



**LEGAL DESCRIPTION**

BEING TWO TRACTS OF LAND SITUATED IN THE H&T C.R.R. CO. SURVEY, ABSTRACT NO. 400, CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, TRACT ONE BEING A 4.43 TRACT OF LAND RECORDED IN VOL. 1158, PG. 776 OF THE D.R.L.C.T. AND TRACT TWO BEING 55.886 AC TRACT OF LAND RECORDED IN VOL. 2079, PG. 380 OF THE D.R.L.C.T.

BEGINNING AT THE SOUTHEAST CORNER OF REMINGTON RIDGE PH ONE AS RECORDED IN VOL. 8, PG. 528 OF THE P.R.J.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE North 50°08'18" East a distance of 510.71 feet to a point for corner;  
 THENCE South 30°16'42" West a distance of 1408.29 feet to a point for corner;  
 THENCE South 30°16'20" East a distance of 474.27 feet to a point for corner;  
 THENCE South 58°27'08" West a distance of 288.22 feet to a point for corner;  
 THENCE North 31°16'20" West a distance of 252.47 feet to a point for corner;  
 THENCE South 58°48'52" West a distance of 501.00 feet to a point for corner;  
 THENCE North 31°16'20" West a distance of 252.37 feet to a point for corner;  
 THENCE South 58°17'38" West a distance of 279.71 feet to a point for corner;  
 THENCE North 31°14'10" West a distance of 25.76 feet to a point for corner;  
 THENCE South 58°38'22" West a distance of 63.71 feet to a point for corner;  
 THENCE North 30°41'37" West a distance of 278.59 feet to a point for corner;  
 THENCE North 58°50'02" East a distance of 803.33 feet to a point for corner;  
 THENCE South 30°14'42" East a distance of 152.48 feet to a point for corner;  
 THENCE South 58°08'18" West a distance of 18.33 feet to a point for corner;  
 THENCE South 30°51'42" East a distance of 176.67 feet to the POINT OF BEGINNING and containing 2,852,195.307 square feet, 65.420 Acres, of land more or less.

**NOTE:**  
 THE MAINTENANCE OF 'X' LOTS ARE THE RESPONSIBILITY OF THE OWNER AND/OR OWNERS ASSOCIATION.

1.636 Acres for sale or lease

70' mutual access easement

**Preliminary Plat**  
**BAKER FARMS**  
 LOTS 1 - 52 & LOT 1-X, BLOCK A  
 LOTS 1 - 27, BLOCK B  
 LOTS 1 - 22, BLOCK C  
 LOTS 1 - 22, BLOCK D  
 LOTS 1 - 16, BLOCK E  
 LOTS 1 - 16, BLOCK F

SF-4  
 Vol = 1980 P = 327 DRJCT  
 RW Gossett  
 Etal

Remington Ridge  
 Phase 1  
 Vol = 8 P = 528 DRJCT

Park Ridge Dr.  
 Vol = 888 P = 888 DRJCT

Hari Shree Inc.  
 Vol = 3040 P = 130 DRJCT

Jerry & Kenneth Hamill  
 Vol = 419 P = 263 DRJCT

Stienbok Hospitality  
 Vol = 626 P = 375 DRJCT

Joseph B. Young  
 Vol = 473 P = 604 DRJCT

Vol = 554  
 P = 350  
 DRJCT  
 Brazos 840  
 Investments, LP

Johnson, James III  
 Vol = 1224  
 P = 784 DRJCT

Nchan Group LLC  
 Vol = 975  
 P = 178 DRJCT

Vol = 2332  
 P = 132 DRJCT  
 Erik Furman M.D.

Janice & Baker  
 Gossett  
 Vol = 376  
 P = 571  
 DRJCT

BAKER  
 SET

Janice & Baker  
 Gossett

OWNER:  
 BAKER FARMS, LLC  
 3800 GLADE RD. STE. 108-322  
 CLEBURNE, TX 75845