

Denton County
Juli Luke
County Clerk

Instrument Number: 62080

ERecordings-RP

CERTIFICATE

Recorded On: June 15, 2023 09:57 AM

Number of Pages: 16

" Examined and Charged as Follows: "

Total Recording: \$86.00

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

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 62080
Receipt Number: 20230615000107
Recorded Date/Time: June 15, 2023 09:57 AM
User: Freeha Z
Station: Station 3

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

AFTER RECORDING RETURN TO:
ESSEX ASSOCIATION MANAGEMENT L.P.,
1512 CRESCENT DR SUITE 112
CARROLLTON, TEXAS 75006

**MANAGEMENT CERTIFICATE
OF
SPIRITAS RANCH HOMEOWNER'S ASSOCIATION, INC.**

The undersigned, being an officer of Spiritas Ranch Homeowner's Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Spiritas Ranch
2. The name of the association: Spiritas Ranch Homeowner's Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Denton County, Texas, as more particularly described on Exhibit "A" to the Spiritas Ranch Homeowner's Association, Inc., recorded under Document No. 20230503000620, Official Public Records of Denton County, Texas, as the same may be amended from time to time (the "**Covenant**").
4. The recording data for the Covenant and any amendments to the Covenant: Spiritas Ranch Homeowner's Association, Inc., Covenant recorded under Document No. 20230503000620, Official Public Records of Denton County, Texas.
5. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Ronald Corcoran & Anna Corcoran
Mailing Address:	1512 Crescent Dr., Suite 112, Carrollton, TX 75006.
Attn.:	Ronald Corcoran
Telephone Number:	972-428-2030
Email Address:	Ron@essexhoa.com.

6. Website to access the Association's dedicatory instruments:
www.essexhoa.com
7. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment – One hundred (100%) of the annual assessment charged.

Transfer Fee - A minimum of \$200.00

Resale Certificate Fee – A minimum of \$375.00

Refinance Fee - A minimum of \$350.00

Rush Fee – A minimum of \$100.00

Resale Update Fee - \$75.00.

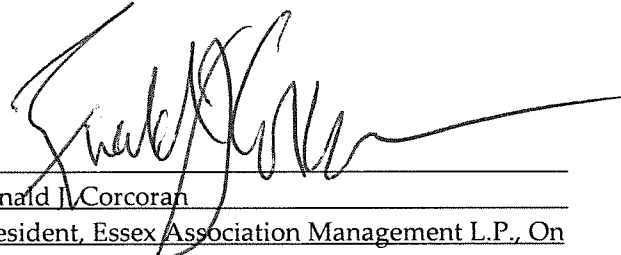
Estoppel Fee – A minimum of \$500.00.

The Association fees cover all costs that the Association incurs related to a property transfer in the Subdivision.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 8 day of June, 2023.

Spiritas Ranch Homeowner's Association, Inc.
a Texas nonprofit corporation

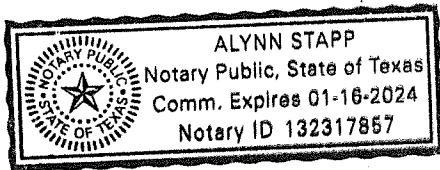


By: _____
Name: Ronald J. Corcoran
Title: President, Essex Association Management L.P., On
Behalf of Spiritas Ranch Homeowner's Association,
Inc.

THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on 8 day of June, 2023, by Ronald Corcoran, the Managing Agent of Spiritas Ranch Homeowner's Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Alynn Stapp
Notary Public Signature

EXHIBIT "A"

DESCRIPTION OF PROPERTY

[TO BE ATTACHED]

APPENDIX "A"
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
SPIRITAS RANCH

REAL PROPERTY LEGAL DESCRIPTION

Legal description of a 545.132 acre tract of Land, Save and Except (i) a 13.166 acre tract of land, (ii) a 13.492 acre tract of land (Ryan Spiritas Parkway), (iii) a 2.601 acre tract of land (Fire Station Tract) and (iv) a 1.00 acre tract of land (Director Lot):

