

Denton County
Juli Luke
County Clerk

Instrument Number: 173013

ERecordings-RP

CERTIFICATE

Recorded On: September 21, 2021 11:21 AM

Number of Pages: 9

" Examined and Charged as Follows: "

Total Recording: \$58.00

***** 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.

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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:

Judd A. Austin, Jr.

Henry Oddo Austin & Fletcher, P.C.

1700 Pacific Avenue

Suite 2700

Dallas, Texas 75201

STATE OF TEXAS §

§

COUNTY OF DENTON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
BIG SKY ESTATES HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of BIG SKY ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

W I T N E S S E T H :

WHEREAS, LGI HOMES – TEXAS, LLC a Texas limited liability company, as Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Big Sky Estates, recorded on September 10, 2019 as Instrument No. 2019-113418 in the Official Public Records of Denton County, Texas (the "*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is Big Sky Estates.

2. **Name and Mailing Address of the Association.** The name of the Association is Big Sky Estates Homeowners Association, Inc., and its mailing address is c/o Legacy Southwest Property Management, LLC ("*Legacy Southwest PM*"), 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034.

3. **Recording Data for the Subdivision.** The recording data for Big Sky Estates subdivision, located in Denton County, Texas and is filed as Exhibit A to the Declaration in the Clerk's Official Records, Denton County, Texas and is attached hereto as Exhibit "A".

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 2019-113418, along with any and all amendments and supplements thereto, recorded in the Official Public Records of Denton County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o Legacy Southwest PM, 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034, telephone (214) 705-1615, and e-mail at propertymanagement@bigskypesateshoa.com.

6. **Website.** The Association's website may be found at <https://bigskypesateshoa.com/homepage.aspx>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$100.00 - transfer fee; and (ii) \$250.00 - resale certificate.

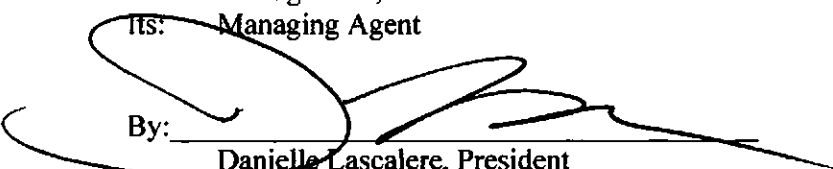
8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Legacy Southwest PM via <http://www.legacysouthwestpm.com/>. The telephone number for Legacy Southwest PM is (214) 705-1615. Alternatively, you may contact the office for Legacy Southwest PM at 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034 or via e-mail at propertymanagement@bigskypesateshoa.com.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

**BIG SKY ESTATES HOMEOWNERS
ASSOCIATION, INC.,**
a Texas non-profit corporation

By: Legacy Southwestern Property
Management, LLC
Its: Managing Agent

By: 
Danielle Lascalere, President

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 20th day of September, 2021, by Danielle Lascalere, President for Legacy Southwestern Property Management, LLC, the Managing Agent of Big Sky Estates Homeowners Association, Inc., a Texas non-profit corporation.



Vonda Farley
Notary Public, State of Texas

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE RICHARD R. JOWELL SURVEY, ABSTRACT NUMBER 660, BEING PART OF A CALLED 388.049 ACRE TRACT 1 OF LAND DESCRIBED IN THE DEED TO BIG SKY, LLC RECORDED UNDER COUNTY CLERKS DOCUMENT NUMBER 20218-120750, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, BEING ALL OF A CALLED 38.340 TRACT DESCRIBED IN THE DEED TO BIG SKY LLC, RECORDED UNDER COUNTY CLERKS DOCUMENT NUMBER 2018-120751, REAL PROPERTY RECORDS, DENTON COUNTY, AND SAVE & EXCEPT A 1.000 ACRE TRACT DESCRIBED IN A DEED TO BURLINGTON RESOURCES OIL AND GAS COMPANY, L.P., RECORDED UNDER COUNTY CLERK'S INSTRUMENT FILE NUMBER 2003-0166720, REAL PROPERTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID 388.049 ACRE TRACT AND ON THE SOUTH LINE OF A CALLED TRACT ONE DESCRIBED IN A DEED TO THE JOE EDWIN BARNETT REAL ESTATE TRUST, RECORDED UNDER CLERKS FILE NUMBER 2004-116615, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING AT THE NORTHEAST CORNER OF A CALLED SECOND TRACT DESCRIBED IN A DEED TO THE JOE EDWIN BARNETT REAL ESTATE TRUST, RECORDED UNDER CLERKS FILE NUMBER 2004-116615, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, :

