

Legal Description of Property  
**VANNOY & ASSOC., INC.**  
Surveyors - Planners

Ray L. Vannoy  
Registered Professional Land Surveyor  
Licensed State Land Surveyor

EAGLE'S BLUFF GOLF COURSE  
Section One Residue-71.55 Acres

STATE OF TEXAS  
COUNTY OF CHEROKEE

BEING all that tract of land in Cherokee County, Texas, out of the John Jordan Survey, A-27 and the John Walker Survey, A-54, and consisting of the following tracts of land conveyed to Lake Palestine Associates, L.P.:

- 1) Part of that called 2.581 acres described in a deed recorded in Volume 1385, Page 363,
- 2) Part of that called 249.15 acres described in a deed recorded in Volume 1385, Page 387,
- 3) Part of that called 3.401 acres described in a deed recorded in Volume 1385, Page 367,
- 4) Part of that called 56.219 acres described in a deed recorded in Volume 1385, Page 355,

all recorded in the Deed Records of Cherokee County, Texas, and being further described as follows:

BEGINNING at a 1/2" steel rod found at the most Southerly Northwest corner of said 249.15 acres;

THENCE South 89°56'42" East a distance of 930.66 feet to a 1/2" steel rod found for corner;

THENCE South 10°42'51" East a distance of 133.17 feet to a 1/2" steel rod found for corner;

THENCE South 12°4'06" East a distance of 46.02 feet to a 1/2" steel rod found for corner;

THENCE North 77°55'54" East a distance of 309.69 feet to a 1/2" steel rod found for corner;

THENCE a curve to the left having a radius of 470.00 feet and a length of 220.37 feet with a chord bearing of North 64°29'57" East;

THENCE North 51°4'00" East a distance of 506.23 feet to a 1/2" steel rod found for corner;

THENCE a curve to the right having a radius of 330.28 feet and a length of 261.73 feet with a chord bearing of North 73°47'20" East;

THENCE South 83°29'20" East a distance of 372.73 feet to a 1/2" steel rod found for corner;

THENCE a curve to the right having a radius of 230.00 feet and a length of 76.36 feet with a chord bearing of South 73°58'40" East;

THENCE South 64°28'00" East a distance of 53.01 feet to a 1/2" steel rod found for corner;

THENCE a curve to the left having a radius of 170.00 feet and a length of 119.45 feet with a chord bearing of South 84°35'43" East;

THENCE North 75°16'34" East a distance of 75.03 feet to a 1/2" steel rod found for corner;

THENCE a curve to the left having a radius of 270.00 feet and a length of 77.36 feet with a chord bearing of North 67°4'06" East;

THENCE North 58°51'38" East a distance of 233.56 feet to a 1/2" steel rod found for corner;

THENCE a curve to the right having a radius of 330.00 feet and a length of 180.76 feet with a chord bearing of North 74°33'10" East;

THENCE South 89°45'19" East a distance of 304.54 feet to a 1/2" steel rod found for corner;

THENCE North 0°14'41" East a distance of 20.00 feet to a 1/2" steel rod found for corner;

THENCE a curve to the left having a radius of 154.93 feet and a length of 39.47 feet with a chord bearing of North 82°56'49" East;

THENCE North 0°14'41" East a distance of 89.59 feet to a 1/2" steel rod found for corner;

THENCE South 89°45'19" East a distance of 65.00 feet to a 1/2" steel rod found for corner;

THENCE North 17°9'37" East a distance of 100.34 feet to a 1/2" steel rod found for corner;

THENCE a curve to the left having a radius of 50.00 feet and a length of 117.21 feet with a chord bearing of North 31°51'48" East;

THENCE North 54°42'25" East a distance of 36.02 feet to a 1/2" steel rod found for corner;

THENCE North 0°14'41" East a distance of 120.00 feet to a 1/2" steel rod found for corner;

THENCE South 89°45'19" East a distance of 82.63 feet to a 1/2" steel rod found for corner;

