

**DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR PAOLI ESTATES HOMEOWNERS ASSOCIATION**

This Declaration is made this \_\_\_\_ day of \_\_\_\_\_, 2023, by the undersigned for the purpose of providing an orderly development of the hereinafter described property and for the purpose of providing adequate restrictive covenants and bylaws for the benefit of the Declarant and its successors in title to the property.

The property which is the subject of the Declaration (the "Property") is described more particularly within **Exhibit "A"** attached hereto. The Declarant is the sole owner of the Property. The Declarant desires to subject the Property, and the Tracts located therein that are separately identified and described within **Exhibit "A"** attached hereto (the "Tracts"), to this Declaration.

The covenants, conditions and restrictions set forth herein shall run with the Property and shall be binding on all successors in title, and any person, corporation, trust, partnership, or other legal entity whatsoever who may hereafter own an interest in the Property, either directly or indirectly, through subsequent transfers, or in any manner whatsoever, by operation of law or otherwise.

Therefore, the Declarant does hereby impose the following covenants, conditions and restrictions on the Property, and does hereby declare that the Property shall be held, sold and conveyed subject to such covenants, conditions and restrictions.

1. No Tract shall have more than one (1) residence, home, living quarters, etc. Owners of Tracts 35-37 are exempt from this requirement and are allowed two (2) residences, homes, living quarters, etc.
2. The minimum square footage for all residential dwellings on a Tract shall be 1,100 square feet, except for the owners of Tracts 15-19. Tracts 15-19 must have a minimum residential dwelling square footage of 800 square feet, and the dwelling must be of new construction. No Structure shall be located on any Tract nearer than fifty feet (50') from the center line of the road.
3. Mobile Homes are allowed as long as the initially installed mobile home has skirting, front porch, and must be 10 years old or newer, except for Tracts 14-19, which such mobile homes must have skirting, front porch and must be 5 years old or newer when installed.
4. One guest house provided; no cooking facilities are provided at this house.
5. Non-Residential structures are permitted (shops, barns, metal buildings, greenhouses); however, the maximum square footage shall not exceed 10,000 square feet total for all structures combined.
6. No commercial signage, other than real estate signs, may be displayed at any point on personal Tracts or land.
7. Swimming pools are allowed so long as they are behind residential dwellings and surrounded by a fence.
8. Livestock will be restricted to one livestock animal per one acre within a Tract. Livestock is defined as horses, mares, mules, jacks, jennies, colts, cows, calves, yearlings, bulls, sheep, goats, lambs, kids, hogs, and pigs.
9. Fowl will be restricted to seven (7) fowl per acre owned.
10. Each owner of a Tract shall keep their Tract clean and free at all times from all litter, debris, junk, trash or unsightliness. Any articles considered to be unsightly or junky shall be kept within an out-building or placed on the back 60' of the property line. "Unsightly" is to be determined by a simple majority of all landowners whose property is within 1,500' of subject property.
11. Each Tract owner shall pay road maintenance assessments of \$200.00 per year. Owners of Tract 19, and Tracts 34-37, are exempt from paying the road maintenance. In addition, each Tract and such Tract owner is and shall be subject to the certain BY-LAWS OF **PAOLI ESTATES HOMEOWNERS ASSOCIATION** following or thereafter amended, as applicable, with respect to the **PAOLI ESTATES HOMEOWNERS ASSOCIATION** Declaration of Covenants, Conditions and Restriction's.

12. Irrespective of any specified form of notice contained within this Declaration, the Bylaws, or rules, the Association may provide written notice by means of an electronic transmission, provided that the electronic transmission shall either set forth or be submitted with information from which it can be determined that the electronic transmission was authorized by the Tract Owner, Member, proxy holder, or other person to whom it is directed.
13. Amendment. This Declaration may be amended by Declarant at any time for any purpose in the sole discretion of the Declarant for so long as Declarant holds title to any property subject to this Declaration. Thereafter, this Declaration may be amended by the owners holding title to a majority of the Tracts, voting in person or by written proxy at a meeting duly called and held for that purpose, and any such amendment shall become effective upon the filing, with the office of the County Clerk of Garvin County, Oklahoma, of an instrument in writing setting forth such amendment and duly executed and acknowledged by the President of the Association, as the act and deed of the Association, and attested by the Secretary thereof.

### **PURPOSES AND BY-LAWS OF THE ASSOCIATION**

The purposes for which the Paoli Estates Homeowners Association (the Association), whether incorporated or otherwise, is hereby created and formed are hereinabove set forth as well as hereinafter described and shall be governed by the by-laws, rules and regulations set forth herein or as hereinafter adopted by the Board of Directors/Trustees of the Association.

