Mountain Valley Country Club Estates, recorded in Volume 2304, Page 0038, *et seq.* of the Official Public Records of Johnson County, Texas;
- (d) All real property subject to the Third Supplemental Declaration of Covenants, Conditions and Restrictions for Mountain Valley Country Club Estates, recorded in Volume 2393, Page 0659, *et seq.* of the Official Public Records of Johnson County, Texas;
- (e) **Lakewood, Phase I of Mountain Valley Country Club Estates, an Addition to the City of Burleson, Johnson County, Texas, according to the Corrected Map or Plat thereof recorded in Volume 8, Page 410, of the Plat Records of Johnson County, Texas;**
- (f) **Tract C, Phase 2 of Mountain Valley Lake, an Addition to the City of Burleson, Johnson County, Texas, according to the Revised Plat thereof recorded in Volume 9, Page 256 of the Plat Records of Johnson County, Texas;**
- (g) **Fairway Vistas, Phase II, an Addition to the City of Burleson, Johnson County, Texas, according to the Plat thereof recorded in Volume 8, Page 437, Plat Records of Johnson County, Texas;**
- (h) **Lakewood, Phase 4 of Mountain Valley Country Club Estates, an Addition to the City of Burleson, Johnson County, Texas, according to the Map or Plat thereof recorded in Volume 8, Page 543 of the Plat Records of Johnson County, Texas;**

- (i) **Lakewood, Phase 3 of Mountain Valley Country Club Estates, an Addition to the City of Burleson, Johnson County, Texas, according to the Plat thereof recorded in Volume 8, Page 430, of the Plat Records of Johnson County, Texas;**
- (j) **Lakewood Phase 2 of Mountain Valley Country Club Estates, an Addition to the City of Burleson, Johnson County, Texas, according to the Map thereof recorded in Volume 8, Page 412 of the Map Records of Johnson County, Texas;**
- (k) **Tract A of Lakewood, Phase 1 of Mountain Valley Country Club Estates, an Addition to the City of Burleson, Johnson County, Texas, according to the Map or Plat thereof recorded in Volume 8, Page 981 of the Plat Records of Johnson County, Texas;**
- (l) **Lakewood, Phase I of Mountain Valley Country Club Estates, an Addition to the City of Burleson, Johnson County, Texas, according to the Map or Plat thereof recorded in Volume 8, Page 304, Slide A of the Plat Records of Johnson County, Texas;**
- (m) **Tract C, Phase 1 of Mountain Valley Lake, an Addition to the City of Burleson, Johnson County, Texas, according to the Map or Plat thereof recorded in Volume 8, Page 875-876 of the Plat Records of Johnson County, Texas; and**
- (n) **Fairway Vistas, Phase I of Mountain Valley Country Club Estates, an Addition to the City of Burleson, Johnson County, Texas, according to the Map or Plat thereof recorded in Volume 8, Page 413, of the Plat Records of Johnson County, Texas.**

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Exhibit-B.wpd

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Property Subject to Declaration (Tracts I, II and III)

TRACT I

A 20.209 ACRE

TRACT OF LAND SITUATED IN THE H.C. CATLETT SURVEY, ABSTRACT NO. 178 AND THE JAMES M. MOORE SURVEY, ABSTRACT NO. 620, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 540.62 ACRE TRACT OF LAND DESCRIBED IN DEED TO MOUNTAIN VALLEY JOINT VENTURE RECORDED IN VOLUME 1892, PAGE 294 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.), ALSO BEING A PORTION OF THAT 11.60 ACRE TRACT OF LAND DESCRIBED IN DEED TO MOUNTAIN VALLEY JOINT VENTURE RECORDED IN VOLUME 1945, PAGE 0419 D.R.J.C.T., SAID 20.209 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO LARRY GUY PEACOCK AND WIFE CATHY PEACOCK RECORDED IN VOLUME 716, PAGE 375 D.R.J.C.T., BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 174 RECORDED IN VOLUME 385, PAGE 133 D.R.J.C.T.;

THENCE S 47°20'09" E, DEPARTING SAID SOUTHEAST RIGHT-OF-WAY LINE, ALONG THE SOUTHWEST LINE OF SAID PEACOCK TRACT, A DISTANCE OF 580.42 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID PEACOCK TRACT;

