

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

COVENANTS RUNNING WITH THE LAND

These Covenants Running with the Land (the "Covenants") are imposed by Sugartree, Inc., a Texas corporation ("Sugartree"), upon the surface of the real property described on Exhibit "A" attached hereto and made a part hereof for all purposes (the "Land"), and by Bluegreen Southwest One, L.P., a Delaware limited partnership ("Bluegreen"), upon the surface of the real property described on Exhibit "B" attached hereto and made a part hereof for all purposes (the "Sold Property"), to wit:

WHEREAS, Sugartree owns the Land and operates same as SugarTree Golf Course; and

WHEREAS, by Special Warranty Deed with Vendor's Lien, of even date, Sugartree is conveying to Bluegreen the Sold Property (such sale being referred to herein as the "Transaction"); and

WHEREAS, as part of the Transaction, the parties have agreed to the terms of these Covenants;

NOW, THEREFORE, Sugartree and Bluegreen hereby agree as follows:

A. Covenants running with the Land. Sugartree (and all parties that utilize the Land) hereby imposes the following restrictions upon the Land:

1. The Land may only be used as a golf course and golfing facility, with such other uses being allowed as are reasonably related to the operation of a golf course and golfing facility.
2. No owner of or party that utilizes the Land may construct or allow a third party to construct obstructions which will screen the view or vision of the residential lots located on the Sold Property from that portion of the Land used as a golf course and golfing facility.
3. No owner of or party that utilizes the Land may place or allow a third party to place any fencing or obstacles of any sort along the boundaries of that portion of the Land used as a golf course and golfing facility, except pursuant to the written agreement of Bluegreen.
4. No owner of or party that utilizes the Land may screen or obstruct or allow a third party to screen or obstruct the view or vision of that portion of the Land used as a golf course and golfing facility through plantings intended to obstruct the views from the residential lots located on the Sold Property.

B. Covenants running with the Sold Property. Bluegreen hereby imposes upon the Sold Property the following covenant:

1. All of the owners of lots located within SugarTree Golf Club Addition, Phase I, Phase II, and Phase III, and the owner of the Land shall have the right, upon payment of any and all mandated fees and/or assessments, to join the property owners' association to be created by Bluegreen for the Sold Property, and such owners shall have the ability to enjoy all rights, privileges, and future amenities, if any, to the common areas of the Sold Property, just the same as the future lot owners thereof.

C. Miscellaneous. Sugartree and Bluegreen agree that the covenants and restrictions set forth herein shall be covenants running with the land.

Executed to be effective November 5, 2004.

SUGARTREE, INC.

BLUEGREEN SOUTHWEST ONE, L.P.,
by and through its General Partner,
BLUEGREEN SOUTHWEST LAND, INC.

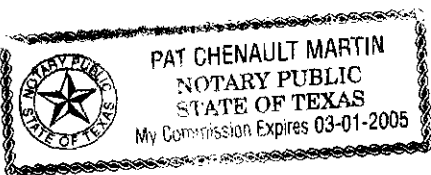
By: *Bill Bowerman*
Bill Bowerman, President

By: *Oscar Rohne*
Oscar Rohne, Vice President
BLUEGREEN SOUTHWEST LAND, INC.

ACKNOWLEDGEMENTS

STATE OF TEXAS §
 §
COUNTY OF PARKER §

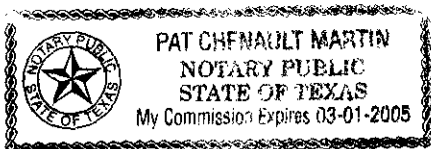
This instrument was acknowledged before me on the 5th day of November, 2004, by Bill Bowerman, President of Sugartree, Inc., a Texas corporation, on behalf of said corporation.

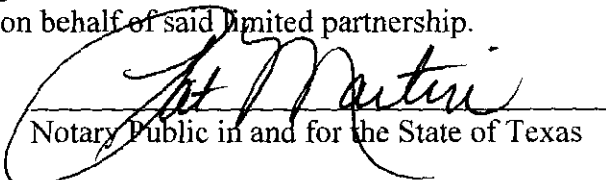


Pat Chenaault Martin
Notary Public in and for the State of Texas
My Commission expires: _____

STATE OF TEXAS §
§
COUNTY OF PARKER §

This instrument was acknowledged before me on the 5th day of November, 2004, by Oscar Rohne, Vice President of Bluegreen Southwest Land, Inc., a Texas corporation, as general partner of Bluegreen Southwest One, L.P., a Texas limited partnership, on behalf of said corporation, on behalf of said limited partnership.