1. Regular meetings. A regular meeting of the members shall be held by the Association at least once a year for the purpose of electing a Board of Directors/Trustees and transacting such other business as may come before the meeting. The date of the first meeting will be determined by the Declarant.

(a) Notice of regular meeting. Notice of each regular meeting of the members shall be given. Such notice must state the time and place of the meeting, and that the purpose thereof are the election of a Board of Directors/Trustees and the transaction of such other business as may come before the meeting, a copy thereof shall be mailed to each member of the Association; such notices shall be deposited in the post office with postage prepaid, at least 15 days prior to the time for holding such meeting.

(b) Special meetings. Except where otherwise prescribed by law or elsewhere in these restrictions and covenants, a special meeting of the members may be called at any time by the President, or by the Board of Directors/Trustees or by members of the Association having no less than ten votes.

(c) Notice of special meetings. Notice of each special meeting of the members shall be given. Such notices must state the time and place of the meeting, and the business to be transacted at the meeting; a copy thereof shall be mailed to each member of the Association; such notice shall be deposited in the post office with postage prepaid, at least 10 days prior to the time for holding such meeting.

(d) Place of meeting. All meetings shall be held in Garvin County, Oklahoma, preferably within the addition.

2. Number. The Association powers, business and property, both real and personal, shall be exercised, conducted and controlled by a Board of Directors/Trustees of three members. The Board of Directors may also be known as a Board of Trustees and the use of directors and/or trustees shall be synonymous.

(a) Election. The trustees or directors shall be elected annually at the regular annual meeting of the members from the membership of the Association, commencing the same year the Declarant appoints the initial Board of Directors from the membership of the Association. The initial directors, upon the commencement of the Association, shall be appointed by the Declarant. The individuals who own interests in the Declarant shall be eligible for this office.

(b) Vacancies. Vacancies in the Board of Directors shall be filled by the other directors in office; and such persons shall hold office until the election of their successor by the members.

Any director who ceases to be a member or who breaches or becomes in default of any Tract or agreement with the Association, or who as an owner of property and/or a residence breaches becomes in default of

this Declaration, shall cease to be a member of the board as soon as a majority of the board passes a resolution to such effect. The vacancy caused thereby shall be filled by the directors.

(c) First meeting of directors or trustees. Immediately after each election of directors the newly elected directors shall hold a regular meeting and shall elect a president, a vice president, and a secretary and treasurer, and transact any other business deemed necessary.

(d) Regular meetings of trustees. In addition to the special meetings mentioned, a regular meeting of the board of directors or trustees shall be held in Garvin County, Oklahoma, at such time and place as the board may direct, but not less than every six months.

(e) Special Meetings. A special meeting of the board of directors shall be held whenever called by the president or by a majority of the directors. Any and all business may be transacted at a special meeting. Each call for a special meeting shall be in writing, signed by the person or persons making the same, addressed and delivered to the secretary, and shall state the time and place of the meeting.

(f) Notice of regular or special meetings. Notice of regular or special meetings shall be mailed to each director at least 10 days prior to the time set for the meeting unless specifically waived.

(g) Quorum. Two directors shall constitute a quorum of the board at all meetings and the affirmative vote of at least two directors shall be necessary to pass any resolution or authorize any Association Act.

(h) Compensation. Each member of the board of directors shall receive no compensation but may by resolution be refunded any actual expenses incurred in the performance of the duties and obligations as such on behalf of the Association.

3. Powers of Directors or Trustees. The Directors/Trustees shall have the power:

(a) To call special meetings of the members when they deem it necessary, and they shall call a meeting any time upon the written request of 10 of the members of the Association.

(b) To appoint and remove at pleasure, all officers, agents and employees of the Association, prescribe their duties, fix their compensation and require from them, if advisable, security for faithful service.

(c) To select one or more banks to act as depository of the funds of the Association and determine the manner of receiving, depositing and disbursing the funds and the form of checks and the person or persons by whom same shall be signed, with the power to change such banks and the person or persons signing said checks and the forms thereof at will, provided all withdrawals shall require the signature of not less than two officers of the Association.

(d) To conduct, manage and control the affairs and business of the Association and to make rules and regulations for the guidance of the officers and management of its affairs.

(e) To control, maintain, manage and improve the Drainage Channels as well as the common Private Roads within the property as hereinbefore described, and to enforce all covenants contained herein and applicable to said addition for the maintenance, assessment and the collection as well as the enforcement of collection thereof against all persons and property liable therefore, as specifically provided in these covenants and restrictions.

