

FINAL

APPROVED BY TIF REVIEW COMMITTEE
APRIL 7, 2025

**POINTE VISTA
PROJECT PLAN**

Prepared by:

**MARSHALL COUNTY OKLAHOMA,
OKLAHOMA**

BOARD OF COUNTY COMMISSIONERS OF MARSHALL COUNTY, OKLAHOMA

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1. DESCRIPTION OF PROJECT

This Pointe Vista Project Plan (this “**Project Plan**”) is a project plan as defined under the Oklahoma Local Development Act, 62 O.S. §850, *et seq.* (the “**Local Development Act**”). The Project Plan is being undertaken by Marshall County, Oklahoma (the “**County**”) to incentivize private development of a geographic area of the County that has had difficulty being developed to its full potential. The proposed project site is located in an unincorporated area of the County located in the area(s) set forth on Exhibit “A” and Exhibit “B” of this Project Plan (the “**Site**”). By developing the property with intended uses including residential, retail, hotel, rentable condo/villa residences, water features and water parks, family entertainment centers, a wastewater treatment and water treatment facilities and other recreational amenities (collectively, the “**Project**”), the County anticipates accomplishing many of its development objectives, specifically: incentivizing private investment in the County, improving the quality of life for its citizens, providing for increased employment opportunities for County residents, and enhancing the County’s tax base through increased sales, lodging, and ad valorem collections. The Project will be developed in three or more phases.

This Project Plan sets forth the broad terms, obligations, and expectations for development of the Site and the implementation of the Project. The formation of one or more tax increment financing districts (herein “**Increment Districts**”) pursuant to the terms of the Local Development Act provides public funding for certain public sector costs to stimulate the development and provide for public improvements. The Project will be funded by a combination of public funds and private financing sources.

2. PROJECT AREA AND INCREMENT DISTRICTS BOUNDARIES

The project area is the geographic area in which Project activities, including construction of and development of the Site, will take place (referred to herein as the “**Project Area**”). The Increment Districts established hereunder are the geographic areas from which the tax increment (ad valorem tax increment, sales tax increment and lodging tax increment, as applicable) will be generated and are coextensive with the Project Area. A map showing the Project Area and each of the six Increment Districts is attached as Exhibit “A”. The legal description of the Project Area and each of the six Increment Districts is set forth in Exhibit “B”.

3. ELIGIBILITY OF THE PROJECT AREA

To establish a tax increment district, Section 856(B)(4)(a) of the Local Development Act requires the County to establish that the proposed Project Area (which includes the Increment Districts) is: (1) a reinvestment area, (2) a historic preservation area, (3) a State designated enterprise area, or (4) a combination of any of the foregoing.

The Site is in an undeveloped and/or underdeveloped area of the County (within the meaning of Article 10, §6C of the Oklahoma Constitution and the Local Development Act) and qualifies as a reinvestment area for purposes of the Local Development Act.

4. OBJECTIVES

The purpose of the Increment Districts is to support the achievement of economic development objectives of the County:

- A. Retain or expand employment, and attract major investment to the County;
- B. Reverse economic stagnation and decline, and act as a catalyst for additional private development within the Project Area and other adjacent areas of the County;
- C. Preserve and enhance the tax base and make possible investment, development, and economic growth in the County that would otherwise be difficult without the Project and the apportionment of the incremental tax revenues from within the Increment Districts;
- D. Raise property values and improve economic stability; and
- E. Stimulate private commitments to invest and reinvest in the Project Area and other adjacent areas of the County.

5. STATEMENT OF PRINCIPAL ACTIONS

Implementation actions for the creation of the Increment Districts, including all necessary, appropriate and supportive steps, will consist of the following:

- A. Project planning, design, and approval.
- B. Construction of the public improvements, streets, streetscapes, utilities and other public infrastructure and facilities serving the Project Area;
- C. Negotiation, preparation, execution, approval and implementation of other agreements to the extent necessary to implement this Project Plan; and
- D. All other actions necessary and appropriate as authorized by the Local Development Act.

6. ESTABLISHMENT OF INCREMENT DISTRICTS

6.1: Establishment of Marshall County Increment District No. 1

This Project Plan establishes Increment District No. 1, a sales tax increment district, which will become effective on July 1, 2025. The increment of the County's sales and use taxes generated by Increment District No. 1 is a portion of the County's sales and use taxes attributable to investment and development within Increment District No. 1. The sales tax increment shall be two percent (2%) of the gross proceeds or gross receipts derived from all taxable sales (as defined under the sales tax code of the State of Oklahoma, as amended and supplemented from time to time (referred to herein as the "**State Tax Code**") in Increment District No. 1 (the "**TIF 1 Operations Sales Tax Increment**"). The TIF 1 Operations Sales Tax Increment shall be collected only from non-dedicated portions of the County's sales and use taxes. The sales tax increment shall also include two percent (2%) of the gross proceeds or gross receipts generated by investment, construction, and development that is taxable under the State Tax Code that takes place in Increment District No. 1 (the "**TIF 1 Construction Sales Tax Increment**") and collectively with the TIF 1 Operations Sales Tax Increment, the "**TIF 1 Sales**

Tax Increment”) pursuant to a development agreement under which development financing assistance is provided from sales tax (the “**Economic Development Agreement**”).