Notary Public in and for the State of Texas
My Commission expires: _____

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EXHIBIT "A"

All that certain real property described in a Deed, dated November 17, 1988, to Lumsden & Bowerman, Inc., recorded in Volume 1431, Page 1521, Real Records, Parker County, Texas, less and except the following tracts:

- (1) the lands encompassed within SugarTree Golf Club Addition, Phase I, according to Plat recorded in Cabinet A, Slide 737, Plat Records, Parker County, Texas, and Re-plat, recorded in Cabinet B, Slide 316, Plat Records, Parker County, Texas;
- (2) the lands encompassed within SugarTree Golf Club Addition, Phase II, according to Plat recorded in Cabinet B, Slide 498, and Cabinet C, Slide 107, Plat Records, Parker County, Texas; and
- (3) the lands encompassed with SugarTree Golf Club Addition, Phase III, according to Plat recorded in Cabinet B, Slide 663 and 664, Plat Records, Parker County, Texas.

EXHIBIT "B"

TRACT 1

BEING 25.65 ACRES SITUATED IN THE M. HUFFMAN SURVEY, A-563, PARKER COUNTY, TEXAS. SAID AREA IS ALSO A PORTION OF THE FOLLOWING TRACTS; AS DESCRIBED TO LUMSDEN & BOWERMAN, INC. (CORPORATE NAME CHANGED TO SUGARTREE, INC., ACCORDING TO THE INSTRUMENT RECORDED IN VOLUME 1785, PAGE 561, DEED RECORDS, PARKER COUNTY, TEXAS) ACCORDING TO THE DEED RECORDED IN VOLUME 1431, PAGE 1521, AS DESCRIBED TO SUGARTREE, INC., A TEXAS CORPORATION, VOL. 2012, PAGE 986 AND A REMAINDER DESCRIBED TO PHIL LUMSDEN IN THE RELEASE RECORDED IN VOLUME 1610, PAGE 12, ALL IN THE DEED RECORDS OF PARKER COUNTY, TEXAS. SAID AREA IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD SET CAPPED 'TNP' AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SUGAR TREE DRIVE (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) ACCORDING TO THE PLAT OF SUGAR TREE GOLF & COUNTRY CLUB, PHASE 1, AN ADDITION IN PARKER COUNTY, RECORDED IN CABINET A, SLIDE 737, PLAT RECORDS, PARKER COUNTY, TEXAS, WITH THE WEST RIGHT-OF-WAY LINE OF F.M. 1189 (A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY IN THIS AREA);

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SUGAR TREE DRIVE THE FOLLOWING:

S87°30'56"W, 46.67 FEET TO A 3/8 INCH IRON ROD FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE LONG CHORD BEARS N04°03'05"W, 75.19 FEET, RADIUS IS 830.00 FEET, DELTA IS 05°11'33" AND LENGTH IS 75.22 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP'; N06°38'51"W, 40.92 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP' AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT WHOSE LONG CHORD BEARS N32°50'35"W, 203.06 FEET, RADIUS IS 230.00 FEET, DELTA IS 52°23'28" AND LENGTH IS 210.31 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP'; N59°02'19"W, 21.15 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP' AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT WHOSE LONG CHORD BEARS N75°46'47"W, 190.11 FEET, RADIUS IS 330.00 FEET, DELTA IS 33°28'56" AND LENGTH IS 192.84 FEET TO A 3/8 INCH IRON ROD FOUND; S87°28'45"W, 148.97 FEET TO A 'Y' CUT IN CONCRETE, SET AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WHOSE LONG CHORD BEARS N79°34'51"W, 165.71 FEET, RADIUS IS 370.00 FEET, DELTA IS 25°52'49", LENGTH IS 167.13 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP'; N66°38'26"W, 14.66 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP' AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT WHOSE LONG CHORD BEARS N75°20'32"W, 190.62 FEET, RADIUS IS 630.00 FEET, DELTA IS 17°24'11" AND LENGTH IS 191.36 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP'; N84°02'37"W, 123.86 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP' AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WHOSE LONG CHORD BEARS N72°06'56"W, 152.95 FEET, RADIUS IS 370.00 FEET, DELTA IS 23°51'22" AND LENGTH IS 154.06 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE N11°49'43"E LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, 19.80 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE N21°55'05"W, 52.94 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE N39°13'45"W, 125.11 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE S85°44'28"W, 14.14 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE N41°09'50"W, 97.87 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE N09°04'44"W, 32.46 FEET TO THE BACK EDGE OF A ROCK RETAINING WALL;