4. Duties of Directors or Trustees. It shall be the duty of the board of directors or trustees:

(a) To keep a complete record of all its acts and of the proceedings of its meetings, and to present a full statement at the regular meetings of the members, showing in detail the condition of the affairs of the Association.

(b) To determine the maintenance assessment or assessments, to collect same as well as enforce legal proceedings if necessary, the collection of the same against all persons or property liable, therefore.

(c) To control, maintain, manage, and improve as determined reasonable and necessary for the preservation, upkeep as well as the natural protection and convenience of all members of the Association of the Drainage Channels and the common Private Roadways within said addition.

(d) To do all things necessary and incidental to the keeping and carrying out of the purposes, affairs and interests of the Association.

5. The officers of the Association shall be a president, vice president, secretary and treasurer, together with any other administration officers which the board of directors may see fit in its discretion to provide for by resolution entered upon its minutes.

6. The President. If at any time the president shall be unable to act, the vice president shall take his/her place and perform his/her duties; and if the vice president shall be unable to act, the board

(a) shall sign, as president on behalf of the Association, all Tracts and instruments which have been first approved by the Board of Directors/Trustees.

(b) shall sign, as president on behalf of the Association, all Tracts and instruments which have been first approved by the Board of Directors/Trustees.

(c) shall call the directors together whenever he/she deems it necessary, and subject to the majority vote of the directors, shall discharge such other duties as may be required of him/her by these by-laws or by the board.

7. Secretary and Treasurer. It shall be the duty of the secretary and treasurer:

(a) To keep record of the proceedings of the meeting of the board of directors and of the members.

(b) To affix his/her signature, together with any Association seal if one is adopted by the board of directors, in attestation of all record, Tracts, and other papers requiring such seal and/or attestation.

(c) To keep a proper membership book, showing the name and addresses of each member of the Association, the number of votes of such member, the effective membership, cancellation, or transfer.

(d) To keep a record of all assessments, the name and address of the person(s) liable therefore, as well as a description of the real property against which such assessments constitute a lien, and all payments thereof or made thereon.

(e) To receive and deposit all funds of the Association, to pay out funds as authorized by the Board of Directors, and account for all receipts, disbursements and balance on hand.

(f) To furnish a bond in such form and in such amount as the board of directors may from time to time require, if any.

(g) To discharge such other duties as pertain to his/her, office or may be prescribed by the board of directors.

(h) To mail all notices of meeting as required by the by-laws.

IN WITNESS WHEREOF, the undersigned owner has caused this instrument to be executed by Seth Koenig its Manager, at Del City, Oklahoma this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**SHAMROCK LAND, LLC**  
**P.O. BOX 15329**  
**DEL CITY, OK 73155**

By: \_\_\_\_\_  
Its: Seth Koenig, Manager

**LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT**

STATE OF OKLAHOMA )

) SS:

OKLAHOMA COUNTY    )

Before me, the undersigned, a Notary Public in and for said County and State, on this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, personally appeared \_\_\_\_\_, as manager of SHAMROCK LAND, LLC to me known to be the identical person who executed the within and foregoing Declaration, and acknowledged to me that they executed the same as their free and voluntary act and deed, and as the free and voluntary act and deed of the Declarant for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My Commission expires:  
My Commission number is:

\_\_\_\_\_  
Notary Public

## **EXHIBIT "A"**

### **Tract 1 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: BEGINNING at the Northwest corner of the Southwest Quarter (SW/4) of said Section 14, Thence continuing along the North line of said SW/4, N89°45'27"E a distance of 360.57 feet; Thence S12°17'27"E a distance of 274.90 feet; Thence S83°21'50"W a distance of 418.67 feet; Thence N00°35'04"W a distance of 315.48 feet to the POINT OF BEGINNING.

The above-described tract of land contains 2.62 Acres more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

### **Tract 2 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: Commencing from the Northwest corner of the Southwest Quarter (SW/4) of said Section 14; Thence continuing along the North line of said SW/4, N89°45'27"E a distance of 360.57 feet to the POINT OF BEGINNING; Thence continuing along said North line of the SW/4, N89°45'27"E a distance of 449.98 feet; Thence S10°44'24"E distance of 251.07 feet; Thence N85°34'48"E a distance of 33.14 feet; Thence along a curve to the left having a Radius of 1111.00 feet, Arc Length of 214.386 feet, Chord bearing of S88°53'31"W, Chord Distance of 214.05 feet; Thence S83°21'50"W a distance of 192.48 feet; Thence N12°17'27"W a distance of 274.90 feet to the POINT OF BEGINNING.