THENCE SOUTH 88 DEGREES 57 MINUTES 58 SECONDS EAST WITH A NORTH LINE OF SAID 388.049 ACRE TRACT AND THE SOUTH LINE OF SAID TRACT ONE, A DISTANCE OF 682.26 TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET ON THE NORTH LINE OF SAID 388.049 ACRE TRACT;

THENCE SOUTH 17 DEGREES 57 MINUTES 48 SECONDS EAST, A DISTANCE OF 264.77 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET FOR CORNER;

THENCE SOUTH 50 DEGREES 06 MINUTES 30 SECONDS EAST, A DISTANCE OF 210.30 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET FOR CORNER;

THENCE SOUTH 26 DEGREES 31 MINUTES 58 SECONDS EAST, A DISTANCE OF 619.01 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET FOR CORNER;

THENCE SOUTH 10 DEGREES 52 MINUTES 36 SECONDS EAST, A DISTANCE OF 496.92 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET FOR CORNER AND BEING THE BEGINNING OF A CURVE TO RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 27 DEGREES 43 MINUTES 08 SECONDS, A RADIUS OF 616.94 FEET, AN ARC LENGTH OF 293.37 FEET, AND A CHORD BEARING OF SOUTH 59 DEGREES 49 MINUTES 56 SECONDS EAST, A DISTANCE OF 290.61 FEET TO A POINT IN A POND FOR CORNER,

THENCE NORTH 54 DEGREES 00 MINUTES 05 SECONDS EAST, A DISTANCE OF 908.32 FEET TO 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET FOR CORNER;

THENCE SOUTH 45 DEGREES 55 MINUTES 11 SECONDS EAST, A DISTANCE OF 884.26 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET FOR CORNER;

THENCE SOUTH 21 DEGREES 03 MINUTES 12 SECONDS EAST, A DISTANCE OF 195.60 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET FOR CORNER;

THENCE SOUTH 55 DEGREES 05 MINUTES 45 SECONDS EAST, A DISTANCE OF 400.44 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET FOR CORNER;

THENCE NORTH 60 DEGREES 39 MINUTES 41 SECONDS EAST, A DISTANCE OF 101.63 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET FOR CORNER;

THENCE SOUTH 38 DEGREES 19 MINUTES 26 SECONDS EAST, A DISTANCE OF 477.18 FEET TO A POINT FOR CORNER;

THENCE SOUTH 55 DEGREES 26 MINUTES 59 SECONDS WEST, A DISTANCE OF 539.77 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 55 MINUTES 41 SECONDS EAST, A DISTANCE OF 352.22 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET FOR CORNER;

THENCE SOUTH 89 DEGREES 32 MINUTES 40 SECONDS EAST, A DISTANCE OF 822.36 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET FOR CORNER;

THENCE NORTH 77 DEGREES 46 MINUTES 05 SECONDS EAST, A DISTANCE OF 479.71 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET FOR CORNER;

THENCE NORTH 89 DEGREES 48 MINUTES 11 SECONDS EAST, A DISTANCE OF 829.22 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET ON THE WEST LINE OF A 60' PRIVATE ROAD EASEMENT (BIG SKY TRAIL), IN BIG SKY TRAILS, AN ADDITION TO DENTON COUNTY, AS SHOWN BY THE AMENDING PLAT THEREOF RECORDED IN CABINET S, PAGE 18, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 01 DEGREES 00 MINUTES 27 SECONDS WEST, WITH THE WEST LINE OF SAID 60' PRIVATE ROAD EASEMENT (BIG SKY TRAIL), A DISTANCE OF 134.49 FEET, TO 1/2 INCH IRON PIN FOUND FOR CORNER;