THENCE South 3°13'41" East a distance of 398.14 feet to a 1/2" steel rod found for corner;

THENCE South 88°16'53" East a distance of 81.01 feet to a 1/2" steel rod found for corner;

THENCE South 0°16'43" East a distance of 170.46 feet to a 1/2" steel rod found for corner;

THENCE a curve to the right having a radius of 25.00 feet and a length of 13.61 feet with a chord bearing of South 74°39'00" West;

THENCE North 89°45'19" West a distance of 308.85 feet to a 1/2" steel rod found for corner;

THENCE South 0°14'41" West a distance of 50.00 feet to a 1/2" steel rod found for corner;

THENCE North 89°45'19" West a distance of 283.20 feet to a 1/2" steel rod found for corner;

THENCE a curve to the right having a radius of 50.00 feet and a length of 218.63 feet with a chord bearing of North 35°30'33" East;

THENCE a curve to the left having a radius of 25.00 feet and a length of 30.77 feet with a chord bearing of South 54°29'27" East;

THENCE South 89°45'19" East a distance of 112.49 feet to a 1/2" steel rod found for corner;

THENCE a curve to the left having a radius of 25.00 feet and a length of 39.27 feet with a chord bearing of North 45°14'41" East;

THENCE North 0°14'41" East a distance of 33.56 feet to a 1/2" steel rod found for corner;

THENCE a curve to the left having a radius of 25.00 feet and a length of 39.27 feet with a chord bearing of North 44°45'19" West;

THENCE North 89°45'23" West a distance of 282.89 feet to a 1/2" steel rod found for corner;

THENCE a curve to the left having a radius of 270.00 feet and a length of 147.89 feet with a chord bearing of South 74°33'10" West;

THENCE South 58°51'38" West a distance of 233.56 feet to a 1/2" steel rod found for corner;

THENCE a curve to the right having a radius of 330.00 feet and a length of 94.55 feet with a chord bearing of South 67°4'06" West;

THENCE South 75°16'34" West a distance of 75.03 feet to a 1/2" steel rod found for corner;

THENCE a curve to the right having a radius of 230.00 feet and a length of 112.53 feet with a chord bearing of South 89°17'31" West;

THENCE a curve to the left having a radius of 25.00 feet and a length of 33.94 feet with a chord bearing of South 64°25'14" West;

THENCE North 68°26'08" West a distance of 68.72 feet to a 1/2" steel rod found for corner;

THENCE a curve to the left having a radius of 25.00 feet and a length of 39.77 feet with a chord bearing of North 23°26'40" West;

THENCE a curve to the left having a radius of 170.00 feet and a length of 42.93 feet with a chord bearing of North 76°15'14" West;

THENCE North 83°29'20" West a distance of 372.73 feet to a 1/2" steel rod found for corner;

THENCE a curve to the left having a radius of 269.93 feet and a length of 214.16 feet with a chord bearing of South 73°47'20" West;

THENCE South 51°4'00" West a distance of 506.23 feet to a 1/2" steel rod found for corner;

THENCE a curve to the right having a radius of 530.00 feet and a length of 248.51 feet with a chord bearing of South 64°29'57" West;

THENCE South 77°55'54" West a distance of 555.47 feet to a 1/2" steel rod found for corner;

THENCE a curve to the left having a radius of 245.00 feet and a length of 281.14 feet with a chord bearing of South 45°3'27" West;

THENCE North 61°52'22" East a distance of 26.23 feet to a 1/2" steel rod found for corner;

THENCE North 87°40'22" East a distance of 352.22 feet to a 1/2" steel rod found for corner;

THENCE North 87°40'22" East a distance of 540.00 feet to a 1/2" steel rod found for corner;

THENCE South 2°19'38" East a distance of 175.63 feet to a 1/2" steel rod found for corner;

THENCE South 29°9'29" West a distance of 245.29 feet to a 1/2" steel rod found for corner;

THENCE South 88°34'58" West a distance of 767.68 feet to a 1/2" steel rod found for corner;