The above-described tract of land contains 2.56 Acres more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

### **Tract 3 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: COMMENCING from the Northwest Corner of the Southwest Quarter (SW/4) of said Section 14; Thence N89°45'27"E a distance of 810.55 feet to the POINT OF BEGINNING. Thence continuing along the North line of said SW/4, N89°45'27"E a distance of 408.07 feet; Thence S18°23'43"E a distance of 298.89 feet; Thence N85°34'48"W a distance of 456.96 feet; Thence N10°44'24"W a distance of 251.07 feet to the POINT OF BEGINNING.

The above-described tract of land contains 2.60 acres more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

### **Tract 4 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: COMMENCING from the Northwest Corner of the Southwest Quarter (SW/4) of said Section 14; Thence N89°45'27"E a distance of 1218.62 feet to the POINT OF BEGINNING. Thence continuing along the North line of said SW/4, N89°45'27"E a distance of 537.46 feet; Thence S10°38'11"W a distance of 326.31 feet; Thence along a curve (C3) to the left having a Radius of 1111.00 feet, Arc Length of 107.511 feet, Chord bearing of N82°48'28"W, Chord Distance of 107.47 feet; Thence S83°21'50"W a distance of 192.48 feet; Thence N85°34'48"W a distance of 137.97 feet; Thence N85° 34' 48"W a distance of 277.11 feet; Thence N18°23'43"W a distance of 298.89 feet to the POINT OF BEGINNING.

The above-described tract of land contains 3.17 acres more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

**Tract 5 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: COMMENCING from the Northwest Corner of the Southwest Quarter (SW/4) of said Section 14; Thence N89°45'27"E a distance of 1756.08 feet to the POINT OF BEGINNING. Thence continuing along the North line of said SW/4, N89°45'27"E a distance of 413.38 feet; Thence S11°39'43"W a distance of 433.16 feet; Thence N74°29'05"W a distance of 291.73 feet; Thence along a curve (C4) to the left having a Radius of 1111.00 feet, Arc Length of 107.633 feet, Chord bearing of N77°15'37"W, Chord Distance of 107.59 feet; Thence N10°38'11"E a distance of 326.31 feet to the POINT OF BEGINNING.

The above-described tract of land contains 3.48 acres more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

**Tract 6 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: COMMENCING from the Northwest Corner of the Southwest Quarter (SW/4) of said Section 14; Thence N89°45'27"E a distance of 2169.46 feet to the POINT OF BEGINNING. Thence continuing along the North line of said SW/4, N89°45'27"E a distance of 450.14 feet; Thence S24°01'23"W a distance of 562.88 feet; Thence along a curve (C5) to the left having a Radius of 1111.00 feet, Arc Length of 70.89 feet, Chord bearing of N72°39'25"W, Chord Distance of 70.88 feet; Thence N74°29'05"W a distance of 250.00 feet; Thence N11°39'43"E a distance of 433.16 feet to the POINT OF BEGINNING.

The above-described tract of land contains 4.24 acres more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

**Tract 7 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: COMMENCING from the Northwest Corner of the Southwest Quarter (SW/4) of said Section 14; Thence N89°45'27"E a distance of 2619.6 feet to the POINT OF BEGINNING. Thence continuing along the North line of said S/2, N89°45'27"E a distance of 506.47 feet; Thence S35°33'13"W a distance of 778.16 feet; Thence N67°09'11"W a distance of 235.07 feet to a curve (C6) to the left, having a Radius of 1111.00 feet, Arc Length of 71.276 feet; Chord Bearing of N68°59'28"W and a Chord Distance of 71.26 feet; Thence N24°01'23"E a distance of 562.88 feet to the POINT OF BEGINNING.

The above-described tract of land contains 5.64 acres more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

**Tract 8 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: COMMENCING from the Northeast corner of the Southeast Quarter (SE/4) of said Section 14; Thence S89°45'27"W a distance of 1321.35 feet to the POINT OF BEGINNING. Thence S0°31'10"E a distance of 201.32 feet; Thence S69°16'09"W a distance of 1310.18 feet; Thence N67°09'11"W a distance of 73.26 feet; Thence N35°33'13"E a distance of 778.16 feet to the North line of the SE/4, Thence along said North line N89°45'27"E a distance of 838.58 feet to the POINT OF BEGINNING.

The above-described tract of land contains 9.83 acres, more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

**Tract 9 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: COMMENCING from the Northeast corner of the Southeast Quarter (SE/4) of said Section 14; Thence S89°45'27"W a distance of 1321.35 feet; Thence S0°31'10"E a distance of 201.32 feet to the POINT OF BEGINNING. Thence S0°31'10"E a distance of 1120.27 feet; Thence N61°55'28"W a distance of 1374.32 feet; Thence N67°09'11"W a distance of 24.86 feet; Thence N69°16'09"E a distance of 1310.18 feet to the POINT OF BEGINNING.