THENCE N 44°55'30" E, ALONG THE SOUTHEAST LINE OF SAID PEACOCK TRACT, A DISTANCE OF 340.12 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID PEACOCK TRACT;

THENCE OVER AND ACROSS SAID 540.62 ACRE MOUNTAIN VALLEY TRACT THE FOLLOWING TWO COURSES AND DISTANCES;

S 45°05'00" E, A DISTANCE OF 399.39 FEET TO A 5/8" IRON ROD FOUND;

S 32°06'34" W, A DISTANCE OF 261.29 FEET TO A 5/8" IRON ROD FOUND FOR CORNER IN THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO MOUNTAIN VALLEY COUNTRY CLUB RECORDED IN VOLUME 900, PAGE 294 D.R.J.C.T.;

THENCE ALONG SAID NORTH LINE THE FOLLOWING FIVE COURSES AND DISTANCES;

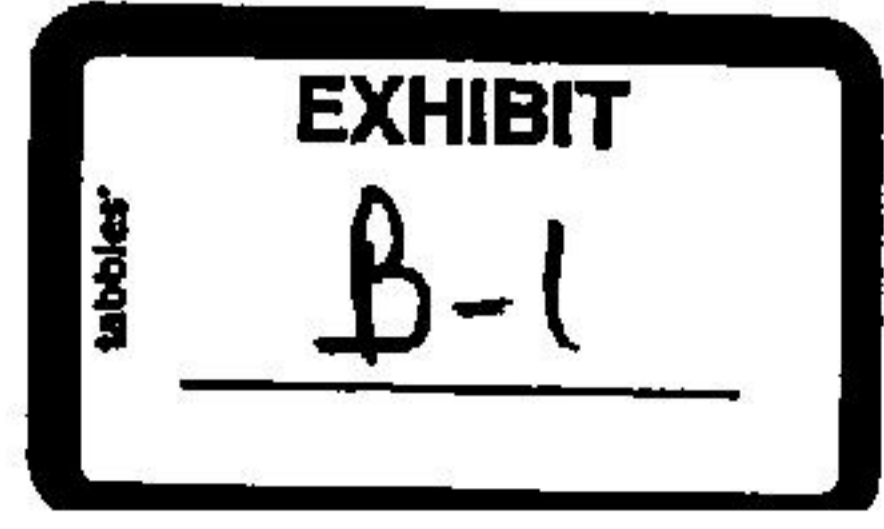
N 79°47'30" W, A DISTANCE OF 104.49 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 18°00'51" W, A DISTANCE OF 146.63 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 29°03'40" W, A DISTANCE OF 93.68 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 27°57'54" W, A DISTANCE OF 838.42 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

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ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 345.00 FEET, A DELTA ANGLE OF 07°53'57", A LONG CHORD THAT BEARS S 11°57'59" E A DISTANCE OF 47.53 FEET, AN ARC DISTANCE OF 47.56 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

THENCE OVER AND ACROSS SAID 540.62 ACRE MOUNTAIN VALLEY TRACT THE FOLLOWING NINETEEN COURSES AND DISTANCES;

S 74°05'03" W, A DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 415.00 FEET, A DELTA ANGLE OF 16°34'47", A LONG CHORD THAT BEARS N 07°37'34" W A DISTANCE OF 119.67 FEET, AN ARC DISTANCE OF 120.09 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, A DELTA ANGLE OF 01°08'46", A LONG CHORD THAT BEARS N 82°08'42" W A DISTANCE OF 5.00 FEET, AN ARC DISTANCE OF 5.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 04°07'51" E, A DISTANCE OF 50.18 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 01°25'56", A LONG CHORD THAT BEARS S 81°12'40" E A DISTANCE OF 5.00 FEET, AN ARC DISTANCE OF 5.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 415.00 FEET, A DELTA ANGLE OF 16°36'04", A LONG CHORD THAT BEARS N 15°53'05" E A DISTANCE OF 119.82 FEET, AN ARC DISTANCE OF 120.24 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 65°48'53" W, A DISTANCE OF 74.20 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 30°15'00" W, A DISTANCE OF 120.14 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 76°34'34" W, A DISTANCE OF 108.22 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 52°08'00" W, A DISTANCE OF 194.62 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 06°11'04" E, A DISTANCE OF 119.67 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 34°36'02" E, CROSSING AT A DISTANCE OF 330.55 FEET, THE SOUTH LINE