LEGAL DESCRIPTION
545.132 ACRES

BEING that certain tract of land situated in the Marsella Jones Survey, Abstract Number 662, Denton County, Texas, and being part of those certain tracts of land described in deeds to Spiritas Ranch Enterprises, recorded in Volume 2737, Page 131, Volume 833, Page 38, Volume 842, Page 851, and Volume 2737, Page 126, of the Real Property Records of Denton County, Texas (RPRDCT), part of that certain tract of land described in deed to Spiritas Ranch Enterprise recorded in Volume 998, Page 670, RPRDCT, all of that certain tract of land described in deed to Spiritas Ranch Enterprises recorded in Volume 1078, Page 859, RPRDCT, all of those certain tracts of land described as Tract I, Tract II, and Tract III in Affidavit recorded in Instrument No. 2016-136619, RPRDCT, being part of those certain tracts of land described as Tract 1 and Tract 2 in deed to Johnnie Wayne McDaniel, Sr., and Lynda Marie McDaniel, recorded in Instrument Number 2010-99763, RPRDCT, part of that certain tract of land described in deed to Johnny Wayne McDaniel and Lynda Marie McDaniel, recorded in Volume 553, Page 590, RPRDCT, all of that certain tract of land described in deed to Gilberto Cesar Garza, recorded in Instrument Number 2018-137486, and being more particularly described as follows:

BEGINNING at a fence corner post found on the east right-of-way line of Farm-to-Market Road Number 720 (variable width right-of-way), and being located at the southwest corner of that certain tract of land described in deed to Oak Grove Methodist Church, recorded in Volume 2269, Page 580, RPRDCT;

THENCE South 88°22'07" East, with the north line of said Spiritas Ranch Enterprises tract recorded in Volume 2737, Page 131, RPRDCT, and with the south line of said Oak Grove Methodist Church tract recorded in Volume 2269, Page 580, RPRDCT, and the south line of that certain tract of land described in deed to Oak Grove Methodist Church tract, recorded in Volume 2269, Page 584, RPRDCT, a distance of 1426.83 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for the northeast corner of said Spiritas tract recorded in Volume 2737, Page 131, RPRDCT;

THENCE South 00°49'00" West, with the east line of said Spiritas tract recorded in Volume 2737, Page 131, RPRDCT, a distance of 16.98 feet to a 3/8-inch iron rod found for the northwest corner of said Spiritas tract recorded in Volume 833, Page 38, RPDCT;

THENCE South 88°28'06" East, with the north line of said Spiritas tract recorded in Volume 833, Page 38, RPRDCT, a distance of 2019.58 feet to a 3/8-inch iron rod found for corner;

THENCE South 87°31'42" East, over and across said Spiritas tract recorded in Volume 833, Page 38, RPRDCT, a distance of 1042.72 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner, said iron rod being located at the beginning of a non-tangent curve to the right;

THENCE continuing over and across said Spiritas tract recorded in Volume 833, Page 38, RPRDCT, the following courses to 5/8-inch iron rods with cap stamped "BCG 10194538" set for corner:

Northeasterly, with said curve which has a central angle of $05^{\circ}43'53''$, a radius of 629.99 feet, a chord that bears North $17^{\circ}45'02''$ East, a distance of 62.99 feet, and an arc length of 63.02 feet to the end of said curve;

North $20^{\circ}36'58''$ East, a distance of 232.75 feet, said iron rod being located at the beginning of a non-tangent curve to the left;

Northeasterly, with said curve which has a central angle of $18^{\circ}12'35''$, a radius of 802.13 feet, a chord that bears North $11^{\circ}29'56''$ East, a distance of 253.86 feet, and an arc length of 254.93 feet to the end of said curve;

And North $01^{\circ}42'20''$ East, a distance of 63.42 feet, said iron rod being located on the south line of that certain tract of land described in State of Texas Possession and Use Agreement, recorded in Instrument Number 2020-27969, RPRDCT;