The above-described tract of land contains 15.77 acres, more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

**Tract 10 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: COMMENCING from the Northeast corner of the Southeast Quarter (SE/4) of said Section 14; Thence S89°45'27"W a distance of 1321.35 feet; Thence S0°31'10"E a distance of 1321.59 feet to the POINT OF BEGINNING. Thence S89°48'59"W a distance of 1150.95 feet; Thence N5°24'50"W a distance of 653.41 feet; Thence S61°55'28"E a distance of 1374.32 feet to the POINT OF BEGINNING.

The above-described tract of land contains 8.60 acres, more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

**Tract 11 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: COMMENCING from the Southeast corner of the Southeast Quarter (SE/4) of said Section 14; Thence N00° 29' 14"W a distance of 1322.95 feet; Thence S89°48'59"W a distance of 2471.56 feet to the POINT OF BEGINNING. Thence S89°48'59"W a distance of 829.68 feet; Thence N21°30'36"E a distance of 891.27 feet; Thence along a curve (C5) to the right having a Radius on 1111.00 feet, Arc Length of 70.890 feet, Chord Bearing of S72°39'25"E and the Chord Length of 70.880 feet; Thence continuing along a curve (C6) to the right having a Radius of 1111.00 feet, Arc Length 71.276, Chord Bearing of S68°59'28"E and a Chord Length of 71.26 feet; Thence S67°09'11"E a distance of 333.19 feet; Thence S5°24'50"E a distance of 653.41 feet to the POINT OF BEGINNING.

The above-described tract of land contains 11.10 acres, more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

**Tract 12 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: COMMENCING from the Southwest corner of the Southwest Quarter (SW/4), Thence along Section line, N0°35'04"W a distance of 920.24 feet; Thence S86°24'29"E a distance of 1689.66 feet; Thence N0°35'04"W a distance of 625.45 feet to the POINT OF BEGINNING. Thence N11°49'40"E a distance of 857.17 feet; Thence S74°29'05"E a distance of 466.63 feet; Thence S21°30'36"W a distance of 891.27 feet; Thence N68°55'26"W a distance of 319.92 feet to the POINT OF BEGINNING.

The above-described tract of land contains 7.85 acres, more or less.



The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

**Tract 13 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: Commencing from the Southwest corner of the Southwest Quarter (SW/4), Thence along Section line, N0°35'04"W a distance of 920.24 feet; Thence S86°24'29"E a distance of 1689.66 feet; Thence N00°35'04"W a distance of 625.45 feet to the POINT OF BEGINNING. Thence N68°55'26"W a distance of 322.79 feet; Thence N1°03'45"W a distance of 796.35 feet; Thence S85°34'48"E a distance of 208.35 feet to a curve (C3) to the right, having a Radius of 1111.00 feet, Arc Length of 107.511 feet, Chord Bearing of S82°48'28"E and a Chord Length of 107.47 feet; Thence along a curve (C4) to the right having a Radius of 1111.00 feet, Arc Length of 107.633, Chord Bearing of S77°15'37"E and a Chord Length of 107.59 feet; Thence S74°29'05"E a distance of 75.10 feet; Thence S11°49'40"W a distance of 857.17 feet to the POINT OF BEGINNING.

The above-described tract of land contains 7.73 acres, more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

**Tract 14 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: Commencing from the Southwest corner of the Southwest Quarter (SW/4), Thence along Section line, N0°35'04"W a distance of 920.24 feet; Thence S86°24'29"E a distance of 1388.86 feet; Thence N00°35'04"W a distance of 722.69 feet to the POINT OF BEGINNING. Thence N68°55'26"W a distance of 652.30 feet; Thence N31°17'41"E a distance of 239.01 feet; Thence S89°18'40"E a distance of 268.87 feet; Thence N0°47'37"W a distance of 376.61 feet; Thence S85°34'48"E a distance of 206.73 feet; Thence S1°03'45"E a distance of 796.35 feet to the POINT OF BEGINNING.

The above-described tract of land contains 5.88 acres, more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

**Tract 15 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: Commencing from the Northwest corner of the Southwest Quarter (SW/4); Thence along Section line, S0°35'04"E a distance of 315.48 feet; Thence N83°21'50"E a distance of 611.15 feet to a curve (C1) to the right, having a Radius of 1111.00, Arc Length of 109.544 feet, Chord Bearing of N86°11'19"E and a Chord Length of 109.50 feet to the POINT OF BEGINNING; Thence along a curve (C2) to the right having a Radius of 1111.00 feet; Arc Length of 104.842 feet; Chord Bearing of S88°17'00"E and a Chord Length of 104.80 feet; Thence S85°34'48"E a distance of 352.13 feet; Thence S0°47'37"E a distance of 376.61 feet; Thence N89°18'40"W a distance of 268.87 feet; Thence N25°27'47"W a distance of 447.05 feet to the POINT OF BEGINNING.