THENCE NORTH 89 DEGREES 57 MINUTES 07 SECONDS EAST, A DISTANCE OF 29.39 FEET TO PK NAIL FOUND FOR CORNER, SAID NAIL BEING IN JACKSON ROAD, AN EAST LINE OF SAID 388.049 ACRE TRACT AND AT THE NORTHWEST CORNER OF A CALLED 30.102 ACRE TRACT DESCRIBED IN A DEED TO JAGOE-PUBLIC CO., RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2012-77572, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 10 MINUTES 05 SECONDS EAST, WITH AN EAST LINE OF SAID 388.049 ACRE TRACT AND THE WEST LINE OF SAID 30.102 ACRE TRACT IN JACKSON ROAD, PASSING AT A DISTANCE OF 792.92 FEET, A P.K. NAIL FOUND ON AN EAST LINE OF SAID 388.049 ACRE TRACT AND A SOUTHWEST CORNER OF SAID 30.102 ACRE TRACT, SAID PIN ALSO BEING AT THE NORTHWEST CORNER OF A CALLED 13.020 ACRE TRACT DESCRIBED IN A DEED TO BIG SKY LLC, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2018-120750, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, CONTINUING FOR A TOTAL DISTANCE OF 1259.35 FEET TO A PK NAIL FOUND ON AN EAST LINE OF SAID 388.049 ACRE TRACT AND THE WEST LINE OF SAID 13.020 ACRE TRACT IN JACKSON ROAD, SAID NAIL ALSO BEING AT THE NORTHEAST CORNER OF A CALLED 15.000 ACRE TRACT DESCRIBED IN A DEED TO EVERCLEAR INVESTMENTS, INC., RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2013-143203, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE WEST WITH THE NORTH LINE OF SAID 15.000 ACRE TRACT, A DISTANCE OF 1380.05 FEET TO A 1/2 INCH IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID 15.000 ACRE TRACT;

THENCE SOUTH WITH THE WEST LINE OF SAID 15.000 ACRE TRACT, A DISTANCE OF 422.88 FEET TO A 1/2 INCH IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID 15.000 ACRE TRACT AND ON THE NORTH LINE OF U.S. HIGHWAY 380;

THENCE NORTH 85 DEGREES 20 MINUTES 23 SECONDS WEST WITH THE NORTH LINE OF U.S. HIGHWAY 380, A DISTANCE OF 739.76 FEET TO A BRASS TXDOT MONUMENT FOUND ON A WEST LINE OF SAID 388.049 ACRE TRACT AND ON AN EAST LINE OF SAID 39.340 ACRE TRACT, SAID PIN ALSO BEING ON THE NORTH LINE OF U.S. HIGHWAY 380;

THENCE NORTH 85 DEGREES 20 MINUTES 03 SECONDS WEST WITH THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 380, A DISTANCE OF 314.73 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET ON THE SOUTH LINE OF SAID 39.340 ACRE TRACT AND ON THE NORTH RIGHT OF WAY OF U.S. HIGHWAY 380;

THENCE NORTH 80 DEGREES 07 MINUTES 11 SECONDS WEST WITH THE SOUTH LINE OF SAID 39.340 ACRE TRACT AND THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 380, A DISTANCE OF 942.74 FEET TO A 1/2 INCH IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID 39.340 ACRE TRACT AND THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 380, SAID PIN ALSO BEING AT A SOUTHEAST CORNER OF SAID 388.049 ACRE;

