LEGAL DESCRIPTION

Being a 31.21 acre tract situated in the I and GN RR Company Survey, Abstract No. 1782, Parker County, Texas, and being a portion of the Bear View Properties, LP (Bear View) as evidenced by deed recorded in Volume 2767, Page 1869, Sweet Records Parker County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2 inch iron rod for the northwest corner of Lot 10, Block B, La Moderna Phase One (Phase One), in addition to Parker County as recorded in Cabinet E, Slide 124, Sweet Records Parker County, Texas; and the southwest corner of La Madera, Phase One (Phase Two), in addition to Parker County as recorded in Cabinet C, Slide 194, Sweet Records Parker County, Texas;

THENCE S 0°14’30" E, with the Bear View/Phase One common line, a distance of 347.52 feet to a found 1/2 inch iron rod for the most westerly southwest corner of Lot 28, Block A, La Moderna Phase One;

THENCE N 89°40’16” E, with the Bear View/Phase One common line, a distance of 411.63 feet to a found 1/2 inch iron rod for the beginning of a curve to the right having a radius of 970.00 feet, a central angle of 82°22’19”, and a long chord bearing S 89°40’16” E, 750.66 feet;

THENCE along said curve to the right, with the Bear View/Phase One common line, an arc distance of 818.46 feet to a found 1/2 inch iron rod;

THENCE S 0°57’28” E, with the Bear View/Phase One common line, a distance of 328.18 feet to a found 1/2 inch iron rod for the beginning of a curve to the right having a radius of 1050.00 feet, a central angle of 8°29’31”, and a long chord bearing N 89°30’42” E, 153.53 feet;

THENCE along said curve to the right, with the Bear View/Phase One common line, an arc distance of 105.47 feet to a found 1/2 inch iron rod;

THENCE N 89°18’33” E, with the Bear View/Phase One common line, a distance of 675.68 feet to a found 1/2 inch iron rod for the northwest corner of Lot 1, Block E, La Moderna Phase Two (Phase Two), and addition to Parker County as recorded in Cabinet D, Slide 172, Sweet Records Parker County, Texas;

THENCE E 111°59’45” W, with the Bear View/Phase Two common line, a distance of 552.04 feet to a found 1/2 inch iron rod for the southeast corner of that certain tract described to Mercer Real Estate Investment 1, LLC, Tract Two (Mercer Two), as recorded in Document No. 201303576 Deed Records Parker County, Texas;

THENCE S 0°16’33” W, with the Bear View/Mercer Two common line, a distance of 609.33 feet passing a found 1/2 inch iron rod for the northwest corner of said Mercer Two tract, in all a distance of 609.33 feet to a set 1/2 inch iron rod, said iron rod being in the east line of that certain tract described to Mercer Real Estate Investment 1, LLC, Tract One (Mercer One), as recorded in Document No. 201303576 Deed Records Parker County, Texas, for the beginning of a curve to the left having a radius of 700.00 feet, a central angle of 229°57’41”, and a long chord bearing N 229°04’00” E, 145.37 feet;

THENCE along said curve to the left, with the Bear View/Mercer One common line, an arc distance of 148.20 feet to a found 1/2 inch iron rod;

THENCE N 0°37’11” W, with the Bear View/Mercer One common line, a distance of 385.18 feet to a found 1/2 inch iron rod for the most northerly corner of said Mercer One tract, and iron rod not being the most southerly corner of said Lot 28, Block A, La Moderna Phase One, for the beginning of a curve to the left having a radius of 1375.60 feet, a central angle of 137°15’35”, and a long chord bearing S 74°10’34” W, 243.16 feet;

THENCE along said curve to the left, with the Bear View/Mercer One common line, a distance of 236.14 feet to a found 1/2 inch iron rod;

THENCE N 87°31’17” W, continuing with the Bear View/Mercer One common line, a distance of 236.14 feet to a found 1/2 inch iron rod for the beginning of a curve to the left having a radius of 990.00 feet, a central angle of 144°47’43”, and a long chord bearing S 6°22’23” E, 204.17 feet;

THENCE along said curve to the left, with the Bear View/Mercer One common line, an arc distance of 395.04 feet to a set 1/2 inch iron rod;

THENCE N 25°35’00” W, leaving the Bear View/Mercer One common line, a distance of 470.47 feet to a set 1/2 inch iron rod;

THENCE N 8°45’51” W, a distance of 286.51 feet to a set 1/2 inch iron rod;

THENCE S 0°21’00” W, a distance of 681.46 feet to a set 1/2 inch iron rod, said iron rod being in the south line of said Bear County;

THENCE N 89°45’18” E, with the Bear View/Bear County common line, a distance of 385.18 feet to the Point of Beginning and Containing 1,359,295 square feet, 31.21 acres more or less.

STATE OF TEXAS
COUNTY OF PARKER

BEAR VIEW PROPERTIES, LP, Owner of the land described on the plat and whose name is subscribed thereto, through John H. Rice, an agent duly authorized, declares this to be a true and correct description of the land described to the instrument instrumented, and acknowledges me to be the person whose name is subscribed to the foregoing instrument, and acknowledges me to be the person whose name is subscribed to the foregoing instrument.

STATE OF TX
COUNTY OF PARKER

I, John H. Rice, being admitted by the aforesaid instrument of conveyance, do hereby certify that the aforesaid instrument was executed in accordance with the laws of the State of Texas.

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