THENCE South $88^{\circ}18'55''$ East, with the south line of said State of Texas Possession and Use Agreement tract, a distance of 80.00 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner;

THENCE continuing over and across said Spiritas tract recorded in Volume 833, Page 38, RPRDCT, the following courses to 5/8-inch iron rods with cap stamped "BCG 10194538" set for corner:

South $01^{\circ}42'20''$ West, a distance of 19.27 feet, said iron rod being located at the beginning of a tangent curve to the right;

Southwesterly with said curve which has a central angle of $18^{\circ}54'39''$, a radius of 720.00 feet, a chord that bears South $11^{\circ}09'39''$ West, a distance of 236.56 feet, and an arc length of 237.64 feet to the end of said curve;

South $20^{\circ}36'58''$ West, a distance of 174.58 feet;

And South $87^{\circ}50'52''$ East, a distance of 1496.33 feet, said iron rod being located on the west line of that certain tract of land described in deed to RPM xConstruction, LLC, recorded in Instrument Number 2014-54052, RPRDCT;

THENCE South $02^{\circ}13'59''$ West, with said west line of the RPM tract, a distance of 70.01 feet to a 5/8-inch iron rod found for the southwest corner of said RPM tract;

THENCE South $88^{\circ}24'29''$ East, with the south line of said RPM tract, a distance of 209.79 feet to a 5/8-inch iron rod found for the southeast corner of said RPM tract;

THENCE North $02^{\circ}14'40''$ East, with the east line of said RPM tract, a distance of 18.33 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner;

THENCE South $87^{\circ}50'18''$ East, over and across said Spiritas tracts recorded in Volume 842, Page 851, and Volume 2737, Page 126, RPRDCT, a distance of 901.70 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner located on the west line of that certain tract of land described in deed to Robert G. Penley, recorded in Volume 2210, Page 648, RPRDCT;

THENCE South 02°58'01" West, with the west line of said Penley tract, a distance of 345.08 feet to a 1/2-inch iron rod with cap stamped "WESTWOOD" found for corner at the southeast corner of said Spiritas tract recorded in Volume 2737, Page 126, RPRDCT;

THENCE North 88°08'15" West, with the north line of said Penley tract, a distance of 170.04 feet to a 5/8-inch iron rod found for the most westerly northwest corner of said Penley tract;

THENCE South 05°42'19" West, with the west line of said Penley tract, a distance of 621.88 feet to a U.S. Army Corps of Engineers (USCOE) monument found on the west "take" line of Lake Lewisville;

THENCE with the west "take" line of Lake Lewisville, the following courses to USCOE monuments found for corner:

South 04°54'16" West, a distance of 350.10 feet;

South 04°07'29" West, a distance of 349.25 feet;

South 00°09'01" East, a distance of 373.36 feet;

North 88°11'41" West, a distance of 800.30 feet;

And South 37°20'20" West, a distance of 536.00 feet;

THENCE South 00°08'50" East, continuing with said "take" line, a distance of 672.96 feet to a steel fence post found for corner at the north corner of that certain tract of land described in Correction Deed to the United States of America (USA), recorded in Volume 2549, Page 719, RPRDCT;

THENCE South 56°09'16" West, with the northwest line of said USA tract, a distance of 188.85 feet to a steel fence post found for corner at the west corner of said USA tract;

THENCE South 09°39'06" East, with the southwest line of said USA tract, a distance of 162.80 feet to a steel fence post found for the south corner of said USA tract;

THENCE continuing with said "take" line, the following courses:

South 46°03'07" West, a distance of 319.64 feet to a USCOE monument found for corner;

North 74°07'14" West, a distance of 789.34 feet to a steel fence post found for corner;

South 78°59'39" West, a distance of 216.00 feet to a steel fence post found for corner;

South 65°55'09" East, a distance of 739.69 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner;

South 16°04'51" East, a distance of 348.96 feet to a USCOE monument found for corner;