THENCE ALONG SAID BACK EDGE THE FOLLOWING:

N06°35'01"E, 20.57 FEET; N01°09'32"E, 11.10 FEET; N29°16'36"W, 39.56 FEET; N55°31'25"W, 11.11 FEET; N71°44'07"W, 17.02 FEET; N57°26'58"W, 7.04 FEET; N20°01'08"W, 6.25 FEET; N00°18'14"E, 28.15 FEET, N17°12'13"W, 43.27 FEET AND N06°52'58"W, 54.08 FEET;

THENCE N02°38'29"W LEAVING SAID RETAINING WALL, 54.01 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE S84°57'40"E, 33.36 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE S83°08'05"E, 125.90 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE S84°48'45"E, 146.88 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE N84°25'30"E, 196.09 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE N32°36'41"E, 89.88 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE N50°38'51"E, 68.98 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE N51°53'57"E, 32.49 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE N69°33'10"E, 165.63 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE N54°21'16"E, 168.40 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE N14°45'27"W, 185.59 FEET TO THE SOUTH BANK OF THE BRAZOS RIVER;

THENCE ALONG SAID SOUTH BANK THE FOLLOWING:

N54°20'52"E, 40.64 FEET; N68°28'53"E, 63.82 FEET; N57°37'10"E, 97.79 FEET; N80°27'28"E, 168.85 FEET AND N74°43'57"E, 85.79 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF F.M. 1189 (SAID RIGHT-OF-WAY IS 150 FEET WIDE IN THIS AREA);

THENCE ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING:

S02°42'14"E, 218.23 FEET TO THE CENTER APEX OF A ROCK COLUMN FOUND; N87°17'46"E, 25.00 FEET TO THE CENTER APEX OF A ROCK COLUMN FOUND AND S02°42'14"E, 1411.20 FEET TO THE PLACE OF BEGINNING.

TRACT 2

BEING 0.55 OF AN ACRE SITUATED IN THE M. HUFFMAN SURVEY, A-563, PARKER COUNTY, TEXAS. SAID AREA IS ALSO A PORTION OF A TRACT DESCRIBED TO LUMSDEN & BOWERMAN, INC. (CORPORATE NAME CHANGED TO SUGARTREE, INC., ACCORDING TO THE INSTRUMENT RECORDED IN VOLUME 1785, PAGE 561, DEED RECORDS, PARKER COUNTY, TEXAS) ACCORDING TO THE DEED RECORDED IN VOLUME 1431, PAGE 1521, DEED RECORDS, PARKER COUNTY, TEXAS. SAID AREA IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD SET CAPPED 'TNP' AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SUGAR TREE DRIVE (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) ACCORDING TO THE PLAT OF SUGAR TREE GOLF & COUNTRY CLUB, PHASE 1, AN ADDITION IN PARKER COUNTY, RECORDED IN CABINET A, SLIDE 737, PLAT RECORDS, PARKER COUNTY, TEXAS, WITH THE WEST RIGHT-OF-WAY LINE OF F.M. 1189 (A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY IN THIS AREA);

THENCE S02°42'14"E ALONG SAID WEST RIGHT-OF-WAY LINE, 215.62 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE S02°52'14"E CONTINUING ALONG SAID RIGHT-OF-WAY LINE, 104.49 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP' IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED TO DENNIS MISSIONARY BAPTIST CHURCH, ACCORDING TO THE DEED RECORDED IN VOLUME 250, PAGE 413, SAID DEED RECORDS;