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OF SAID 11.60 ACRE MOUNTAIN VALLEY TRACT, CONTINUING OVER AND ACROSS SAID 11.60 ACRE TRACT IN ALL A DISTANCE OF 495.09 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

THENCE CONTINUING OVER AND ACROSS SAID 11.60 MOUNTAIN VALLEY TRACT THE FOLLOWING THIRTEEN COURSES AND DISTANCES;

N 55°27'09" W, A DISTANCE OF 120.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 34°36'02" W, A DISTANCE OF 5.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 55°27'09" W, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 34°36'02" E, A DISTANCE OF 4.99 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 267.50 FEET, A DELTA ANGLE OF 11°01'32", A LONG CHORD THAT BEARS N 61°29'14" W A DISTANCE OF 51.40 FEET, AN ARC DISTANCE OF 51.48 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 67°00'00" W, A DISTANCE OF 51.01 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 345.00 FEET, A DELTA ANGLE OF 03°11'30", A LONG CHORD THAT BEARS N 65°24'15" W A DISTANCE OF 19.22 FEET, AN ARC DISTANCE OF 19.22 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 34°36'02" E, A DISTANCE OF 10.11 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET;

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 335.00 FEET, A DELTA ANGLE OF 15°43'18", A LONG CHORD THAT BEARS N 56°12'01" W A DISTANCE OF 91.63 FEET, AN ARC DISTANCE OF 91.92 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 48°20'22" W, A DISTANCE OF 59.72 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 277.50 FEET, A DELTA ANGLE OF 07°06'48", A LONG CHORD THAT BEARS N 51°53'46" W A DISTANCE OF 34.43 FEET, AN ARC DISTANCE OF 34.45 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 55°27'10" W, A DISTANCE OF 14.74 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER IN THE SOUTHEAST RIGHT-OF-WAY LINE OF

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SAID STATE HIGHWAY 174;

THENCE N 34°36'02" E, ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 382.68 FEET TO THE POINT OF BEGINNING, AND CONTAINING 20.209 ACRES OF LAND, MORE OR LESS.

TRACT II

Being a lot, tract or parcel of land situated in the City of Burleson, Johnson County, Texas, and being in the H.G. CATLETT SURVEY NO. 16, ABSTRACT NO. 179, Johnson County, Texas, being the same tract conveyed to Bobby J. Smith by deed recorded in Volume 1682, Page 308, Deed Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a three-eighths inch (3/8") iron rod found for corner in the southeasterly line of State Highway No. 174 (variable width right-of-way), being the northwesterly corner of said Smith Tract and being the southwest corner of a tract conveyed to Harvey Properties, LTD, by deed recorded in Volume 728, Page 655, Deed Records, Johnson County, Texas;

THENCE -- South 55 degrees 43 minutes 00 seconds East with the common line between said Smith Tract and Harvey Properties Tract a distance of 217.64 feet to a three-eighths inch (3/8") iron rod found for corner, being the southeasterly corner of said Smith Tract and an ell corner of said Harvey Properties Tract;

THENCE -- South 34 degrees 26 minutes 10 seconds West with the common line between said Smith Tract and Harvey Properties Tract a distance of 60.00 feet to a three-fourths inch (3/4") iron rod found for corner, being the southwest corner of said Smith Tract and the southeasterly corner of a tract conveyed to Alpha Mechanical Contractors, Inc. by deed recorded in Volume 1202, Page 724, Real Records, Johnson County, Texas;

THENCE -- North 55 degrees 43 minutes 00 seconds West with the common line between said Smith Tract and Alpha Mechanical Tract a distance of 271.53 feet to an one-half inch (1/2") iron rod set for corner in the southeasterly line of said State Highway No. 174 and being the northwesterly corner of said Smith Tract and the northeasterly corner of said Alpha Mechanical Tract;

THENCE -- North 34 degrees 20 minutes 08 seconds East with the southeasterly line of said State Highway No. 174 a distance of 60.00 feet to the point of beginning and containing 0.300 acre of land, more or less.