THENCE North 77°49'01" West a distance of 110.00 feet to a 1/2" steel rod found for corner;

THENCE South 12°10'59" West a distance of 41.72 feet to a 1/2" steel rod found for corner;

THENCE a curve to the left having a radius of 470.00 feet and a length of 211.14 feet with a chord bearing of South 0°41'12" East;

THENCE South 13°33'23" East a distance of 146.61 feet to a 1/2" steel rod found for corner;  
THENCE North 76°26'37" East a distance of 20.26 feet to a 1/2" steel rod found for corner;  
THENCE North 60°8'07" East a distance of 73.34 feet to a 1/2" steel rod found for corner;  
THENCE North 76°31'09" East a distance of 113.35 feet to a 1/2" steel rod found for corner;  
THENCE North 88°2'00" East a distance of 434.28 feet to a 1/2" steel rod found for corner;  
THENCE South 66°33'28" East a distance of 115.52 feet to a 1/2" steel rod found for corner;  
THENCE South 65°57'58" East a distance of 640.00 feet to a 1/2" steel rod found for corner;  
THENCE South 63°31'16" East a distance of 139.20 feet to a 1/2" steel rod found for corner;  
THENCE South 5°58'43" East a distance of 140.11 feet to a 1/2" steel rod found for corner;  
THENCE South 1°51'16" West a distance of 20.00 feet to a 1/2" steel rod found for corner;  
THENCE North 88°8'44" West a distance of 129.32 feet to a 1/2" steel rod found for corner;  
THENCE South 66°40'40" West a distance of 65.95 feet to a 1/2" steel rod found for corner;  
THENCE a curve to the left having a radius of 175.00 feet and a length of 135.31 feet with a chord bearing of North 45°28'19" West;  
THENCE North 67°37'18" West a distance of 141.40 feet to a 1/2" steel rod found for corner;  
THENCE South 22°22'42" West a distance of 120.00 feet to a 1/2" steel rod found for corner;  
THENCE North 67°37'18" West a distance of 115.57 feet to a 1/2" steel rod found for corner;  
THENCE South 36°41'16" West a distance of 16.24 feet to a 1/2" steel rod found for corner;  
THENCE South 40°59'03" East a distance of 112.71 feet to a 1/2" steel rod found for corner;  
THENCE South 1°51'00" East a distance of 115.34 feet to a 1/2" steel rod found for corner;  
THENCE South 15°27'38" West a distance of 563.40 feet to a 1/2" steel rod found for corner;  
THENCE South 51°21'40" West a distance of 51.35 feet to a 1/2" steel rod found for corner;  
THENCE North 74°32'23" West a distance of 89.89 feet to a 1/2" steel rod found for corner;  
THENCE South 15°26'17" West a distance of 74.52 feet to a 1/2" steel rod found for corner;  
THENCE a curve to the right having a radius of 50.00 feet and a length of 72.05 feet with a chord bearing of South 56°43'03" West;  
THENCE South 7°59'50" West a distance of 26.73 feet to a 1/2" steel rod found for corner;  
THENCE South 53°17'51" West a distance of 110.61 feet to a 1/2" steel rod found for corner;  
THENCE North 49°20'25" West a distance of 112.43 feet to a 1/2" steel rod found for corner;  
THENCE North 57°49'39" West a distance of 45.00 feet to a 1/2" steel rod found for corner;  
THENCE North 32°10'21" East a distance of 80.28 feet to a 1/2" steel rod found for corner;



THENCE North  $30^{\circ}16'42''$  East a distance of 73.08 feet to a 1/2" steel rod found for corner;

THENCE North  $63^{\circ}1'12''$  West a distance of 135.00 feet to a 1/2" steel rod found for corner;

THENCE a curve to the right having a radius of 420.00 feet and a length of 30.47 feet with a chord bearing of South  $28^{\circ}51'12''$  West;

THENCE North  $67^{\circ}58'31''$  West a distance of 95.37 feet to a 1/2" steel rod found for corner;