THENCE S88°46'28"W ALONG SAID NORTH CHURCH TRACT LINE PASSING THE NORTHWEST CORNER OF SAME AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED TO FIRST BAPTIST CHURCH OF DENNIS, ACCORDING TO THE DEED RECORDED IN VOLUME 1544, PAGE 1242, SAID DEED RECORDS, AND CONTINUING IN ALL, 165.96 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE N00°54'24"W LEAVING SAID NORTH LINE, 23.40 FEET TO THE SOUTH AND EAST RIGHT-OF-WAY LINE OF SOUTH SUGARTREE DRIVE (A 60 FOOT WIDE PUBLIC RIGHT-OF-WAY) ACCORDING TO THE PLAT OF SUGARTREE GOLF CLUB ADDITION, PHASE II, AS RECORDED IN CABINET B, SLIDE 498, SAID PLAT RECORDS; SAME BEING A 5/8 INCH IRON ROD FOUND CAPPED 'TNP' AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE LONG CHORD BEARS N43°04'58"E, 140.47 FEET, RADIUS IS 105.00 FEET, DELTA IS 83°57'56" AND LENGTH IS 153.87 FEET TO A 5/8 INCH IRON ROD FOUND CAPPED 'TNP';

THENCE N01°06'00"E CONTINUING ALONG SAID RIGHT-OF-WAY LINE, 195.11 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP' IN THE AFOREMENTIONED SOUTH LINE OF SUGAR TREE DRIVE;

THENCE N87°30'56"E ALONG SAID SOUTH LINE, 51.24 FEET TO THE PLACE OF BEGINNING.

TRACT 3

BEING 403.4 ACRES GROSS SITUATED IN THE M. HUFFMAN SURVEY, A-563, THE G.H. HART SURVEY, A-688 AND THE E. BLANTON SURVEY, A-32, PARKER COUNTY, TEXAS. SAID AREA IS ALSO A PORTION, AND/OR ALL OF THE FOLLOWING TRACTS; AS DESCRIBED TO LUMSDEN & BOWERMAN, INC. (CORPORATE NAME CHANGED TO SUGARTREE, INC., ACCORDING TO THE INSTRUMENT RECORDED IN VOLUME 1785, PAGE 561, DEED RECORDS, PARKER COUNTY, TEXAS) ACCORDING TO THE DEEDS RECORDED IN VOLUME 1431, PAGE 1521, VOLUME 1547, PAGE 148 AND VOLUME 1772, PAGE 393, ALL IN THE DEED RECORDS OF PARKER COUNTY, TEXAS. SAID AREA IS ALSO A PORTION OF SUGARTREE GOLF CLUB ADDITION, PHASE

IV, AN ADDITION IN PARKER COUNTY ACCORDING TO THE PLAT RECORDED IN CABINET C, SLIDE 114, PLAT RECORDS, PARKER COUNTY, TEXAS. SAID AREA IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID G.H. HART SURVEY AND THE NORTHWEST CORNER OF SAID LUMSDEN-BOWERMAN TRACT (VOLUME 1547, PAGE 148);

THENCE N89°34'16"E ALONG THE NORTH LINE OF SAID SURVEY AND TRACT, GENERALLY WITH A POST AND WIRE FENCE, 718.54 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID M. HUFFMAN SURVEY AND THE SOUTHWEST CORNER OF SAID LUMSDEN-BOWERMAN TRACT (VOLUME 1431, PAGE 1521);

THENCE N01°08'48"E ALONG A WEST LINE OF SAID HUFFMAN SURVEY, GENERALLY WITH A POST AND WIRE FENCE, 2683.58 FEET TO A 1/2 INCH IRON ROD FOUND FOR A RE-ENTRANT CORNER OF SAID SURVEY;

THENCE N89°48'31"E ALONG A NORTH LINE OF SAID LUMSDEN-BOWERMAN TRACT, GENERALLY WITH A POST AND WIRE FENCE, 1661.96 FEET TO A 1 INCH IRON PIPE FOUND FOR CORNER;

THENCE N01°45'28"E ALONG A WESTERLY LINE OF SAID LUMSDEN-BOWERMAN TRACT, GENERALLY WITH A POST AND WIRE FENCE, 234.64 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE S65°56'10"E LEAVING SAID WESTERLY LINE, 389.42 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 60.00 FEET AND LONG CHORD BEARS N53°00'43"E, 88.82 FEET;