THENCE NORTH 80 DEGREES 07 MINUTES 02 SECONDS WEST WITH THE SOUTH LINE OF SAID 388.049 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 380, A DISTANCE OF 60.79 FEET TO A 1/2 INCH IRON PIN FOUND AT A SOUTHWEST CORNER OF SAID 388.049 ACRE TRACT, SAID PIN ALSO BEING THE SOUTHEAST CORNER OF LOT 2, BLOCK A, WAGGONER ADDITION AN ADDITION TO DENTON COUNTY, TEXAS, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2018-239, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 37 MINUTES 34 SECONDS EAST WITH A WEST LINE OF SAID 388.049 ACRE TRACT AND THE EAST LINE OF SAID WAGGONER TRACT, PASSING AT 600.43 FEET A 1/2 INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF A CALLED 23.194 ACRE TRACT 1, DESCRIBED IN A DEED TO LYNN S. SCHUTTE, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2015-21422 AND CONTINUING A TOTAL DISTANCE OF 1355.88 FEET TO A 1/2 INCH IRON PIN FOUND AT AN INNER ELL CORNER OF SAID 388.049 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 23.194 ACRE TRACT;

THENCE NORTH 71 DEGREES 03 MINUTES 19 SECONDS WEST WITH A NORTH LINE OF SAID 23.194 ACRE TRACT AND A SOUTH LINE OF SAID 388.049 ACRE TRACT, A DISTANCE OF 152.83 FEET TO A 1/2 INCH IRON PIN FOUND ON A NORTH LINE OF SAID 23.194 ACRE TRACT AND A SOUTH LINE OF SAID 388.049 ACRE TRACT;

THENCE NORTH 69 DEGREES 44 MINUTES 53 SECONDS WEST WITH A NORTH LINE OF SAID 23.194 ACRE TRACT AND A SOUTH LINE OF SAID 388.049 ACRE TRACT, A DISTANCE OF 93.32 FEET TO A 1/2 INCH IRON PIN FOUND ON A NORTH LINE OF SAID 23.194 ACRE TRACT AND A SOUTH LINE OF SAID 388.049 ACRE TRACT;

THENCE NORTH 87 DEGREES 02 MINUTES 23 SECONDS WEST WITH A NORTH LINE OF SAID 23.194 ACRE TRACT AND A SOUTH LINE OF SAID 388.049 ACRE TRACT, A DISTANCE OF 110.53 FEET TO A 1/2 INCH IRON PIN FOUND ON A NORTH LINE OF SAID 23.194 ACRE TRACT AND A SOUTH LINE OF SAID 388.049 ACRE TRACT;

THENCE SOUTH 88 DEGREES 53 MINUTES 36 SECONDS WEST WITH A NORTH LINE OF SAID 23.194 ACRE TRACT AND A SOUTH LINE OF SAID 388.049 ACRE TRACT, A DISTANCE OF 88.65 FEET TO A 1/2 INCH IRON PIN FOUND ON A NORTH LINE OF SAID 23.194 ACRE TRACT AND A SOUTH LINE OF SAID 388.049 ACRE TRACT;

THENCE NORTH 86 DEGREES 23 MINUTES 22 SECONDS WEST WITH A NORTH LINE OF SAID 23.194 ACRE TRACT AND A SOUTH LINE OF SAID 388.049 ACRE TRACT, A DISTANCE OF 84.54 FEET TO A 1/2 INCH IRON PIN FOUND ON A NORTH LINE OF SAID 23.194 ACRE TRACT AND A SOUTH LINE OF SAID 388.049 ACRE TRACT;

THENCE NORTH 79 DEGREES 36 MINUTES 36 SECONDS WEST WITH A NORTH LINE OF SAID 23.194 ACRE TRACT AND A SOUTH LINE OF SAID 388.049 ACRE TRACT, A DISTANCE OF 67.72 FEET TO A 1/2 INCH IRON PIN FOUND ON A NORTH LINE OF SAID 23.194 ACRE TRACT AND A SOUTH LINE OF SAID 388.049 ACRE TRACT;