6.2: Establishment of Marshall County Increment District No. 2

This Project Plan establishes Increment District No. 2, an ad valorem tax increment district and a lodging tax increment district, which shall be activated no later than (i) ninety (90) days of the County’s receipt of written notice that the developer desires to activate TIF 2 or (ii) December 1, 2029, whichever occurs earlier, however in no event shall the Board of County Commissioners be obligated to activate TIF 2 until the Developer has for all substantial purposes achieved the following: completion of the Hard Rock Hotel containing approximately 189 rooms, Caribbean Bay Phase I with approximately 5.7 acre water feature and Caribbean Bay Residences Phase I containing approximately 131 residential units, water wells or water treatment plant capable of providing a minimum of one MGD, waste water treatment plant capable of approximately 230,000 GPD, distribution systems, approximately 100,000 square feet of retail development, additional work towards the approximately 140,000 square feet indoor water park and family entertainment center with total expenditures on the projects of no less than approximately \$600,000,000 (the “**TIF 2 Activation Date**”). The increment of ad valorem taxes from Increment District No. 2 in excess of the base assessed values of Increment District No. 2, which includes both ad valorem taxes from real property and ad valorem taxes from personal property (the “**TIF 2 Ad Valorem Increment**”) shall be apportioned to pay Project Costs (as hereinafter defined) for a period of not to exceed the sooner of: (1) twenty five (25) fiscal years from the TIF 2 Effective Date or (2) the final payment of the Project Costs. The increment of the County’s lodging taxes generated by Increment District No. 2 is a portion of the County’s non-dedicated lodging taxes attributable to investment and development within Increment District No. 2. The lodging tax increment shall be five percent (5%) of the gross proceeds or gross receipts derived from the service of furnishing of rooms by hotel, apartment hotel, or motel and for the furnishing of any other facility for public lodging, except campsites, in Increment District No. 2 (the “**TIF 2 Lodging Tax Increment**” and collectively with the TIF 2 Ad Valorem Tax Increment, the “**TIF 2 Increment**”). The TIF 2 Lodging Tax Increment shall be collected only from non-dedicated portions of the County’s lodging taxes.

6.3 Establishment of Marshall County Increment District No. 3

This Project Plan establishes Increment District No. 3, a sales tax increment district, which shall be activated no later than (i) ninety (90) days of the County’s receipt of written notice that the developer desires to activate TIF 3 or (ii) December 1, 2029, whichever occurs earlier, however in no event shall the Board of County Commissioners be obligated to activate TIF 3 until the Developer has achieved the following: completion of the Hard Rock Hotel containing approximately 189 rooms, Caribbean Bay Phase I with approximately 5.7 acre water feature and Caribbean Bay Residences Phase I containing approximately 131 residential units, water wells or water treatment plant capable of providing a minimum of one MGD, waste water treatment plant capable of approximately 230,000 GPD, distribution systems, approximately 100,000 square feet of retail development, additional work towards the approximately 140,000 square feet indoor water park and family entertainment center with total expenditures on the projects of no less than approximately \$600,000,000. The increment of the County’s sales and use taxes generated by Increment District No. 3 is a portion of the County’s non-dedicated sales and use taxes attributable to investment and development within Increment District No. 3. The sales tax increment shall be two percent (2%) of the gross proceeds or gross receipts derived from all taxable sales (as defined under the sales tax code of the State of Oklahoma, as amended and

supplemented from time to time) in Increment District No. 3 (the “**TIF 3 Operations Sales Tax Increment**”). The TIF 3 Operations Sales Tax Increment shall be collected only from non-dedicated portions of the County’s sales and use taxes. The sales tax increment shall also include two percent (2%) of the gross proceeds or gross receipts generated by investment, construction, and development that is taxable under the State Tax Code that takes place in Increment District No. 3 (the “**TIF 3 Construction Sales Tax Increment**” and collectively with the TIF 3 Operations Sales Tax Increment, the “**TIF 3 Sales Tax Increment**”) pursuant to the Economic Development Agreement.

6.4: Establishment of Marshall County Increment District No. 4

This Project Plan establishes Increment District No. 4, an ad valorem tax increment district and a lodging tax increment district, which shall be activated no later than (i) ninety (90) days of the County’s receipt of written notice that the developer desires to activate TIF 4 or (ii) January 1, 2030, whichever occurs earlier, however in no event shall the Board of County Commissioners be obligated to activate TIF 4 until the Developer has for all substantial purposes achieved the following: completion of the lakeside hotel with approximately 350 rooms and 80,000 square feet convention center, Caribbean Bay Phase II of approximately 4.4 acres, Caribbean Bay Residences Phase II containing approximately 220 units, additional condo residences, phase II of indoor waterpark and family entertainment center adding approximately 40,000 square feet, partial completion of the marina village retail area containing approximately 150,000 square feet with total expenditures on the projects of no less than approximately \$750,000,000 (the “**TIF 4 Activation Date**”). The increment of ad valorem taxes from Increment District No. 4 in excess of the base assessed values of Increment District No. 4, which includes both ad valorem taxes from real property and ad valorem taxes from personal property (the “**TIF 4 Ad Valorem Increment**”) shall be apportioned to pay Project Costs (as hereinafter defined) for a period of not to exceed the sooner of: (1) twenty five (25) fiscal years from the TIF 4 Activation Date or (2) the final payment of the Project Costs. The increment of the County’s lodging taxes generated by Increment District No. 4 is a portion of the County’s non-dedicated lodging taxes attributable to investment and development within Increment District No. 4. The lodging tax increment shall be five percent (5%) of the gross proceeds or gross receipts derived from the service of furnishing of rooms by hotel, apartment hotel, or motel and for the furnishing of any other facility for public lodging, except campsites, in Increment District No. 4 (the “**TIF 4 Lodging Tax Increment**” and collectively with the TIF 4 Ad Valorem Tax Increment, the “**TIF 4 Increment**”). The TIF 4 Lodging Tax Increment shall be collected only from non-dedicated portions of the County’s lodging taxes.