THENCE ALONG SAID CURVE IN A NORTHEASTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 95°29'35", A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE N12°22'56"E, 267.74 FEET TO A 5/8" IRON ROD SET CAPPED "TNP";

THENCE S65°27'19"E ALONG A NORTHERLY LINE OF SAID LUMSDEN-BOWERMAN TRACT, 568.37 FEET TO A 1 INCH IRON PIPE FOUND ON THE NORTHEAST SIDE OF A FENCE POST CORNER;

THENCE N27°07'35"E ALONG A WESTERLY LINE OF SAID LUMSDEN-BOWERMAN TRACT, 68.91 FEET TO A 5/8 INCH IRON ROD FOUND CAPPED 'TNP' FOR A CORNER OF LOT 3, BLOCK 6, SUGARTREE GOLF CLUB ADDITION, PHASE III, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 664, SAID PLAT RECORDS;

THENCE S65°38'10"E, ALONG A SOUTH LINE OF SAID LOT, 112.84 FEET TO A 5/8 INCH IRON ROD FOUND CAPPED 'TNP';

THENCE S05°09'29"W ALONG A WEST LINE OF SAID LOT, 264.73 FEET TO A 5/8 INCH IRON ROD FOUND CAPPED 'TNP' IN THE NORTH RIGHT-OF-WAY LINE OF SUGARTREE CIRCLE (A 60 FOOT WIDE PUBLIC RIGHT-OF-WAY) ACCORDING TO THE PLAT OF SUGARTREE GOLF CLUB ADDITION, PHASE II, AS RECORDED IN CABINET B, SLIDE 498, SAID PLAT RECORDS;

THENCE ALONG SAID RIGHT-OF-WAY AND THE PERIMETER OF SAID ADDITION THE FOLLOWING:

N65°38'10"W, 68.27 FEET TO A 5/8 INCH IRON ROD FOUND CAPPED 'TNP';
S24°21'50"W, 240.00 FEET TO A 5/8 INCH IRON ROD FOUND CAPPED 'TNP'

AND S36°49'27"E, 261.25 FEET TO A 5/8 INCH IRON ROD FOUND CAPPED
'TNP';

THENCE S63°16'05"W LEAVING SAID ADDITION LINE, 263.70 FEET TO A 5/8
INCH IRON ROD SET CAPPED 'TNP';

THENCE S24°54'38"W, 121.87 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE S37°52'12"W, 136.06 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE S25°08'27"W, 178.11 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE S01°53'13"W, 131.82 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE S00°58'11"E, 100.52 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE S02°08'22"W, 246.59 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE S26°32'11"E, 220.04 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE S30°49'34"E, 170.24 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE S45°34'35"E, 319.12 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE S67°00'24"E, 302.21 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE S82°36'12"E, 105.53 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE S85°31'36"E, 72.93 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE S65°06'08"E, 109.19 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE S76°23'10"E, 78.13 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE N80°01'04"E, 122.19 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE N21°12'35"E, 101.13 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE N28°02'54"W, 115.94 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE N65°06'17"W, 90.58 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE N69°45'02"W, 81.16 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE N81°09'56"W, 45.78 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE S65°23'31"W, 62.40 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE N76°23'38"W, 115.26 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE N51°52'02"W, 92.93 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE N61°06'42"W, 154.12 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE N58°10'26"W, 196.14 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE N64°12'06"W, 117.16 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE N62°41'28"W, 46.57 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE N13°34'21"E, 180.32 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE N43°51'30"E, 94.44 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE N44°48'38"E, 107.12 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE S51°20'39"E, 77.82 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE S45°38'36"E, 88.25 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE S39°21'28"E, 140.97 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE S42°16'48"E, 344.86 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE S31°54'24"E, 134.47 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE N76°04'37"E, 174.89 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE N31°38'25"W, 131.81 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE N24°55'10"W, 63.69 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE N11°30'04"W, 193.20 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE N78°38'46"E, 116.08 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE S77°30'07"E, 197.27 FEET TO A 5/8 INCH IRON ROD SET CAPPED
'TNP';