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TRACT III

A 47.245 ACRE TRACT OF LAND SITUATED IN THE JAMES M. MOORE SURVEY, ABSTRACT NO. 620, AND THE H. G. CATLETT SURVEY, ABSTRACT NO. 178, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 541.199 ACRE TRACT OF LAND DESCRIBED IN DEED TO MOUNTAIN VALLEY JOINT VENTURE AS RECORDED IN VOLUME 1892, PAGE 294, D.R.J.C.T, THE 47.245 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF HIGHWAY 174 (A 160' R.O.W.), AT THE COMMON NORTHEAST CORNER OF SAID 2.225 ACRE TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO J.B. CRAWFORD AND JAMES A. HARRISON, AS RECORDED IN VOLUME 1924, PAGE 426, D.R.J.C.T.;

THENCE S 45° 53' 30" E, ALONG THE COMMON WEST LINE OF SAID CRAWFORD AND HARRISON TRACT, A DISTANCE OF 220.79 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

THENCE S 34° 17' 00" W, ALONG THE SOUTH LINE OF SAID 2.225 ACRE TRACT, A DISTANCE OF 426.75 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

THENCE OVER AND ACROSS SAID 541.199 ACRE TRACT THE FOLLOWING 28 COURSES:

S 55° 43' 00" E, A DISTANCE OF 115.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 34° 17' 00" E, A DISTANCE OF 47.43 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 55° 43' 00" E, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 34° 17' 00" W, A DISTANCE OF 47.43 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 55° 43' 00" E, A DISTANCE OF 115.05 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 36° 42' 31" E, A DISTANCE OF 1.22 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER, FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 142° 46' 55", A LONG CHORD THAT BEARS S 27° 30' 57" W A DISTANCE OF 94.77 FEET, AN ARC DISTANCE OF 124.60 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 18° 35' 26" W, A DISTANCE OF 105.56 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 45° 53' 30" E, A DISTANCE OF 314.05 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 23° 10' 04" E, A DISTANCE OF 95.06 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 28° 45' 37" W, A DISTANCE OF 105.04 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 43° 12' 30" E, A DISTANCE OF 115.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 46° 47' 30" E, A DISTANCE OF 50.49 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 43° 12' 30" E, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 46° 47' 30" W, A DISTANCE OF 36.10 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

- S 46° 22' 45" E, A DISTANCE OF 630.84 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;
- S 43° 12' 30" E, A DISTANCE OF 115.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;
- S 05° 29' 26" W, A DISTANCE OF 233.27 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;
- S 49° 11' 58" W, A DISTANCE OF 255.32 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;
- S 70° 43' 24" W, A DISTANCE OF 143.34 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;
- S 76° 31' 08" W, A DISTANCE OF 210.49 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;
- N 88° 08' 11" W, A DISTANCE OF 115.54 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;
- S 77° 10' 41" W, A DISTANCE OF 242.99 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;
- N 84° 45' 49" W, A DISTANCE OF 250.25 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;
- S 77° 56' 18" W, A DISTANCE OF 225.31 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;
- N 32° 06' 34" E, A DISTANCE OF 261.29 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;
- N 45° 05' 00" W, A DISTANCE OF 399.39 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;
- N 53° 17' 45" W, A DISTANCE OF 355.50 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER IN THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO LARRY GUY PEACOCK, BY DEED RECORDED IN VOLUME 1337, PAGE 587 AND VOLUME 1406, PAGE 149, D.R.J.C.T.;

THENCE N 34° 18' 30" E, ALONG THE SOUTH LINE OF SAID PEACOCK TRACTS, THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO GURNEY MERRIFIELD, BY DEED RECORDED IN VOLUME 1794, PAGE 167, D.R.J.C.T., AND THE COMMON NORTH LINE OF SAID 541.199 ACRE TRACT, A TOTAL DISTANCE OF 357.50 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID MERRIFIELD TRACT;

THENCE N 55° 42' 00" W, ALONG SAID NORTH LINE AND THE COMMON EAST LINE OF SAID MERRIFIELD TRACT, A DISTANCE OF 10.12 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO MARVIN JACK CLEMENTS, BY DEED RECORDED IN VOLUME 1614, PAGE 122, D.R.J.C.T.;

THENCE N 34° 13' 00" E, ALONG SAID NORTH LINE AND THE COMMON SOUTH LINE OF SAID CLEMENTS TRACT, A DISTANCE OF 175.71 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CLEMENTS TRACT;