THENCE SOUTH 81 DEGREES 57 MINUTES 19 SECONDS WEST WITH A NORTH LINE OF SAID 23.194 ACRE TRACT AND A SOUTH LINE OF SAID 388.049 ACRE TRACT, A DISTANCE OF 658.24 FEET TO A 1/2 INCH IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID 23.194 ACRE TRACT AND ON THE WEST LINE OF A CALLED 1.000 ACRE TRACT DESCRIBED IN A DEED TO MINDY L. KOEHNE, TRUSTEE TIMOTHY GREEN, TRUSTEE, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2016-163194, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 01 MINUTES 27 SECONDS WEST WITH THE EAST LINE OF SAID 1.000 ACRE TRACT (2016-163194), A DISTANCE OF 111.44 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT THE NORTHEAST CORNER OF SAID 1.000 ACRE TRACT (2016-163194);

THENCE SOUTH 89 DEGREES 59 MINUTES 20 SECONDS WEST WITH THE NORTH LINE OF SAID 1.000 ACRE TRACT (2016-163194), A DISTANCE OF 255.24 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT THE NORTHWEST CORNER OF SAID 1.000 ACRE TRACT (2016-163194);

THENCE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS EAST WITH SAID WEST LINE OF SAID 1.000 ACRE TRACT (2016-163194), A DISTANCE OF 171.28 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT THE SOUTHWEST CORNER OF SAID 1.000 ACRE TRACT (2016-163194) AND ON A SOUTH LINE OF SAID 388.049 ACRE TRACT;

THENCE SOUTH 89 DEGREES 58 MINUTES 14 SECONDS WEST WITH A SOUTH LINE OF SAID 388.049 ACRE TRACT, A DISTANCE OF 362.65 FEET TO A FENCE POST FOUND AT THE WESTERN MOST SOUTHWEST CORNER OF SAID 388.049 ACRE TRACT AND THE SOUTHEAST CORNER CALLED SECOND TRACT DESCRIBED IN A DEED TO THE JOE EDWIN BARNETT REAL ESTATE TRUST, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2004-116815, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 47 MINUTES 40 SECONDS EAST WITH THE WESTERN MOST WEST LINE OF SAID 388.049 ACRE TRACT AND THE EAST LINE OF SAID SECOND TRACT, A DISTANCE OF 3202.18 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 281.000 ACRES OF LAND AND SAVE AND EXCEPT 1.000 ACRE TRACT TO BURLINGTON LEAVING 280.000 ACRES OF LAND.

SAVE AND EXCEPT TRACT

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE R. JOWELL SURVEY, ABSTRACT NUMBER 660, DENTON COUNTY, TEXAS, AND BEING A CALLED SAVE AND EXCEPT 1.000 ACRE TRACT DESCRIBED IN A DEED TO BURLINGTON RESOURCES OIL AND GAS COMPANY, L.P., RECORDED UNDER COUNTY CLERK'S INSTRUMENT FILE NUMBER 2003-0166720, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID 1.000 ACRE TRACT AND THE NORTHERN MOST NORTHWEST CORNER OF A CALLED 39.340 ACRE TRACT DESCRIBED IN A DEED TO BIG SKY, LLC., RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2018-120751, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 37 MINUTES 35 SECONDS WEST WITH THE EAST LINE OF SAID 1.000 ACRE TRACT AND A WEST LINE OF SAID 39.340 ACRE TRACT, A DISTANCE OF 208.70 FEET TO A 1/2 INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID 1.000 ACRE TRACT AND AN INNER ELL CORNER OF SAID 39.340 ACRE TRACT;

THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS WEST WITH THE SOUTH LINE OF SAID 1.000 ACRE TRACT AND A NORTH LINE OF SAID 39.340 ACRE TRACT, A DISTANCE OF 208.70 FEET TO A 1/2 INCH IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID 1.000 ACRE TRACT AND A NORTHWEST CORNER OF SAID 39.340 ACRE TRACT;

THENCE NORTH 00 DEGREES 34 MINUTES 41 SECONDS EAST WITH THE WEST LINE OF SAID 1.000 ACRE TRACT, A DISTANCE OF 208.44 FEET TO A 1/2 INCH IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID 1.000 ACRE TRACT;

THENCE NORTH 89 DEGREES 57 MINUTES 14 SECONDS EAST WITH THE NORTH LINE OF SAID 1.000 ACRE TRACT, A DISTANCE OF 208.88 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 1.000 ACRES OF LAND.