And North 88°34'10" West, a distance of 224.10 feet to a USCOE monument found for corner, said monument being located at the northeast corner of that certain tract of land described as Tract 2 (Original Instrument Nos. 1, 2 and 3), and Tract 4 (Original Instrument No. 4) in Correction Instrument recorded in Instrument No. 2018-37459, RPRDCT;

THENCE North $88^{\circ}59'00''$ West, with the north line of said Correction Instrument tract, a distance of 981.60 feet to a steel fence post found for corner;

THENCE North $86^{\circ}40'28''$ West, continuing with said north line, a distance of 346.35 feet to a 5/8-inch iron rod with cap stamped "KHA" found for corner;

THENCE North $88^{\circ}13'50''$ West, continuing with said north line, passing at a distance of 1145.20 feet a 5/8-inch iron rod with cap stamped "KHA" found for corner at the northeast corner of Prairie Oaks Phase 1B, an addition to the Town of Little Elm, Denton County, Texas, according to Final Plat recorded in Document No. 2019-258, of the Plat Records of Denton County, Texas, continuing with the north line of said Prairie Oaks Phase 1B, in all, a total distance of 1949.86 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner at an interior "ell" corner of said Prairie Oaks Phase 1B;

THENCE North $02^{\circ}08'13''$ East, passing at a distance of 20.47 feet a 1/2-inch iron rod with cap stamped "WESTWOOD" found at a northeast corner of said Prairie Oaks Phase 1B, and continuing with a west line of said Spiritas tract recorded in Volume 998, Page 670, RPRDCT, and the east line of Tract 2, and Tract 1, in deed to Upper Trinity Regional Water District, recorded in Volume 4646, Page 212, RPRDCT, in all, a total distance of 810.31 feet to a fence corner post found for corner;

THENCE North $87^{\circ}51'47''$ West, with the common north line of said Upper Trinity Tract 1 and Tract 3 in said Upper Trinity deed, and a south line of said Spiritas tract recorded in Volume 998, Page 670, RPRDCT, a distance of 1295.87 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner at the southeast corner of that certain tract of land described as Parcel 18 in deed to the State of Texas, recorded in Document Number 2016-26306, RPRDCT, on the east right-of-way-line of Farm to Market Road No. 720 (variable width right-of-way), said iron rod being located at the beginning of a non-tangent curve to the left;

THENCE northwesterly with the east line of said Parcel 18, and with said curve which has a central angle of $03^{\circ}50'07''$, a radius of 5814.58 feet, a chord that bears North $13^{\circ}35'52''$ West, a distance of 389.15 feet, and an arc length of 389.22 feet to the end of said curve, a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner;

THENCE North $15^{\circ}30'56''$ West, continuing with the east line of said Parcel 18, a distance of 721.50 feet to a 1/2-inch iron rod with cap stamped "WESTWOOD" found for corner at the beginning of a tangent curve to the left;

THENCE northwesterly, continuing with the east line of said Parcel 18, and with said curve which has a central angle of $14^{\circ}12'08''$, a radius of 740.00 feet, a chord that bears North $22^{\circ}37'00''$ West, a distance of 182.96 feet, and an arc length of 183.43 feet to the end of said curve, a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner;

THENCE North $29^{\circ}42'12''$ West, continuing with the east line of said Parcel 18, passing at a distance of 13.57 feet a TXDOT aluminum disk found at the northeast corner of said Parcel 18, and the southeast corner of that certain tract of land described as Parcel 19-1 in deed to the State of Texas, recorded in Document Number 2019-155966, RPRDCT, continuing with the east line of said Parcel 19-1, in all, a total distance of 64.49 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner at the beginning of a non-tangent curve to the right;

THENCE northwesterly, continuing with said east line of Parcel 19-1, and the east line of that certain tract of land described as Parcel 20 in deed to the State of Texas, recorded in Document Number 2016-155956,

RPRDCT, and with said curve which has a central angle of 31°07'08", a radius of 610.00 feet, a chord that bears North 14°09'30" West, a distance of 327.25 feet, and an arc length of 331.31 feet to the end of said curve, a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner;