THENCE N 55° 42' 00" W, ALONG SAID NORTH LINE AND THE COMMON EAST LINE OF SAID CLEMENTS TRACT, A DISTANCE OF 32.16 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO WALTER A WINKLER AND WIFE GLADYS WINKLER, BY DEED RECORDED IN VOLUME 655, PAGE 632 AND PAGE 634, D.R.J.C.T.;

THENCE N 34° 17' 00" E, ALONG SAID NORTH LINE AND THE COMMON SOUTH LINE OF SAID WINKLER TRACTS, THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO ALPHA MECHANICAL CONTRACTORS, BY DEED RECORDED IN VOLUME 1202, PAGE 724, D.R.J.C.T., AND THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO BOBBY J. SMITHEE, BY DEED RECORDED IN VOLUME 1682, PAGE 308, D.R.J.C.T., A TOTAL DISTANCE OF 460.04 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

THENCE N 55° 43' 00" W, A DISTANCE OF 217.56 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER IN THE SOUTH R.O.W. LINE OF SAID HIGHWAY 174;

THENCE N 34° 17' 00" E, ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 924.93 FEET TO THE POINT OF BEGINNING, AND CONTAINING 47.245 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT A 1.800 ACRE TRACT AND 2.225 ACRE TRACT OF LAND, SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 178, JOHNSON COUNTY, TEXAS, AS RECORDED IN VOLUME 2000, PAGE 337 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

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BEING A 1.800 ACRE TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY NO. 16, ABSTRACT NO. 178, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 541.199 ACRE TRACT OF LAND DESCRIBED IN DEED TO MOUNTAIN VALLEY JOINT VENTURE AS RECORDED IN VOLUME 1892, PAGE 294 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS. SAID 1.800 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3/4" IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 174 (160.00 FOOT ROW), AT THE COMMON NORTHEAST CORNER OF SAID 541.199 ACRE TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO HARSTON GRAVEL COMPANY, AS RECORDED IN VOLUME 792, PAGE 552. OF SAID DEED RECORDS:

THENCE S 34° 17' 00" W, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 564.43 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR THE POINT OF BEGINNING;

THENCE OVER AND ACROSS SAID 541.199 ACRE TRACT THE FOLLOWING THREE COURSES AND DISTANCES;

S 55° 43' 00" E, A DISTANCE OF 217.56 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 34° 17' 00" W, A DISTANCE OF 360.50 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO BOBBY SMITHEE, AS RECORDED IN VOLUME 1682, PAGE 308, OF SAID DEED RECORDS;

N 55° 43' 00" W, ALONG THE EAST LINE OF SAID SMITHEE TRACT, A DISTANCE OF 217.56 FEET TO A 1/2" IRON ROD FOUND, IN THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY 114;

THENCE N 34° 17' 00" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 360.50 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.800 ACRES OF LAND, MORE OR LESS.

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BEING A 2.225 ACRE TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY NO. 16, ABSTRACT NO.178, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 541.199 ACRE TRACT OF LAND DESCRIBED IN DEED TO MOUNTAIN VALLEY JOINT VENTURE AS RECORDED IN VOLUME 1892, PAGE 294 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS. SAID 2.225 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 174 (160.00 FOOT ROAD) AT THE COMMON NORTHEAST CORNER OF SAID 541.199 ACRE TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO HARSTON GRAVEL COMPANY, AS RECORDED IN VOLUME 792, PAGE 552, OF SAID DEED RECORDS;

THENCE S 45°53'30" E, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, ALONG THE COMMON EAST LINE OF SAID 541.199 ACRE TRACT; THE WESTERN LINE OF SAID HARSTON TRACT; A DISTANCE OF 220.79 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

THENCE OVER AND ACROSS SAID 541.199 ACRE TRACT THE FOLLOWING TWO COURSES AND DISTANCES:

S 34°17'00" W, A DISTANCE OF 426.75 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 55°43'00" W, A DISTANCE OF 217.56 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER, IN THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY 174;

THENCE N 34°17'00" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 464.43 FEET THE POINT OF BEGINNING, AND CONTAINING 2.225 ACRES OF LAND, MORE OR LESS.

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TRACT 1:

Being a 20.081 acre tract of land situated in the M. S. CALLETT SURVEY NO. 16, Abstract No. 178, Johnson County, Texas, and being all of that certain tract of land described in Deed to I. B. Crawford and James A. Harrison as recorded in Volume 1924, Page 426 of the Deed Records of Johnson County, Texas Continued on next page.