THENCE North  $74^{\circ}33'43''$  West a distance of 120.00 feet to a 1/2" steel rod found for corner;

THENCE North  $15^{\circ}26'17''$  East a distance of 100.00 feet to a 1/2" steel rod found for corner;

THENCE North  $74^{\circ}33'22''$  West a distance of 54.09 feet to a 1/2" steel rod found for corner;

THENCE a curve to the right having a radius of 50.00 feet and a length of 61.99 feet with a chord bearing of North  $39^{\circ}2'10''$  West;

THENCE a curve to the left having a radius of 25.00 feet and a length of 24.01 feet with a chord bearing of North  $31^{\circ}1'28''$  West;

THENCE North  $58^{\circ}31'58''$  West a distance of 30.84 feet to a 1/2" steel rod found for corner;

THENCE a curve to the left having a radius of 132.00 feet and a length of 36.91 feet with a chord bearing of North  $66^{\circ}32'40''$  West;

THENCE North  $74^{\circ}33'22''$  West a distance of 38.47 feet to a 1/2" steel rod found for corner;

THENCE a curve to the right having a radius of 168.00 feet and a length of 71.75 feet with a chord bearing of North  $62^{\circ}19'18''$  West;

THENCE a curve to the left having a radius of 10.00 feet and a length of 14.13 feet with a chord bearing of South  $89^{\circ}26'16''$  West;

THENCE North  $41^{\circ}2'13''$  West a distance of 5.00 feet to a 1/2" steel rod found for corner;

THENCE South  $48^{\circ}57'47''$  West a distance of 129.96 feet to a 1/2" steel rod found for corner;

THENCE North  $41^{\circ}2'13''$  West a distance of 31.00 feet to a 1/2" steel rod found for corner;

THENCE North  $48^{\circ}57'47''$  East a distance of 129.96 feet to a 1/2" steel rod found for corner;

THENCE a curve to the left having a radius of 10.00 feet and a length of 14.13 feet with a chord bearing of North  $8^{\circ}29'17''$  East;

THENCE a curve to the right having a radius of 168.00 feet and a length of 17.21 feet with a chord bearing of North  $29^{\circ}3'07''$  West;

THENCE North  $26^{\circ}7'03''$  West a distance of 25.17 feet to a 1/2" steel rod found for corner;

THENCE a curve to the left having a radius of 132.00 feet and a length of 16.11 feet with a chord bearing of North  $29^{\circ}36'51''$  West;

THENCE North  $33^{\circ}6'39''$  West a distance of 114.37 feet to a 1/2" steel rod found for corner;

THENCE South  $73^{\circ}8'09''$  West a distance of 275.27 feet to a 1/2" steel rod found for corner;

THENCE North  $65^{\circ}3'47''$  West a distance of 45.03 feet to a 1/2" steel rod found for corner;

THENCE North  $16^{\circ}51'51''$  West a distance of 222.81 feet to a 1/2" steel rod found for corner;

THENCE North  $33^{\circ}20'53''$  West a distance of 77.98 feet to a 1/2" steel rod found for corner;

THENCE North  $3^{\circ}46'05''$  West a distance of 518.13 feet to a 1/2" steel rod found for corner;

THENCE North  $15^{\circ}24'37''$  East a distance of 263.77 feet to a 1/2" steel rod found for corner;

THENCE North  $15^{\circ}24'37''$  East a distance of 7.15 feet to a 1/2" steel rod found for corner;

THENCE North  $7^{\circ}2'47''$  East a distance of 800.00 feet to the Point of Beginning, containing 71.55 acres of land.

Bearings based upon record call of North 89 degrees 33 minutes 31 seconds West for the North line of that called 77.3450 acres described in Volume 1300, Page 551 of the Deed Records of Cherokee County, Texas.

The description shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of April, 1998.

June 2, 1998



*Ray L. Vannoy*

Ray L. Vannoy  
R.P.L.S. No. 1988