THENCE North 01°24'04" East, continuing with said east line of Parcel 20, and with the east line of that certain tract of land described as Parcel 19-2 in deed to the State of Texas recorded in Document Number 2016-155966, RPRDCT, a total distance of 450.53 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner at the northeast corner of said Parcel 19-2, said iron rod also being located on the south line of that certain tract of land described in deed to Ellis Meals, recorded in Document Number 2012-95998, RPRDCT;

THENCE North 89°42'58" East, leaving said east right-of-way-line of Farm to Market Road No. 720 (variable width right-of-way), and with said south line of the Meals tract, a distance of 89.21 feet to a fence corner post found for corner at the southeast corner of said Meals tract;

THENCE North 02°29'05" West, with the east line of said Meals tract, a distance of 115.92 feet to a fence corner post found for corner at the northeast corner of said Meals tract, and being located on a south line of said Spiritas Ranch Enterprises tract recorded in Volume 2737, Page 131, RPRDCT;

THENCE South 88°24'12" West, with the north line of said Meals tract, a distance of 66.45 feet to a TXDOT aluminum disk found for corner at the southeast corner of that certain tract of land described as Parcel 22 in deed to the State of Texas, recorded in Document Number 2016-26307, RPRDCT, on said east right-of-way-line of Farm to Market Road No. 720;

THENCE with the east line of said Parcel 22, the following courses to 5/8-inch iron rods with cap stamped "BCG 10194538" set for corner:

North 01°25'09" East, a distance of 108.99 feet;

North 08°03'45" West, a distance of 105.97 feet, said iron rod being located at the beginning of a non-tangent curve to the left;

Northwesterly, with said curve which has a central angle of 03°01'34", a radius of 2929.79 feet, a chord that bears North 02°26'32" West, a distance of 154.72 feet, and an arc length of 154.74 feet to the end of said curve;

North 03°57'19" West, a distance of 149.61 feet, said iron rod being located at the beginning of a tangent curve to the right;

Northwesterly, with said curve which has a central angle of 05°07'53", a radius of 2799.79 feet, a chord that bears North 01°23'23" West, a distance of 250.66 feet, and an arc length of 250.74 feet to the end of said curve;

And North 01°36'16" East, a distance of 273.49 feet to the POINT OF BEGINNING of herein described tract, and containing an area of 545.132 acres of land.

SAVE AND EXCEPT THE 13.166 ACRE TRACT OF LAND DESCRIBED AS FOLLOWS:

FIELD NOTES to all that certain tract of land situated in the M. Jones Survey Abstract Number 662, Town of Little Elm, Denton County, Texas and Being a part of the called 523.172 acre tract describd in the deed from Spiritas Ranch Enterprises, LLP to MM Little Elm 548, LLC recorded in Document Number 2020-123025 of the Real Property Records of Denton County, Texas; the subject tract being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with a blue plastic cap stamped "BCG 10194538" found (hereinafter referred to as 5/8IRF) for a reentrant corner in the North line of the said 523.172 acre tract;

THENCE North 87 Degrees 31 Minutes 10 Seconds West with the North line of the 523.172 acre tract a distance of 968.86 feet to the Northeast corner of the called 13.492 acre tract described in the ROW Dedication Deed from MM Little Elm 548, LLC to the Town of Little Elm recorded in Document Number 2021-95337 of the said Real Property Records;

THENCE South 01 Degrees 46 Minutes 35 Seconds West (base bearing) with the East line of the said 13.492 acre ROW tract a distance of 1,096.90 feet to a 5/8IRF at the PLACE OF BEGINNING for the Northwest corner of the tract being described herein;

THENCE Easterly across the 523.172 acre tract the following five calls:

1. North 46 Degrees 52 Minutes 48 Seconds East a distance of 42.46 feet to a 5/8IRF;
2. South 88 Degrees 13 Minutes 04 Seconds East a distance of 496.98 feet to a 5/8IRF at the beginning of a curve to the right having a radius of 320.00 feet;
3. Along the arc of the said curve, an arc length of 136.90 feet (chord bearing South 75 Degrees 55 Minutes 52 Seconds East a distance of 135.86 feet) to a 5/8IRF at the end of the said curve;
4. South 63 Degrees 40 Minutes 43 Seconds East a distance of 245.34 feet to a 5/8IRF;
5. South 18 Degrees 34 Minutes 23 Seconds East a distance of 13.90 feet to a 5/8IRF For NEC herein Description trackl;

THENCE Southwesterly continuing across the 523.172 acre tract the following four calls:

1. Along the arc of a curve to the right having a radius of 2,170.00 feet, an arc length of 444.69 feet (chord bearing South 33 Degrees 14 Minutes 27 Seconds West a distance of 443.91 feet) to a 5/8IRF at the end of the said curve;
 2. South 39 Degrees 06 Minutes 48 Seconds West a distance of 343.51 feet to a 5/8IRF at the beginning of a curve to the right having a radius of 320.00 feet;
 3. Along the arc of the said curve, an arc length of 73.00 feet (chord bearing South 45 Degrees 37 Minutes 58 Seconds West a distance of 72.84 feet) to a 5/8IRF at the end of the said curve;
 4. South 52 Degrees 07 Minutes 48 Seconds West a distance of 152.33 feet to 5/8IRF for SEC HDT;
-

THENCE Northwesterly continuing across the 523.172 acre tract the following five calls:

1. North 37 Degree 54 Minute 35 Seconds West a distance of 210.02 feet to a 5/8IRF;
2. North 38 Degrees 04 Minutes 25 Seconds West a distance of 55.09 feet to a 5/8IRF;
3. North 44 Degrees 18 Minutes 05 Seconds West a distance of 62.79 feet to a 5/8IRF;
4. North 54 Degrees 40 Minutes 15 Seconds West a distance of 121.01 feet to a 5/8IRF;
5. North 70 Degrees 21 Minutes 17 Seconds West a distance of 29.93 feet to a 5/8IRF on the East line of the said 13.492 acre ROW Dedication.;

THENCE Northeasterly with the East line of the 13.492 acre ROW Dedication, along the arc of a curve to the left having a radius of 1,320.00 feet, an arc length of 412.77 feet (chord bearing North 10 Degrees 43 Minutes 49 Seconds East a distance of 411.10 feet) to a 5/8IRF at the end of the said curve;

THENCE North 01 Degrees 46 Minutes 35 Seconds East with continuing with the East line of the 13.492 acre ROW Dedication tract a distance of 185.81 feet to the PLACE OF BEGINNING and enclosing 13.166 acres of land.

[survey depiction of 13.166 acre Save and Except tract follows]

SAVE AND EXCEPT THE 13.492 ACRE TRACT OF LAND (RYAN SPIRITAS PARKWAY) DESCRIBED AS FOLLOWS:

BEING that certain tract of land situated in the Marcella Jones Survey, Abstract Number 662, in the Town of Little Elm, Denton County, Texas, and being part of that certain tract of land described in deed to MM Little Elm 548, LLC, recorded in Instrument No. 2020-123025 of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a point located on the north line of said MM Little Elm 548, LLC tract, from which a 3/8-inch iron rod found at an interior "ell" corner of that certain tract of land described in deed to Spiritas Ranch Enterprises, recorded in Volume 833, Page 38, RPRDCT bears North 87°31'42" West, a distance of 4.08 feet;

THENCE South 87°31'42" East, with the north line of said MM Little Elm 548, LLC, tract, a distance of 70.00 feet to a point for corner;

THENCE departing the south line of said MM Little Elm 548, LLC, tract, and over and across said MM Little Elm 548, LLC, tract, the following courses, all points for corner unless otherwise noted:

South 01°46'35" West, a distance of 1282.81 feet to the beginning of a tangent curve to the right;

Southwesterly, with said curve which has a central angle of 89°34'17", a radius of 1320.00 feet, a chord that bears South 46°33'44" West, a chord distance of 1859.77 feet, and an arc distance of 2063.58 feet;

North 88°39'07" West, a distance of 512.18 feet to the beginning of a tangent curve to the left;

Southwesterly, with said curve which has a central angle of 16°51'49", a radius of 630.00 feet, a chord that bears South 82°54'58" West, a chord distance of 184.76 feet, and an arc distance of 185.42 feet;

South 74°29'04" West, a distance of 104.96 feet to the beginning of a tangent curve to the left;

Southwesterly, with said curve which has a central angle of 23°19'36", a radius of 930.00 feet, a chord that bears South 62°49'16" West, a chord distance of 376.02 feet, and an arc distance of 378.63 feet;

South 51°09'28" West, a distance of 263.92 feet to the beginning of a tangent curve to the right;

Southwesterly, with said curve which has a central angle of 25°49'54", a radius of 770.00 feet, a chord that bears South 64°04'25" West, a chord distance of 344.22 feet, and an arc distance of 347.15 feet;

South 76°59'22" West, a distance of 20.68 feet, said point being located on the easterly right-of-way line of Farm to Market Road 720 (a variable width right-of-way), from which a 5/8-inch iron rod with cap stamped "BCG 10194538" found at the most westerly southwest corner of said MM Little Elm 548, LLC tract is located on the curving said easterly right-of-way line on a chord which bears South 11°44'47" East, a chord distance of 15.55 feet, said point for corner also being the beginning of a non-tangent curve to the left;

THENCE Northwesterly with said easterly right-of-way line of Farm to Market Road 720, and with said curve which has a central angle of 01°22'47", a radius of 5814.58 feet, a chord that bears North 12°31'02" West, a chord distance of 140.01 feet, and an arc distance of 140.01 feet;

THENCE departing the easterly right-of-way line of Farm to Market Road 720, and over and across said MM Little Elm 548, LLC, tract, the following courses, all points for corner unless otherwise noted:

North 76°59'22" East, a distance of 19.46 feet to the beginning of a tangent curve to the left;

Northeasterly, with said curve which has a central angle of 25°49'54", a radius of 630.00 feet, a chord that bears North 64°04'25" West, a chord distance of 281.64 feet, and an arc distance of 284.04 feet;

North 51°09'28" East, a distance of 263.92 feet to the beginning of a tangent curve to the right;

Northeasterly, with said curve which has a central angle of 23°19'36", a radius of 1070.00 feet, a chord that bears North 62°49'16" East, a chord distance of 432.63 feet, and an arc distance of 435.63 feet;

North 74°29'04" East, a distance of 104.96 feet to the beginning of a tangent curve to the right;

Northeasterly, with said curve which has a central angle of 16°51'49", a radius of 770.00 feet, a chord that bears North 82°54'58" East, a chord distance of 225.81 feet, and an arc distance of 226.63 feet;

South 88°39'07" East, a distance of 512.18 feet to the beginning of a tangent curve to the left;

Northeasterly, with said curve which has a central angle of 68°06'10", a radius of 1180.00 feet, a chord that bears North 57°17'48" East, a chord distance of 1321.45 feet, and an arc distance of 1402.57 feet;

South $66^{\circ}45'17''$ East, a distance of 70.00 feet to the beginning of a non-tangent curve to the left;

Northeasterly, with said curve which has a central angle of $21^{\circ}28'08''$, a radius of 1250.00 feet, a chord that bears North $12^{\circ}30'39''$ East, a chord distance of 465.64 feet, and an arc distance of 468.38 feet;

And North $01^{\circ}46'35''$ East, a distance of 1283.66 feet to the POINT OF BEGINNING, containing an area of 13.492 acres of land.

Notes:

The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - NAD 83 (CORS Texas North Central Zone No. 4202). All distances are surface distances with a surface to grid scale factor of 0.999849393.

[survey depiction of 13.492 acre Save and Except tract follows]