(D.R.J.C.T.). Said 20.081 acre tract being more particularly described by metes and bounds as follows:

Beginning at concrete highway monument found at the Northeast corner of said Crawford and Harrison Tract and the common Northwest corner of a tract of land described in deed to Roger D. Dial, recorded in Volume 1197, Page 120, D.R.J.C.T., said point being in the South right-of-way (R.O.W.) line of State Highway No. 174;

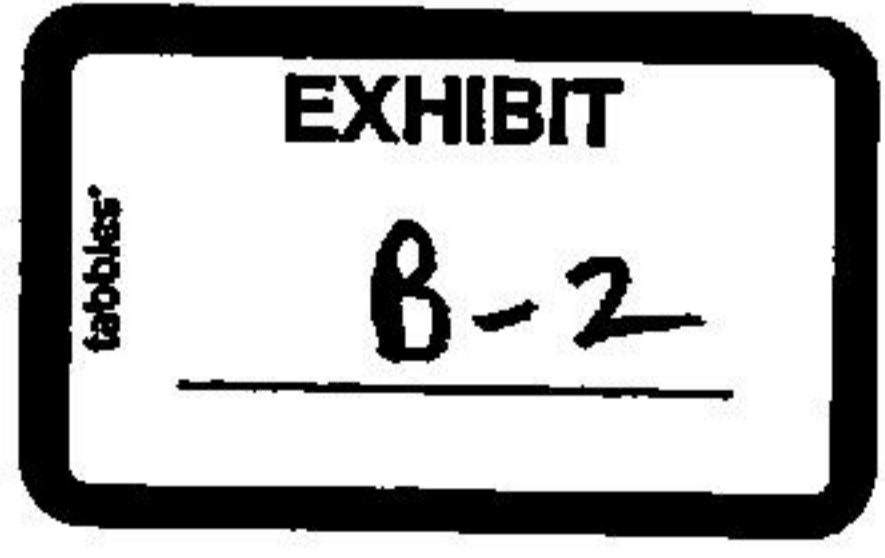
Thence South 45 degrees 57 minutes 13 seconds East, departing said South R.O.W. line of State Highway No. 174, along the East line of said Crawford and Harrison Tract, generally along a fence, a distance of 1118.66 feet to a 3/4" iron rod found for the Southeast corner of said Crawford and Harrison Tract, being the common Northeast corner of a tract of land described in Deed to Mountain Valley Joint Venture (M.V.J.V.), recorded in Volume 1892, Page 294, D.R.J.C.T.;

Thence South 44 degrees 55 minutes 30 seconds West, departing said East line, along the South line of said Crawford and Harrison Tract and the common North line of said M.V. J.V. Tract, a distance of 841.84 feet to a 3/4" iron rod found for the Southwest corner of said Crawford and Harrison Tract, being in the East line of Lakewood Phase 2, Mountain Valley Country Club Estates, an addition to the City of Burleson, recorded in Volume 8, Page 333, Slide A, P.R.J.C.T.;

Thence North 45 degrees 53 minutes 30 seconds West, along the West line of said Crawford and Harrison Tract and the common East line of said Lakewood Phase 2 and along the common East line of Lakewood Phase 1, MOUNTAIN VALLEY COUNTRY CLUB ESTATES, an addition to the City of Burleson, recorded in Volume 8, Page 304-305, Slide A, P.R.J.C.T., a distance of 961.09 feet to a 3/4" iron rod found at the common Northeast corner of said Lakewood Phase 1, said point being in the South R.O.W. line of State Highway No. 174;

Thence North 34 degrees 17 minutes 00 seconds East, along said South R.O.W. line of State Highway No. 174 and the common North line of said Crawford and Harrison Tract, a distance of 853.05 feet to the Point of Beginning, and containing 20.081 acres of land, more or less.