THENCE N39°22'07"E, 131.05 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE N11°25'34"W, 111.10 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE N61°22'03"W, 171.88 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP' IN THE WESTERLY LINE OF THE AFOREMENTIONED SUGARTREE GOLF CLUB ADDITION, PHASE IV;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING:

N84°10'35"W, 59.76 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';
N52°38'45"W, 212.66 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';
N12°54'07"W, 37.52 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';
N04°52'02"E, 284.67 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';
N72°51'34"E, 386.38 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';
N81°28'50"E, 189.56 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';
N31°50'27"E, 104.64 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';
N28°51'23"E, 266.69 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';
N42°44'31"E, 149.40 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';
N39°52'33"E, 180.62 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';
N66°31'10"E, 179.57 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';
N53°57'35"E, 159.67 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';
N39°54'20"E, 195.80 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';
N37°21'59"E, 180.37 FEET TO A 5/8 INCH IRON ROD FOUND CAPPED 'TNP' AT THE SOUTHWEST CORNER OF SUGARTREE GOLF CLUB ADDITION, PHASE II, AN ADDITION IN PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 498, AFORESAID PLAT RECORDS;

THENCE S69°17'56"E, ALONG A SOUTH LINE OF SAID ADDITION, 250.60 FEET TO A 5/8 INCH IRON ROD FOUND CAPPED 'TNP'; AT THE SOUTHWEST CORNER OF SUGARTREE GOLF CLUB ADDITION, PHASE III, AN ADDITION IN PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 663, SAID PLAT RECORDS;

THENCE ALONG THE SOUTHERLY LINE OF SAID ADDITION THE FOLLOWING:

S60°25'12"E, 366.18 FEET TO A 5/8 INCH IRON ROD FOUND CAPPED 'TNP';
S40°56'53"E, 215.70 FEET TO A 5/8 INCH IRON ROD FOUND CAPPED 'TNP';
S65°09'42"E, 185.01 FEET TO A 5/8 INCH IRON ROD FOUND CAPPED 'TNP';
S88°41'06"E, 269.76 FEET TO A 5/8 INCH IRON ROD FOUND CAPPED 'TNP';

THENCE S06°32'04"E, LEAVING SAID SOUTHERLY LINE, 490.29 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE N87°04'52"E PASSING A 1/2 INCH IRON ROD FOUND CAPPED 'JM 4247' AT 178.29 FEET BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED TO PARKER COUNTY WATER SUPPLY CORPORATION ACCORDING TO THE DEED RECORDED IN VOLUME 2150, PAGE 1225, SAID DEED RECORDS, AND CONTINUING ALONG THE SOUTH LINE OF SAID TRACT, IN ALL, 403.25 FEET TO A 1/2 INCH IRON ROD FOUND CAPPED 'JM 4247' FOR THE SOUTHEAST CORNER OF SAID TRACT, SAME BEING IN THE WEST RIGHT-OF-WAY LINE OF F.M. 1189 (A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY);

THENCE S02°52'14"E ALONG SAID RIGHT-OF-WAY, 498.25 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE AFOREMENTIONED LUMSDEN-BOWERMAN TRACT (VOLUME 1772, PAGE 393);

THENCE S87°10'21"W ALONG THE SOUTH LINE OF SAID TRACT, GENERALLY WITH A WIRE FENCE, 419.71 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED TO STAN S. PAYNE ACCORDING TO THE DEED RECORDED IN VOLUME 1959, PAGE 168, SAID DEED RECORDS;

THENCE N83°11'31"W ALONG THE NORTH LINE OF SAID PAYNE TRACT, GENERALLY WITH A WIRE FENCE, 344.85 FEET TO A 3/8 INCH IRON ROD FOUND FOR A FORMER RE-ENTRANT CORNER OF SAID LUMSDEN-BOWERMAN TRACT (VOLUME 1772, PAGE 393);

THENCE S88°32'16"W ALONG A SOUTH LINE OF SAID LUMSDEN-BOWERMAN TRACT (VOLUME 1772, PAGE 393), 468.31 FEET TO A 3/8 INCH IRON ROD FOUND FOR A SOUTHWEST CORNER OF SAME; WHICH IS ALSO IN THE EASTERLY LINE OF THE AFOREMENTIONED LUMSDEN-BOWERMAN TRACT (VOLUME 1431, PAGE 1521);