The above-described tract of land contains 3.23 acres, more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

**Tract 16 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: Commencing from the Northwest corner of the Southwest Quarter (SW/4); Thence along Section line, S0°

35' 04"E a distance of 315.48 feet; Thence N83°21'50"E a distance of 487.77 feet to the POINT OF BEGINNING; Thence N83°21'50"E a distance of 123.38 feet to a curve (C1) to the right, having a Radius of 1111.00, Arc Length of 109.544 feet, Chord Bearing of N86°11'19"E and a Chord Length of 109.50 feet; Thence S25°27'47"E a distance of 447.05 feet; Thence S31°17'41"W a distance of 239.01 feet; Thence S50°22'39"W a distance of 104.60 feet; Thence N18°33'47"W a distance of 688.86 feet to the POINT OF BEGINNING.

The above-described tract of land contains 3.44 acres, more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

#### **Tract 17 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: Commencing from the Northwest corner of the Southwest Quarter (SW/4); Thence along Section line, S0°35'04"E a distance of 315.48 feet; Thence N83°21'50"E a distance of 251.40 feet to the POINT OF BEGINNING; Thence N83°21'50"E a distance of 236.37 feet; Thence S18°33'47"E a distance of 688.86 feet; Thence S50°22'38"W a distance of 290.61 feet; Thence N15°50'54"W a distance of 843.08 feet to the POINT OF BEGINNING.

The above-described tract of land contains 4.40 acres, more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

#### **Tract 18 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: Commencing from the Northwest corner of the Southwest Quarter (SW/4); Thence along Section line, S0°35'04"E a distance of 315.48 feet to the POINT OF BEGINNING; Thence N83°21'50"E a distance of 251.40 feet; Thence S15°50'54"E a distance of 843.08 feet; Thence N89°56'08"W a distance of 471.99 feet to Section line; Thence along said Section line, N0°35'04"W a distance of 781.49 feet to the POINT OF BEGINNING.

The above-described tract of land contains 6.64 acres, more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

#### **Tract 19 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: Commencing from the Northwest corner of the Southwest Quarter (SW/4); Thence along Section line, S0°35'04"E a distance of 1096.97 feet to the POINT OF BEGINNING; Thence S89°56'08"E a distance of 471.99 feet; Thence S0°35'04"E a distance of 315.49 feet; Thence N89°53'27"W a distance of 471.99 feet to Section line; Thence along Section line, N0°35'04"W a distance of 315.13 feet to the POINT OF BEGINNING.

The above-described tract of land contains 3.42 acres, more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

#### **Tract 20 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: COMMENCING from the Southwest Corner of said Section 14; thence along the West Line of Section 14,

N0°35'04"W a distance of 920.24 feet; thence S86°24'29"E a distance of 473.21 feet to the POINT OF BEGINNING; thence continuing S86°24'29"E a distance of 664.98 feet; thence N0°35'04"W a distance of 400.05 feet; thence N66°30'56"W a distance of 726.36 feet; thence S0°35'04"E a distance of 647.85 feet to the POINT OF BEGINNING.

The above-described tract of land contains 7.98 Acres more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

#### **Tract 21 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: COMMENCING from the Southwest Corner of said Section 14; thence along the West Line of Section 14, N0°35'04"W a distance of 920.24 feet; thence S86°24'29"E a distance of 1138.19 feet to the POINT OF BEGINNING; thence continuing S86°24'29"E a distance of 250.67 feet; thence N0°35'04"W a distance of 722.69 feet; thence N68°55'26"W a distance of 652.30 feet; thence S50°22'39"W a distance of 395.21 feet; thence S66°30'56"E a distance of 726.36 feet; thence S0°35'04"E a distance of 400.05 feet to the POINT OF BEGINNING.

The above-described tract of land contains 8.97 Acres more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

#### **Tract 22 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: COMMENCING from the Southwest Corner of said Section 14; thence along the West Line of Section 14, N0°35'04"W a distance of 920.24 feet; thence S86°24'29"E a distance of 1388.86 feet to the POINT OF BEGINNING; thence continuing S86°24'29"E a distance of 300.80 feet; thence N0°35'04"W a distance of 625.45 feet; thence N68°55'26"W a distance of 322.79 feet; thence S0°35'04"E a distance of 722.69 feet to the POINT OF BEGINNING.