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TRACT 2:

BEING A 6.873 ACRE TRACT OF LAND SITUATED IN THE JAMES MOORE NO. 17 SURVEY, ABSTRACT NO. 620, JOHNSON COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO H.L. BURNEY, RECORDED IN VOLUME 1554, PAGE 857 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.). SAID 6.873 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID H.L. BURNEY TRACT, BEING IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO MOUNTAIN VALLEY JOINT VENTURE, RECORDED IN VOLUME 1892, PAGE 294 D.R.J.C.T.;

THENCE N 54°31'04" E. ALONG SAID NORTHWEST LINE, BEING THE COMMON NORTHWEST LINE OF SAID H.L. BURNEY TRACT, A DISTANCE OF 439.81 FEET TO A 1" IRON PIPE FOUND FOR THE MOST NORTHERLY CORNER OF SAID H.L. BURNEY TRACT;

THENCE S 43°57'33" E, CONTINUING ALONG SAID NORTHWEST LINE, ALONG THE COMMON NORTHEAST LINE OF SAID H.L. BURNEY TRACT, A DISTANCE OF 438.15 FEET TO 5/8" IRON ROD FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID H.L. BURNEY TRACT;

THENCE S 32°11'40" W, CONTINUING ALONG SAID NORTHWEST LINE, ALONG THE COMMON SOUTHEAST LINE OF SAID H.L. BURNEY TRACT, A DISTANCE OF 813.87 FEET TO A 5/8" IRON ROD FOUND FOR THE MOST SOUTHERLY CORNER OF SAID H.L. BURNEY TRACT, BEING IN THE EAST LINE OF MOUNTAIN VALLEY ADDITION UNIT 1, RECORDED IN VOLUME 1, PAGE 247 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.);

THENCE N 51°34'42" W, ALONG SAID EAST LINE, BEING THE COMMON NORTHWEST LINE OF SAID H.L. BURNEY TRACT, A DISTANCE OF 104.53 FEET TO A 5/8" IRON ROD FOUND IN THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO MOUNTAIN VALLEY COUNTRY CLUB, RECORDED IN VOLUME 900, PAGE 294 D.R.J.C.T.;

THENCE ALONG SAID SOUTH LINE, BEING THE COMMON NORTHWEST LINE OF SAID H.L. BURNEY TRACT THE FOLLOWING TWO COURSES AND DISTANCES;

N 25°17'09" E, A DISTANCE OF 283.40 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET;

N 32°02'04" W, A DISTANCE OF 504.58 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.873 ACRES OF LAND, MORE OR LESS.

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PROPERTY DESCRIPTION

BEING A 40.430 ACRE TRACT OF LAND SITUATED IN THE JAMES M. MOORE SURVEY, NO. 17, ABSTRACT NO. 620, JOHNSON COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO KIMBERLY A. FAGAN, RECORDED IN VOLUME 2165, PAGE 497, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.). SAID 40.430 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR THE MOST SOUTH CORNER OF SAID FAGAN TRACT IN A SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED TO MOUNTAIN VALLEY JOINT VENTURE (M.V.J.V.) RECORDED IN VOLUME 1812, PAGE 294, D.R.J.C.T., SAID POINT BEING IN THE NORTH LINE OF COUNTY ROAD 802. AN APPARENT PRESCRIPTIVE RIGHT OF WAY;

THENCE N 44°48'43" E, DEPARTING THE SOUTHERLY LINE OF SAID M.V.J.V. TRACT, ALONG SAID NORTH LINE, A DISTANCE OF 294.83 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTHERLY LINE OF SAID M.V.J.V. TRACT;

THENCE ALONG THE SOUTHERLY LINE OF SAID M.V.J.V. TRACT THE FOLLOWING 13 COURSES AND DISTANCES:

N 13°32'46" E A DISTANCE OF 104.56 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

N 28°12'52" E A DISTANCE OF 327.58 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

N 20°03'29" E A DISTANCE OF 511.67 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

N 09°56'47" E A DISTANCE OF 842.37 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

N 68°17'11" W A DISTANCE OF 1101.31 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

S 52°13'00" W A DISTANCE OF 132.63 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

S 03°01'28" E A DISTANCE OF 431.58 FEET TO A 3/4" IRON ROD FOUND FOR CORNER;

S 01°00'35" E A DISTANCE OF 268.50 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 71°18'46" W A DISTANCE OF 251.45 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

S 32°52'44" E A DISTANCE OF 482.01 FEET TO A 1" IRON ROD FOUND FOR CORNER;

S 14°42'07" W A DISTANCE OF 479.98 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

S 18°25'56" E A DISTANCE OF 381.74 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

S 74°30'00" E A DISTANCE OF 223.40 FEET TO THE POINT OF BEGINNING. CONTAINING 40.430 ACRES OF LAND, MORE OR LESS.

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