THENCE S02°01'53"W ALONG SAID EASTERLY LINE, 473.11 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE S88°29'35"W CONTINUING ALONG SAID EASTERLY LINE, GENERALLY WITH A FENCE, 764.75 FEET TO A 1/2 INCH IRON ROD FOUND FOR A RE-ENTRANT CORNER OF SAID TRACT;

THENCE S01°08'31"E CONTINUING ALONG SAID EASTERLY LINE, GENERALLY WITH A FENCE, 780.29 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTH LINE OF THE AFOREMENTIONED LUMSDEN-BOWERMAN TRACT (VOLUME 1547, PAGE 148);

THENCE S88°57'07"W, 738.96 FEET;

THENCE S01°02'53"E, 74.75 FEET TO A SOUTHERLY LINE OF THE AFOREMENTIONED LUMSDEN-BOWERMAN TRACT (VOLUME 1547, PAGE 148);

THENCE S54°43'53"W ALONG SAID SOUTHERLY LINE, GENERALLY WITH A POST AND WIRE FENCE, 400.40 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE S88°27'26"W, LEAVING SAID SOUTHERLY LINE AND SAID FENCE, 782.35 TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE S11°08'35"E, 267.89 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP' AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 60.00 FEET AND LONG CHORD BEARS S53°23'26"E, 88.82 FEET;

THENCE ALONG SAID CURVE IN A SOUTHEASTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 95°29'11", A DISTANCE OF 99.99 FEET;

THENCE N79°26'46"E, 236.35 FEET FOR A CORNER, FROM WHENCE A 3/8 INCH IRON ROD FOUND BEARS N88°25'23", 12.00 FEET;

THENCE S01°34'37"E ALONG AN EAST LINE OF SAID LUMSDEN-BOWERMAN TRACT (VOLUME 1547, PAGE 148) GENERALLY WITH A POST AND WIRE FENCE, 1033.60 FEET FROM WHENCE A 3/8 INCH IRON ROD FOUND BEARS N89°31'10"E, 12.00 FEET;

THENCE S89°31'10"W ALONG A SOUTH LINE OF SAID LUMSDEN-BOWERMAN TRACT (VOLUME 1547, PAGE 148), GENERALLY WITH A POST AND WIRE FENCE, 957.31 FEET TO A 'Y' CUT IN A SET STONE FOUND;

THENCE N84°21'34"W LEAVING SAID TRACT LINE, 462.23 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP' AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 60.00 FEET AND WHOSE LONG CHORD BEARS S53°23'14"W, 88.82 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE ALONG SAID CURVE IN A SOUTHWESTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 95°29'35", A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP';

THENCE S00°30'21"W, 321.03 FEET TO A 5/8 INCH IRON ROD SET CAPPED 'TNP' IN A SOUTH LINE OF SAID LUMSDEN-BOWERMAN TRACT (VOLUME 1547, PAGE 148);

THENCE N89°29'39"W ALONG SAID SOUTH LINE, GENERALLY WITH A POST AND WIRE FENCE, 2201.62 FEET TO A 'Y' CUT IN A SET STONE FOUND FOR THE SOUTHWEST CORNER OF SAID LUMSDEN-BOWERMAN TRACT;

THENCE N01°08'58"W ALONG THE WEST LINE OF SAID LUMSDEN-BOWERMAN TRACT PASSING A 3/8 INCH IRON ROD FOUND UP 6 INCHES AT 527.76 FEET FOR THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED TO ROBERT W. BISHOP ETUX, PENNY T. BISHOP, ACCORDING TO THE DEED RECORDED IN VOLUME 1043 PAGE 193, SAID DEED RECORDS, AND CONTINUING IN ALL 1621.60 FEET TO THE PLACE OF BEGINNING AND CONTAINING 403.4 ACRES INCLUSIVE OF 7.0 ACRES LIE WITHIN DEDICATED RIGHT-OF-WAY IN SAID SUGARTREE, PHASE IV.

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By
Shawn Lojacano

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the named records of: Parker County
as stamped hereon by me.

Nov 10, 2024

Jeanne Brunson, County Clerk
Parker County