The above-described tract of land contains 4.64 Acres more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

#### **Tract 23 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: COMMENCING from the Southwest Corner of said Section 14; thence along the West Line of Section 14, N0°35'04"W a distance of 920.24 feet; thence S86°24'29"E a distance of 1689.66 feet to the POINT OF BEGINNING; thence continuing S86°24'29"E a distance of 300.80 feet; thence N0°52'23"W a distance of 529.28 feet; thence N68°55'26"W a distance of 319.92 feet; thence S0°35'04"E a distance of 625.45 feet to the POINT OF BEGINNING.

The above-described tract of land contains 3.96 Acres more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

#### **Tract 24 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: COMMENCING from the Southwest Corner of said Section 14; thence along the West Line of Section 14, N0°35'04"W a distance of 920.24 feet; thence S86°24'29"E a distance of 1990.46 feet to the POINT OF

BEGINNING; thence continuing S86°24'29"E a distance of 325.00 feet; thence N0°34'46"W a distance of 550.65 feet; thence S89°48'59"W a distance of 326.86 feet; thence S0°52'23"E a distance of 529.28 feet to the POINT OF BEGINNING.

The above-described tract of land contains 4.03 Acres more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

#### **Tract 25 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: COMMENCING from the Southwest Corner of said Section 14; thence along the West Line of Section 14, N0°35'04"W a distance of 920.24 feet; thence S86°24'29"E a distance of 2315.46 feet to the POINT OF BEGINNING; Thence N63°27'38"E a distance of 1240.34 feet; thence S89°48'59"W a distance of 1115.21 feet; thence S0°34'46"E a distance of 550.65 feet to the POINT OF BEGINNING.

The above-described tract of land contains 7.05 Acres more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

#### **Tract 26 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: COMMENCING from the Southwest Corner of said Section 14; thence along the West Line of Section 14, N0°35'04"W a distance of 920.24 feet; thence S86°24'29"E a distance of 2315.46 feet to the POINT OF BEGINNING; Thence S73°46'26"E a distance of 1163.46 feet; thence N0°29'14"W a distance of 879.34 feet; thence S63°27'38"W a distance of 1240.34 feet to the POINT OF BEGINNING.

The above-described tract of land contains 11.25 Acres more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

#### **Tract 27 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: COMMENCING from the Southwest Corner of the Southeast Quarter (SE/4) of said Section 14; thence along the South Line of said SE/4, N89°52'31"E a distance of 119.40 feet to the POINT OF BEGINNING; thence continuing along said South Line N89°52'31"E a distance of 661.17 feet; thence N0°29'14"W a distance of 441.70 feet; thence N73°46'26"W a distance of 1163.46 feet; thence S30°53'47"E a distance of 895.27 feet to the POINT OF BEGINNING.

The above-described tract of land contains 11.49 Acres more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

#### **Tract 28 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: Beginning at the Southeast Corner of the Southwest Quarter (SW/4) of said Section 14; thence along the South Line of said SW/4, S89°51'21"W a distance of 550.17 feet; thence N18°20'58"W a distance of 348.83 feet; thence N0°35'04"W a distance of 459.16 feet; thence S86°24'29"E a distance of 325.00 feet; thence S30°53'47"E a distance of 895.27 feet to a point along the South Line of the Southeast Quarter (SE/4) of said Section 14; thence along the South Line of said SE/4, S89°52'31"W a distance of 119.40 feet to the POINT OF BEGINNING.

The above-described tract of land contains 9.39 Acres more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

#### **Tract 29 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: COMMENCING from the Southeast Corner of the Southwest Quarter (SW/4) of said Section 14; thence along the South Line of said SW/4, S89°51'21"W a distance of 550.17 feet to the POINT OF BEGINNING; Thence continuing along said South Line S89°51'21"W a distance of 406.45 feet; thence N0°35'04"W a distance of 810.14 feet; thence S86°24'29"E a distance of 300.80 feet; thence S0°35'04"E a distance of 459.16 feet; thence S18°20'58"E a distance of 348.83 feet to the POINT OF BEGINNING.

The above-described tract of land contains 5.92 Acres more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

#### **Tract 30 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: COMMENCING from the Southwest Corner of said Section 14; thence along the South Line of Section 14, N89°51'21"E a distance of 1285.21 feet to the POINT OF BEGINNING; Thence continuing along said South Line N89°51'21"E a distance of 400.01 feet; thence N0°35'04"W a distance of 810.14 feet; thence N86°24'29"W a distance of 401.07 feet; thence S0°35'04"E a distance of 836.28 feet to the POINT OF BEGINNING.

The above-described tract of land contains 7.56 Acres more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

#### **Tract 31 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: COMMENCING from the Southwest Corner of said Section 14; thence along the South Line of Section 14, N89°51'21"E a distance of 914.21 feet to the POINT OF BEGINNING; Thence continuing along said South Line N89°51'21"E a distance of 371.00 feet; thence N0°35'04"W a distance of 836.28 feet; thence N86°24'29"W a distance of 372.15 feet; thence S0°35'46"E a distance of 860.53 feet to the POINT OF BEGINNING.

The above-described tract of land contains 7.23 Acres more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

#### **Tract 32 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: COMMENCING from the Southwest Corner of said Section 14; thence along the South Line of Section 14, N89°51'21"E a distance of 525.02 feet to the POINT OF BEGINNING; Thence continuing along said South Line N89°51'21"E a distance of 389.19 feet; thence N0°35'46"W a distance of 860.53 feet; thence N86°24'29"W a distance of 390.22 feet; thence S0°35'46"E a distance of 885.95 feet to the POINT OF BEGINNING.

The above-described tract of land contains 7.80 Acres more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

**Tract 33 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: COMMENCING from the Southwest Corner of said Section 14; thence along the West Line of Section 14, N0°35'04"W a distance of 446.01 feet to the POINT OF BEGINNING; Thence continuing along said West Line N0°35'04"W a distance of 474.23 feet; thence S86°24'29"E a distance of 526.22 feet; thence S0°35'46"E a distance of 439.94 feet; thence S89°51'21"W a distance of 524.92 feet to the POINT OF BEGINNING.

The above-described tract of land contains 5.51 Acres more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

**Tract 34 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: BEGINNING at the Southwest corner of said Section 14, thence continuing along the West line of said Section 14, N0° 35' 04"W a distance of 446.01 feet; thence N89°51'21"E a distance of 524.92 feet; thence S0°35'46"E a distance of 446.01 feet; thence S89°51'21"W a distance of 525.02 feet to the POINT OF BEGINNING.

The above-described tract of land contains 5.38 Acres more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

Surveyors Note: The above described tract of land has a 12" petroleum pipeline crossing the property (shown on Plat). Call OKIE (811) before you dig on this property. The pipeline easement is in favor of Magellan Midstream (Code S00192).

**Tract 35 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: BEGINNING at the Southeast corner of said Section 14, thence continuing along the South line of said SE/4, S89°52'31"W a distance of 1859.19 feet; thence N0°29'14"W a distance of 441.70 feet; thence N 89°52'31" E a distance of 1859.19 feet; thence S0°29'14"E a distance of 441.70 feet to the POINT OF BEGINNING.

The above-described tract of land contains 18.85 Acres more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

Surveyors Note: The above described tract of land has a pipeline along the East 60' the property (shown on Plat). Call OKIE (811) before you dig on this property.

**Tract 36 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: COMMENCING from the Southeast Corner of said Section 14; thence along the East Line of Section 14, N0°29'14"W a distance of 441.70 feet to the POINT OF BEGINNING; Thence continuing along said East Line N0°29'14"W a distance of 441.70 feet; thence S89°52'31"W a distance of 1859.19 feet; thence S0°29'14"E a distance of 441.70 feet; thence N89°52'31"E a distance of 1859.19 feet to the POINT OF BEGINNING.

The above-described tract of land contains 18.85 acres more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

Surveyors Note: The above described tract of land has a pipeline along the East 60' the property (shown on Plat). Call OKIE (811) before you dig on this property.

#### **Tract 37 Legal Description**

A tract of land a part of the South Half (S/2) of Section Fourteen (14), Township Four (4) North, Range One (1) East of the Indian Meridian, Garvin County, Oklahoma, more particularly described as follows: COMMENCING from the Southeast Corner of said Section 14; thence along the East Line of Section 14, N0°29'14"W a distance of 883.40 feet to the POINT OF BEGINNING; Thence continuing along said East Line N0°29'14"E a distance of 439.55 feet; thence S89°48'59"W a distance of 1859.17 feet; thence S0°29'14"E a distance of 437.64 feet; thence N89°52'31"E a distance of 1859.19 feet to the POINT OF BEGINNING.

The above-described tract of land contains 18.72 acres more or less.

The above-described tract of land is subject to a Right-of-Way Easement, Utility Easement and Drainage Easement as shown on the Plat of Survey, "Shamrock Land LLC", Garvin County, Oklahoma. Easements, Restrictions and/or Homeowner Association (HOA) will be filed as separate documents.

Surveyors Note: The above described tract of land has a pipeline along the East 60' the property (shown on Plat). Call OKIE (811) before you dig on this property.