6.5: Establishment of Marshall County Increment District No. 5

This Project Plan establishes Increment District No. 5, a sales tax increment district, which shall be activated no later than (i) ninety (90) days of the County’s receipt of written notice that the developer desires to activate TIF 5 or (ii) December 1, 2035, whichever occurs earlier, however in no event shall the Board of County Commissioners be obligated to activate TIF 4 until the Developer has achieved the following: completion of the lakeside hotel with approximately 350 rooms and 80,000 square feet convention center, Caribbean Bay Phase II of approximately 4.4 acres, Caribbean Bay Residences Phase II containing approximately 220 units, additional condo residences, phase II of indoor waterpark and family entertainment center adding approximately 40,000 square feet, partial completion of the marina village retail area containing approximately 150,000 square feet with total expenditures on the projects of no less than approximately \$750,000,000. The increment of the County’s sales and use taxes generated by Increment District No. 5 is a portion of the County’s non-dedicated sales and use taxes attributable to investment and development within Increment District No. 5. The sales tax increment

shall be two percent (2%) of the gross proceeds or gross receipts derived from all taxable sales (as defined under the sales tax code of the State of Oklahoma, as amended and supplemented from time to time) in Increment District No. 5 (the “**TIF 5 Operations Sales Tax Increment**”). The TIF 5 Operations Sales Tax Increment shall be collected only from non-dedicated portions of the County’s sales and use taxes. The sales tax increment shall also include two percent (2%) of the gross proceeds or gross receipts generated by investment, construction, and development that is taxable under the State Tax Code that takes place in Increment District No. 5 (the “**TIF 5 Construction Sales Tax Increment**” and collectively with the TIF 5 Operations Sales Tax Increment, the “**TIF 5 Sales Tax Increment**”) pursuant to the Economic Development Agreement.

6.6: Establishment of Marshall County Increment District No. 6

This Project Plan establishes Increment District No. 6, an ad valorem tax increment district and a lodging tax increment district, which shall be activated no later than (i) ninety (90) days of the County’s receipt of written notice that the developer desires to activate TIF 6 or (ii) the date of the tenth (10th) anniversary of the approval of this Project Plan, whichever occurs earlier, however in no event shall the Board of County Commissioners be obligated to activate TIF 6 until the Developer has for all substantial purposes achieved the following: commenced work on and/or provided evidence of financing for the construction and development of the approximately 72 room hotel and inclusive of golf course clubhouse, residential lot development, north pointe condominium development, additional retail with projected expenditures on the projects of no less than approximately \$700,000,000 (the “**TIF 6 Activation Date**”). The increment of ad valorem taxes from Increment District No. 6 in excess of the base assessed values of Increment District No. 6, which includes both ad valorem taxes from real property and ad valorem taxes from personal property (the “**TIF 6 Ad Valorem Increment**”) shall be apportioned to pay Project Costs (as hereinafter defined) for a period of not to exceed the sooner of: (1) twenty five (25) fiscal years from the TIF 6 Activation Date or (2) the period required for payment of the Project Costs authorized pursuant to this Project Plan. The increment of the County’s lodging taxes generated by Increment District No. 6 is a portion of the County’s non-dedicated lodging taxes attributable to investment and development within Increment District No. 6. The lodging tax increment shall be five percent (5%) of the gross proceeds or gross receipts derived from the service of furnishing of rooms by hotel, apartment hotel, or motel and for the furnishing of any other facility for public lodging, except campsites, in Increment District No. 6 (the “**TIF 6 Lodging Tax Increment**” and collectively with the TIF 6 Ad Valorem Tax Increment, the “**TIF 6 Increment**”). The TIF 6 Lodging Tax Increment shall be collected only from non-dedicated portions of the County’s lodging taxes.

6.7: Sales Tax Increments and Lodging Tax Increments

TIF 1 Sales Tax Increment, TIF 3 Sales Tax Increment, and TIF 5 Sales Tax Increment are collectively referred to herein as the “**Sales Tax Increments**”. The Economic Development Agreement shall obligate a developer of the Site to provide periodic reporting of sales and use taxes paid in connection with construction projects within the Increment Districts No. 1, 3 and 5. The Sales Tax Increments may be used to pay Project Costs authorized pursuant to this Project Plan for a period of not to exceed the sooner of: (1) 25 fiscal years from the activation date of Increment Districts No. 1, 3, and 5 (as the case may be) or (2) the period required for payment of the Project Costs authorized pursuant to this Project Plan. The Sales Tax Increments may be supplemented by state local government matching payments pursuant to the Oklahoma Local Development and Enterprise Zone Incentive Leverage Act, 62 O.S. § 840, et seq. (“**Leverage Act**”).

TIF 2 Lodging Tax Increment, TIF 4 Lodging Tax Increment, and TIF 6 Lodging Tax Increment are collectively referred to herein as the **“Lodging Tax Increments”**. The Economic Development Agreement shall obligate a developer of the Site to provide periodic reporting of lodging taxes collected and paid within the Increment Districts No. 2, 4 and 6. The Lodging Tax Increments may be used to pay Project Costs authorized pursuant to this Project Plan for a period of not to exceed the sooner of: (1) the TIF 2 Activation Date, the TIF 4 Activation Date or the TIF 6 Activation Date (as the case may be) or (2) the period required for payment of the Project Costs authorized pursuant to this Project Plan.

6.8: TIF Revenues

The Sales Tax Increments, the Lodging Tax Increments and the TIF 2 Ad Valorem Increment, the TIF 4 Ad Valorem Increment, and the TIF 6 Ad Valorem Increment (collectively, the **“Ad Valorem Tax Increments”**) are collectively referred to herein as the **“TIF Revenues”**. During the periods in which the Increment Districts are effective, the TIF Revenues: (1) shall be available to pay Project Costs, (2) shall constitute special funds of the County or a public trust of the County, and (3) shall not be subject to annual appropriation as part of the general fund of the County.

7. OVERSIGHT AND APPROVAL OF TIF REVENUES FOR PROJECT COSTS

Prior to expenditure of TIF Revenues, the proposed expenditure shall be considered and approved by the County Commissioners, or by a public trust with the County as beneficiary (an **“Authority”**) which has been granted legally sufficient delegation from the County as the public entity charged with carrying out and administering the provisions of this Project Plan and authorized to exercise all powers necessary or appropriate thereto pursuant to Title 62, Section 854 of the Local Development Act.

8. PROJECT AND INCREMENT DISTRICTS AUTHORIZATIONS

8.1: Designated Public Entity.

The County (by and through the County Commissioners) is hereby designated and authorized as the public entity to carry out and administer the provisions of this Project Plan and to exercise all powers necessary or appropriate thereto, including those powers provided in Section 854 of the Local Development Act.

8.2: Authority to Designate.

The County Commissioners may designate an Authority to assist in carrying out and administering the provisions of this Project Plan and authorized to exercise all powers necessary or appropriate thereto pursuant to Title 62, Section 854 of the Local Development Act. The Authority may also be designated to carry out those provisions of the Project Plan related to the issuance of bonds, notes, or other evidences of indebtedness (herein collectively referred to as **“Bonds”**) as provided in Section 863 of the Local Development Act, subject to the approval of the County Commissioners as to the issuance of any Bonds.

8.3: Designation of Individual.

The person in charge of implementation of this Project Plan in accordance with the provisions, authorizations and respective delegations of responsibilities contained herein is the County Commissioner representing Marshall County District 3, or his or her successor in office, or his or her

designee. The County Commissioner representing Marshall County District 3 or his or her successor in office is authorized to empower one or more designees to exercise responsibilities in connection with implementation of this Project Plan.

9. BUDGET OF ESTIMATED PROJECT COSTS TO BE FINANCED FROM INCREMENT DISTRICTS.

9.1: Project Costs Defined

Project costs to be financed by the apportionment of TIF Revenues are as defined and set forth in Section 853(14) of the Local Development Act (the “**Project Costs**”) and include, without limitation: (i) the cost of construction, development and equipping of the infrastructure of the Site along with related and necessary improvements to assist in the development of the Site; (ii) the payment of assistance in development financing (as authorized by Section 853(14)(o) of the Local Development Act) to a developer or other third party as reimbursement for the payment of TIF Costs (as defined herein); and (iii) the costs incurred or to be incurred by or on behalf of the County in implementing and administering this Project Plan, including payment and/or reimbursement of costs advanced in connection with the preparation and approval of this Project Plan, administrative costs, organizational costs and professional service costs (collectively items (ii) and (iii) are the “**TIF Costs**”).

9.2: Limitation on Project Costs.

Project Costs to be financed by the apportionment of TIF Revenues shall not exceed \$1,035,000,000.

9.3: Assistance in Development Financing.

Assistance in Development Financing consists of amounts paid to the Project’s developer to incentivize the Project and shall be limited to an amount equal to Seventy -Five Percent (75%) of the Ad Valorem Tax Increments less an amount equal to the Administrative Costs described in Section 9.4 hereinbelow, Seventy -Five Percent (75%) of the Sales Tax Increments, and Seventy-Five Percent (75%) of the Lodging Tax Increments, all of which shall not exceed the maximum amount listed in Section 9.2 above (the “**Assistance in Development Financing**”). Leverage Act Payments will be supplemental and in addition to the maximum amount listed in authorized Project Cost limits in Section 9.2 above. Assistance in Development Financing shall not be paid until any Conditions Precedent to payment contained in the Economic Development Agreement have been met. Twenty Five Percent (25%) of the Ad Valorem Tax Increments, Twenty Five Percent (25%) of the Sales Tax Increments, and Twenty Five Percent (25%) of the Lodging Tax Increments shall continue to be apportioned to the respective taxing jurisdictions in the same percentages as would be allocated under existing sales tax rates or mill levies (excluding sinking fund levies).

9.4: Administration Costs

Authorized administration and implementation costs consist of the TIF Costs described hereinabove and any other incidental costs involved with creating and publicizing the consideration of this Project Plan. (the “**Administration Costs**”). Administration Costs shall be Two Hundred Fifty Thousand Dollars (\$250,000) per year, not to exceed Eight Million Dollars (\$8,000,000) in total over the life of the Increment Districts and shall be paid from the Ad Valorem Tax Increments collected in Increment Districts No. 2, 4, and 6. Additional costs necessary or appropriate to implement this Project

Plan that are to be financed by revenues other than the TIF Revenues may be approved by the County or its designated Authority at any time, and any additional costs shall not be subject to the limitation provided for herein.

10 : FINANCING PLAN, EXPECTED SOURCES OF REVENUES, AND TIME WHEN COSTS OR MONETARY OBLIGATIONS ARE TO BE INCURRED

10.1: Financing Plan

The TIF Revenues generated by the Project are projected to be sufficient to pay the Administration Costs and the Project Costs. Certain Project Costs will be directly paid by the developer through developer's private funding sources. The TIF Revenues will be paid to the Project's developer as Assistance in Development Financing as the TIF Revenues are generated by the Project. The TIF Revenues will be paid to any private developer pursuant to an Economic Development Agreement between the County or its designated Authority and said developer. The TIF Revenues are intended to support public infrastructure related to the Project. Neither the County nor the Authority anticipates issuing any Bonds to finance Project Costs.

10.2: Expected Sources of Administration Costs and Project Costs

The payment or reimbursement of Administrative Costs and Project Costs are the TIF Revenues. In accordance with the provisions of the Local Development Act, one hundred percent (100%) of the TIF Revenues, are to be apportioned and set aside from all other sales taxes, lodging taxes and ad valorem taxes levied within the Increment Districts, to be used exclusively for purposes listed in Section 9 of this Project Plan.

Pursuant to the Local Development Act, the TIF Revenues apportioned hereunder shall be transferred by the Marshall County Treasurer to a special fund to be known as the "Increment Districts – Apportionment Fund" (hereinafter, the "**Apportionment Fund**"), which Apportionment Fund will be held by and be the property of the County. The Apportionment Fund shall constitute special funds of the County, as applicable, and no portion of the TIF Revenues or the Apportionment Fund shall constitute a part of the general fund of the County or be subject to annual appropriation. The TIF Revenues collected shall be the source to be used for the payment or reimbursement of TIF Costs.

10.3: Financial Reports and Audits.

Any appropriate and necessary annual fiscal year audits and reports shall be made to the County or a designated Authority upon request.

10.4: Flow of Funds; Excess Revenues.

During the term of the Increment Districts, TIF Revenues shall be utilized as follows:

- FIRST: The payment and/or reimbursement of authorized Project Costs and Assistance in Development Financing;
- SECOND: The payment and/or reimbursement of authorized TIF Costs (i.e., the Administration Costs as set forth in Section 9.4 hereinabove);

THIRD: Upon payment of all TIF Costs, any remaining TIF Revenues shall be transferred to the various sales tax and ad valorem taxing jurisdictions, in the same percentages as originally collected, as determined by reference to the applicable sales tax rate or millage levied by each of the various ad valorem taxing jurisdictions for the related tax year, excluding sinking fund levies, consistent with the provisions of the Local Development Act.

11: ESTIMATED PRIVATE AND PUBLIC INVESTMENTS STIMULATED BY THE PROJECT; ESTIMATED FINANCIAL IMPACTS ON BUSINESS ACTIVITIES AND TAXING JURISDICTIONS

11.1: Estimated Private and Public Investment.

The total estimated public and private investment in the Project Area is Four Billion Dollars (\$4,000,000,000.00), including the TIF Revenues. Private investment in the Project Area will cover the non-public infrastructure portion of the Project, including, but not limited to, the new residential, retail, hotel, and recreational areas and facilities. The public assistance provided will include the Assistance in Development Financing contributed from the TIF Revenues for the construction of the Project and public infrastructure portions of the Project.

11.2: Estimated Public Revenue.

The TIF Revenues anticipated to be collected and apportioned under this Project Plan are estimated to average \$24,600,000 annually over the life of the TIF District.

11.3: Financial Impact on Business Activities.

During the construction phase, the Project is anticipated to benefit private business activity through short-term construction job opportunities. The Economic Development Agreement shall require any developer to make good faith efforts to hire Local Contractors (as defined in the Economic Development Agreement) and to solicit bids/quotes from them for development of the Project in accordance with the terms set forth in the Economic Development Agreement. To the extent that non-local contractors are selected, it is anticipated that the workforce temporarily relocated to the County will benefit local business activity by providing an influx of customers for local businesses, bolstering local sales tax revenues.

After completion, the Project is anticipated to benefit private business activities in Marshall County through increased tourism. The Economic Development Agreement shall require any developer to make good faith efforts to ensure that local retailers that meet tenant requirements have an opportunity to lease space at the same commercial rates and terms as non-local retailers in accordance with the terms set forth in the Economic Development Agreement. While some business activity may be redirected into the Increment Districts, it is not likely to draw enough business away from other local businesses in the County. Finally, the creation of permanent jobs will provide County residents with additional employment opportunities, which will in turn bolster local spending and local tax revenues.

11.4: Financial Impact on Taxing Jurisdictions.

The affected sales tax, lodging tax and ad valorem taxing jurisdictions are Marshall County, Oklahoma; the Marshall County Health Department; the Marshall County Emergency Medical Services

District; and Kingston Public Schools. The general and intangible impacts on the affected taxing jurisdictions from implementation of this Project Plan are positive and include the achievement of the objectives set forth in this Section 11.4 of the Project Plan.

11.4.1: Marshall County:

It is anticipated that Marshall County will realize additional sales and use tax revenues, lodging tax revenues and ad valorem tax revenues. The Projects will create new employment opportunities including temporary construction jobs and permanent jobs at the new facilities created by the Projects. Indirect impacts (associated with employment and income which result from the provision of inputs in support of the primary activity), and induced impacts (associated with the wages and jobs resulting from changes in household expenditures which come about through direct and indirect employment) will also result in additional growth in the County. It is estimated that Marshall County will achieve an estimated \$133.4 million in additional revenues, including sales and use taxes, ad valorem taxes and lodging tax revenues.

11.4.2: Marshall County EMS

It is anticipated that Marshall County EMS will realize additional ad valorem tax revenues of approximately \$7.4 million over the life of the Increment Districts.

11.4.3: Marshall County Health Department

It is anticipated that the Marshall County Health Department will realize additional ad valorem revenues of approximately \$6.15 million over the life of the Increment Districts.

11.4.3: Kingston Public Schools

It is anticipated that the Kingston Public Schools will realize additional ad valorem revenues of approximately \$140.5 million over the life of the Increment Districts.

Additionally, the various taxing jurisdictions may realize additional ad valorem tax and sales and use tax revenue from additional development outside the boundaries of the Increment Districts.

12: LAND USE

The property within the Increment Districts is currently undeveloped and has been used primarily for agricultural and recreational purposes.

13. MISCELLANEOUS PROVISIONS

This Project Plan includes certain projections and estimates, which are subject to uncertainty and changes in circumstances. Actual results may vary materially from the expectations contained herein due to changes in economic conditions, market demand and other factors affecting the development of the Project.

EXHIBIT A

MAPS

OF

PROJECT AREA AND INCREMENT DISTRICTS

MAP
OF
PROJECT AREA

MAP

OF

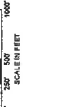
INCREMENT DISTRICT NO. 1 AND INCREMENT DISTRICT NO. 2

MAP

OF

INCREMENT DISTRICT NO. 3 AND INCREMENT DISTRICT NO. 4

SURVEY EXHIBIT
 Part of Sections 26, 35, and 36 within Township 6 South, Range 6 East AND
 Part of Section 31 within Township 6 South, Range 7 East AND
 Part of Section 1 within Township 7 South, Range 6 East AND
 Part of Section 7 South, Range 7 East



I, Gregory David Miller, a Licensed Professional Land Surveyor in the State of Oklahoma, certify that the attached description is a true and correct description of the premises hereunto described and made for abstract or other purposes in the State of Oklahoma.



Gregory David Miller
 Date: 06/11/2024
 OF N.E. 1/4, SEC. 35, T. 6 S., R. 6 E., S. 2025
 OF S.W. 1/4, SEC. 26, T. 6 S., R. 7 E., S. 2025

NO. DATE	DESCRIPTION	REASONS

15000 Standard Association
 2024 Survey
 15000 Standard Association
 2024 Survey
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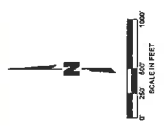
15000 Standard Association
 2024 Survey
 15000 Standard Association
 2024 Survey

MAP

OF

INCREMENT DISTRICT NO. 5 AND INCREMENT DISTRICT NO. 6

SURVEY EXHIBIT
 Part of Sections 22, 26, 27, 35, and 36 within Township 6 South, Range 6 East AND
 Section 1 and 2 within Township 7 South, Range 6 East AND
 Section 31 within Township 6 South, Range 7 East



I, Gregory Chad Walker, a Licensed Professional Land Surveyor in the State of Oklahoma, certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I am a duly licensed and qualified professional land surveyor in the State of Oklahoma.



Gregory Chad Walker
 Gregory Chad Walker
 5034 S. 20th St.
 Oklahoma City, Oklahoma 73129
 OKLA. LIC. NO. 10458 - Expires June 30, 2025

DATE: 05/11/2025

PROJECT: TAX INCREMENT FINANCING - AREA 3
 SHEET: B



15000 Rockwood Collection
 Suite 300
 Oklahoma City, OK 73114
 olsson.com
 Phone: 405.243.8800
 Fax: 405.243.8801
 Email: info@olsson.com
 Oklahoma - Survey
 License No. 1000433

REV. NO.	DATE	DESCRIPTION
BY		

OKLAHOMA 2024

SURVEY EXHIBIT
 LAKE VISTA
 TAX INCREMENT FINANCING - AREA 3

MARSHALL COUNTY

DATE: 05/11/2025
 PROJECT: TAX INCREMENT FINANCING - AREA 3
 SHEET: B

EXHIBIT B
LEGAL DESCRIPTIONS
OF
PROJECT AREA AND INCREMENT DISTRICTS

LEGAL DESCRIPTION
OF
PROJECT AREA

LEGAL DESCRIPTION

OF

INCREMENT DISTRICT NO. 1 AND INCREMENT DISTRICT NO. 2

File No.: 024-07521

Lake Texoma, Oklahoma TIFF Legal Description

01-24-2025



Proposed Assets with TIFF 1 Boundary:

- Chickasaw Pointe Championship Golf Course
- Water and Wastewater Treatment Plant
- Hard Rock/Caribbean Bay Area
- Marina
- Entertainment Area and Marina Village (Excluding Marina Village Phase 2)
- Pointe Vista Adventure Park
- Dry Dock Storage
- Docks for Bridge Pointe
- Maintenance and Storage Facility
- Water Intake Structure
- Highway 70 Commercial Frontage

Property Description:

All that part of Sections 25, 26, 35, and 36 within Township 6 South, Range 6 East, AND Sections 1 and 12 within Township 7 South, Range 6 East, in Marshall County, Oklahoma, being more particularly described by Gregory Chad Weller, OKLS-2075, of Olsson, OKCA 2483, on January 24, 2025 as follows:

BEGINNING at the Southeast corner of parcel 480023545; Thence following said parcel line for the next three (3) calls: (1) North along said East line approximately 2,515 feet; (2) Thence west approximately 670 feet; Thence South along the West line approximately 990 feet; Thence along the North line of parcel 480014194 approximately 790 feet; Thence along the shared line of the Proposed Chickasaw Pointe Champion Ship Golf Course and the Proposed Premium West Side Interior Single-Family Golf Course Lots for the next twenty-seven (27) calls: (1) Northwest approximately 780 feet; (2) Thence North-Northwest approximately 80 feet; (3) Thence East-Northeast approximately 150 feet; (4) Thence East-Southeast approximately 300 feet; (5) Thence East-Northeast approximately 130 feet; (6) Thence Northeast approximately 90 feet; (7) Thence South-Southwest 130 feet; (8) Thence East-Southeast approximately 610 feet; (9) Thence East-Northeast approximately 95 feet; (10) Thence Northeast approximately 85 feet; (11) Thence North approximately 68 feet; (12) Thence Northwest approximately 190 feet; (13) Thence North-Northwest approximately 160 feet; (14) Thence Northwest approximately 55 feet; (15) Thence West-Northwest approximately 45 feet; (16) Thence West approximately 80 feet; (17) Thence Northwest approximately 60 feet; (18) Thence North-Northwest approximately 30 feet; (19) Thence West-Northwest approximately 90 feet; (20) Thence West-Northwest approximately 105 feet; (21) Thence Northwest approximately 74 feet; (22) Thence North-Northeast approximately 100 feet; (23) Thence Northeast approximately 475 feet; (24) North-Northeast approximately 170 feet; (25) Thence North

approximately 190 feet; (26) Thence Northwest approximately 170 feet; (27) Thence North-Northwest approximately 115 feet to a point on the 619' contour line; Thence along said 619' contour line for the next seven (7) calls: (1) East approximately 265 feet; (2) Thence Southeast approximately 170 feet; (3) Thence North approximately 675 feet; (4) Thence Northeast approximately 315 feet; (5) Thence East approximately 260 feet; (6) Thence North-Northwest approximately 60 feet; (7) Thence Northwest approximately 255 feet to a point on the shared line of the Proposed Northpoint Residences and Proposed Chickasaw Pointe Championship Golf Course; Thence along said proposed shared line for the next ten (10) calls: (1) Southeast approximately 480 feet; (2) Thence East-Southeast approximately 1,265 feet; (3) Thence Southeast approximately 120 feet; (4) Thence Southwest approximately 115 feet; (5) Thence West approximately 45 feet; (6) Thence North-Northwest approximately 30 feet; (7) Thence North-Northeast approximately 25 feet; (8) Thence West-Southwest approximately 250 feet; (9) Thence South-Southwest approximately 340 feet; (10) Thence Southeast approximately 50 feet to a point on the 619' contour line; Thence along said 619' contour line for the next four (4) calls: (1) South approximately 60 feet; (2) Thence Southeast approximately 40 feet; (3) Thence East-Southeast approximately 43 feet; (4) Thence East approximately 32 feet; Thence along the shared line of the proposed Northside Lake Lots and Proposed Chickasaw Pointe Championship Golf Course for the next four (4) calls: (1) Southwest approximately 275 feet; (2) Thence South-Southwest approximately 62 feet; (3) Thence South-Southeast approximately 420 feet; (4) Thence Southeast approximately 720 feet to a point on the 619' Contour line; Thence along said 619' Contour Line for the next nine (9) calls: (1) Southwest approximately 20 feet; (2) Thence Southeast approximately 115 feet; (3) Thence Southwest approximately 235 feet; (4) Thence West-Southwest approximately 90 feet; (5) Thence Southeast approximately 47 feet; (6) Thence Southwest approximately 40 feet; (7) Thence South-Southeast approximately 102 feet; (8) Thence Southwest approximately 57 feet; (9) Thence Northeast approximately 234 feet; Thence departing said 619' contour line and along the West line of Reflection Pointe Subdivision for the next five (5) calls: (1) Southeast approximately 575 feet; (2) Thence South-Southwest approximately 610 feet; (3) Thence Southwest approximately 630 feet; (4) Thence West-Southwest approximately 390 feet; (5) Thence Southeast approximately 135 feet to a point on the North Right-of-Way line for State Highway 70; Thence along said North line approximately 1,612 feet to the **POINT OF BEGINNING**.

And also...

BEGINNING at a point where the South Right-of-Way line for State Highway 70 meets the East line of the Northeast Quarter of said Section 35; Thence South along said East section line for approximately 945 feet; Thence departing said East section line, and along the shared line for Proposed West Bay Casino and the Hardrock/Caribbean Bay area for the next four (4) calls: (1) East approximately 1,413 feet; (2) Thence East-Southeast approximately 280 feet; (3) Thence Southeast approximately 370 feet; Thence Northeast approximately 795 feet to a point on the 619' Contour line; Thence along said 619' contour line approximately 510 feet; Thence departing the said 619' contour line and along the shared line for Proposed Hardrock/Caribbean Bay area and Proposed Lakeside Hotel Residences for the next six (6) calls: (1) Southwest approximately 190 feet; (2)

Thence South-Southeast approximately 133 feet; (3) Thence Southwest approximately 200 feet; (4) Thence East approximately 434 feet; (5) Thence South-southwest approximately 595 feet; (6) Thence Southeast approximately 507 feet; Thence along the 619' Contour line for the next fourteen (14) calls: (1) Thence North Northeast approximately 378 feet; (2) Thence East approximately 44 feet; (3) Thence Southeast approximately 282 feet; (4) Thence East Southeast approximately 208 feet; (5) Thence Southwest approximately 170 feet; (6) Thence South Southeast approximately 215 feet; (7) Thence Southeast approximately 217 feet; (8) Thence South approximately 79 feet; (9) Thence East approximately 87 feet; (10) Thence Southeast approximately 93 feet; (11) Thence North Northeast approximately 36 feet; (12) Thence Northeast approximately 133 feet; (13) Thence South Southeast approximately 122 feet; (14) Thence Southeast approximately 114 feet; Then into the waters of Lake Texoma around a Proposed Dock for the next five (5) calls: (1) Thence West Southwest approximately 82 feet; (2) Thence South Southwest approximately 92 feet; (3) Thence Southeast approximately 171 feet; (4) Thence North Northeast approximately 78 feet; (5) Thence Northwest approximately 83 feet back to the 619' Contour line; Thence along said 619' Contour line for the next fourteen (14) calls: (1) Thence East Northeast approximately 206 feet; (2) Thence Northeast approximately 101 feet; (3) Thence North Northwest approximately 50 feet; (4) Thence Northeast approximately 95 feet; (5) Thence South Southeast approximately 122 feet; (6) Thence Northeast approximately 234 feet; (7) Thence South Southeast approximately 165 feet; (8) Thence Southwest approximately 51 feet; (9) Thence South approximately 111 feet; (10) Thence Southwest approximately 282 feet; (11) Thence Southeast approximately 334 feet; Thence West South Southwest across the Waters of Lake Texoma to the 619' Contour line near the Proposed Texoma State Park RV Campground approximately 1,197 feet; Thence along said 619' Contour line for the next ten (10) calls: (1) West Northwest approximately 732 feet; (2) Thence Southwest approximately 260 feet; (3) Thence West Southwest approximately 168 feet; (4) Thence North Northwest approximately 142 feet; (5) Thence West approximately 52 feet; (6) Thence Northeast approximately 30 feet; (7) Thence Northeast approximately 134 feet; (8) Thence North Northeast approximately 417 feet; (9) Thence Northwest approximately 1,515 feet; (10) Thence West Southwest approximately 275 feet to a point on the shared line of the proposed Dry Dock Storage and Marina Facility and the Proposed Texoma State Park and RV Campground; Thence departing said 619' Contour and along said shared proposed line South Southeast approximately 571 feet; Thence continuing along said shared line South Southwest approximately 113 feet; Thence departing said proposed shared line West Southwest approximately 217 feet; Thence North Northwest approximately 325 feet; Thence Northeast approximately 193 feet; Thence North Northwest approximately 337 feet to the 619' Contour line; Thence along said 619' Contour line for the next three (3) calls: (1) Thence West approximately 198 feet; Thence Southwest approximately 235 feet; (3) Thence West Southwest approximately 245 feet; Thence departing the 619' Contour line and along the shared line of the Proposed Dry Dock and Marina Area and the Proposed Pointe Vista Adventure Park Southeast approximately 975 feet; Thence along the shared line for the Proposed Pointe Vista Adventure Park Area and the Proposed Area "E" for the next twenty-six (26) calls: (1) Southwest approximately 1,393 feet; (2) Thence South approximately 944 feet; (3) Thence Northwest approximately 418 feet; (4) Thence North approximately 80 feet; (5) Thence Northwest approximately 136 feet; (6) Thence West approximately 134 feet; (7) Thence South-Southwest approximately 402 feet; (8) Thence South approximately 114 feet; (9) Thence West approximately 44 feet; (10) Thence Southwest approximately 469 feet; (11) Thence West approximately 314 feet; (12)

Thence South-Southwest approximately 768 feet; (13) Thence Southeast approximately 456 feet; (13) Thence Northwest approximately 200ft; (14) