



**Cleveland Surveying
Company**
709 S.Washington Ste.B
Cleveland,TX 77327
(281) 592-6395

Scale 1" = 200'

NOTE: FOR ADDITIONAL NARRATIVE REFER TO SEPARATE LEGAL DESCRIPTION.
NOTE: 5/8 INCH IRON RODS FOUND ON SET.
BASIS OF BEARING: NORTH LINE OF KING'S RIDGE SECTION 1.

File name: H:\EDS\04-0033L\04-0033E

NUMBER	DIRECTION	DISTANCE
L1	S 38°40'16" W	30.28'
L2	N 51°08'60" W	34.20'
L7	N 85°02'36" E	60.26'
L8	S 51°36'57" E	34.03'
L9	S 38°54'06" W	60.01'
L10	S 85°02'36" W	82.05'
L11	N 51°35'43" W	34.12'
L20	S 52°36'00" E	270.59'
L21	S 38°49'21" E	1069.06'
L22	N 59°52'00" W	387.17'
L23	N 55°24'20" W	537.09'
L24	N 05°46'52" W	659.75'
L25	N 44°38'49" E	520.93'
L26	N 38°14'54" E	782.20'
L27	N 39°01'35" E	1005.20'
L28	S 08°24'00" E	178.14'
L29	S 08°24'00" E	90.53'
L30	S 36°06'00" W	71.45'
L31	S 42°36'00" E	100.94'
L32	S 40°33'60" W	45.61'
L33	S 67°21'60" W	93.07'
L34	S 21°55'00" W	97.52'
L35	S 36°46'60" W	102.14'
L36	S 67°49'60" W	111.08'
L37	S 19°32'00" W	74.49'
L38	N 57°08'02" E	207.59'
L39	N 32°17'60" E	169.10'
L40	N 84°21'60" E	76.01'
L41	S 02°16'60" E	241.67'
L42	N 13°48'60" W	138.30'
L43	N 13°48'60" W	164.71'
L44	N 38°41'09" E	173.16'
L45	N 40°12'00" E	148.44'
L46	N 44°49'00" E	335.80'
L47	S 37°55'60" E	226.82'
L48	S 63°33'60" E	249.07'
L49	S 85°37'00" E	200.21'
L50	S 00°49'00" E	702.76'
L51	S 52°35'38" E	1023.45'
L52	S 38°51'02" W	288.07'
L53	N 30°01'49" W	74.24'
L54	N 13°16'17" W	86.19'
L55	N 51°50'34" W	89.02'
L56	S 24°07'20" W	205.40'
L57	S 32°18'26" E	183.94'
L58	S 38°51'00" W	1732.55'

NUMBER	CD	R'	L'	LC'
C1	N 72°58'42" W	200.00	153.44	149.71
C2	S 72°58'42" E	260.01	199.48	194.62
C3	N 72°58'42" W	230.00	176.45	172.16
C4	S 72°58'42" E	260.00	199.47	194.61
C20	N 33°38'36" W	6516.98	1036.46	1035.37

LEGAL DESCRIPTION
1602-97 ACNE TRACT
ACNE ROYALE GOLDF COURSE

BEING: ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1602-97 ACRES OF LAND SITUATED IN THE MEDINA BOUNDARY SURVEY, ABSTRACT NO. 1602-97, BEING ALL THAT CERTAIN TRACTS AND BEING ALL OF "TRACT ONE," A 21233-83 ACNE TRACT DESCRIBED IN TRACT 10713 ACNE TRACT AS DESCRIBED IN A DEED FROM MITCHELL C. TAYLOR AND MITCHELL C. TAYLOR JR., TO SAN JUAN COUNTY, AUTHORITY RECORDED IN VOLUME 107, PAGE 495 SAN JUAN COUNTY DEED BOOK 107, PAGE 495, AND CALLED "TRACT FOUR," A 50234 ACNE TRACT AND SAID TRACTS BEING DESCRIBED IN A CERTAIN "PROMISSORY NOTE" FROM ROYAL LEE AND PAUL R. GORDON TO GOLD COURSE INVESTMENT, L.L.P. DATED MAY 31, 1998 WITH A DEED OF TRUST OF SAID "PROMISSORY NOTE" AS FOLLOWS:

TO HAVE AND TO HOLD FOREVER AND TO THE SUCCESSORS AND ASSIGNS OF SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWED,

BEGINNING at a 5/8 inch iron rod found in the north line of the called 52.34 acre tract for the most southerly corner of the above described 107.13 acre tract;

THENCE SOUTH 52 DEGREES 36 MINUTES 00 SECONDS EAST, distance of 270.59 feet to a 5/8 inch iron rod found for the Northeast corner of the above described 52.34 acre tract;

THENCE SOUTH 38 DEGREES 49 MINUTES 21 SECONDS WEST, distance of 1069.06 feet to a point in the northeast right-of-way of F.M. Highway No. 224;

THENCE FOLLOWING ALONG AND WITH THE NORTHEAST RIGHT-OF-WAY OF SAID HIGHWAY AND A RIGHT-OF-WAY FENCE AS FOLLOWS:

THENCE NORTH 59 DEGREES 52 MINUTES 00 SECONDS WEST, distance of 387.17 feet to an angle point;

THENCE NORTH 55 DEGREES 24 MINUTES 20 SECONDS WEST, distance of 537.09 feet to a Point of Curve;

THENCE around a curve to the right having a radius of 6,516.18 feet through an angle of 09 DEGREES 06 MINUTES 44 SECONDS, an arc distance of 1036.46 feet chord bearing of NORTH 33 DEGREES 38 MINUTES 36 SECONDS WEST, distance 1035.37 Feet to a Point of Tangency;

THENCE NORTH 05 DEGREES 46 MINUTES 52 SECONDS WEST, distance of 659.75

THENCE NORTH 44 DEGREES 38 MINUTES 49 SECONDS EAST, distance of 520.93 feet with the northwest line of the 52.34 acre tract to a fence corner post found for an angle point.

THENCE NORTH 30 DEGREES 14 MINUTES 54 SECONDS EAST, distance of 702.20 feet to
concrete monument found for an angle point;

THENCE NORTH 39 DEGREES 01 MINUTES 35 SECONDS EAST, distance of 1005.20 feet to
with the northwest line of the 107.13 acre tract to a point on the shoreline of Lake Livingston;
THENCE ALONG AND WITH THE SHORE LINE OF LAKE LIVINGSTON AND WITH
THE COMMON BOUNDARY OF THE CALLED 107.13 ACRE TRACT AS FOLLOWS:

THENCE SOUTH 08 DEGREES 24 MINUTES 00 SECONDS EAST, distance of 178.14 feet to an angle point;

THENCE SOUTH 36 DEGREES 06 MINUTES 00 SECONDS WEST, distance of 71.45 feet to an angle point;

THENCE SOUTH 42 DEGREES 36 MINUTES 00 SECONDS EAST, distance of 100.94 feet to an angle point;

THENCE SOUTH 04 DEGREES 33 MINUTES 60 SECONDS WEST, distance of 45.61 feet to an angle point;

THENCE SOUTH 67 DEGREES 21 MINUTES 60 SECONDS WEST, distance of 93.07 feet to an angle point;

THENCE SOUTH 21 DEGREES 55 MINUTES 00 SECONDS WEST, distance of 97.52

THENCE SOUTH 36 DEGREES 46 MINUTES 60 SECONDS WEST, distance of 102.14 feet to an angle point;

THENCE SOUTH 67 DEGREES 49 MINUTES 60 SECONDS WEST, distance of 111.08 feet to an angle point;

THENCE SOUTH 19 DEGREES 32 MINUTES 00 SECONDS WEST, distance of 74.49 feet to an angle point;

THENCE NORTH 57 DEGREES 08 MINUTES 02 SECONDS EAST, distance of 207.59 feet to an angle point;

THENCE NORTH 32 DEGREES 17 MINUTES 60 SECONDS EAST, distance of 169.10

THENCE NORTH 84 DEGREES 21 MINUTES 60 SECONDS EAST, distance of 76.01 feet to an angle point)

THENCE NORTH 02 DEGREES 16 MINUTES 60 SECONDS EAST, distance of 241.67 feet to an angle point)

THENCE NORTH 13 DEGREES 48 MINUTES 60 SECONDS WEST, distance of 130.30 feet to an angle point)

THENCE NORTH 13 DEGREES 48 MINUTES 60 SECONDS WEST, distance of 164.71 feet to a point

THENCE NORTH 38 DEGREES 41 MINUTES 09 SECONDS EAST, distance of 173.16 feet to an angle point;

THENCE NORTH 04 DEGREES 12 MINUTES 00 SECONDS EAST, distance of 148.44 feet to an angle point)

THENCE SOUTH 37 DEGREES 55 MINUTES 60 SECONDS EAST, distance of 226.02 feet to an angle point)

THENCE SOUTH 63 DEGREES 33 MINUTES 60 SECONDS EAST, distance of 249.07 feet to an angle point;

THENCE SOUTH 85 DEGREES 37 MINUTES 00 SECONDS EAST, distance of 200.21 feet to the Northwest corner of the Royale Greens Section of Cape Royale according to the

THENCE SOUTH 00 DEGREES 49 MINUTES 00 SECONDS EAST, distance of 702.76 feet to an angle point and being the Southwest corner of Lot 16, Block 5;

THENCE SOUTH 52 DEGREES 35 MINUTES 30 SECONDS EAST, distance of 1023.45 feet to an angle point and being the Southerly corner of Lot 4, Block 5;

THENCE SOUTH 38 DEGREES 51 MINUTES 02 SECONDS WEST, distance of 288.07 feet to a point in the northeast line of a called 0.8894 acre "Exception Tract";

THENCE NORTH 30 DEGREES 01 MINUTES 49 SECONDS WEST, distance of 74.24 feet to an iron pin;

THENCE NORTH 13 DEGREES 16 MINUTES 17 SECONDS WEST, distance of 86.19 feet to an angle point)

THENCE NORTH 51 DEGREES 50 MINUTES 34 SECONDS WEST, distance of 89.02 feet to an angle point;

THENCE SOUTH 24 DEGREES 07 MINUTES 20 SECONDS WEST, distance of 205.40 feet to an angle point;

THENCE SOUTH 32 DEGREES 18 MINUTES 26 SECONDS EAST, distance of 183.94 feet to a point in the southeast line of the 107.13 acre tract;

THENCE SOUTH 38 DEGREES 51 MINUTES 00 SECONDS WEST, distance of 1732.55 feet following said 107.13 acre boundary line and with the Reserves at Cape Royale Section Two,

according to the map or plot recorded in Volume 263, Page 520 S.J.R. to the PLACE OF BEGINNING and containing 7099061 square feet or 162.97 acres more or less. SAVE AND EXCEPT A CERTAIN 0.7486 ACRE TRACT REFERRED TO AS 'TRACT A' for a net acreage of 162.22 acres.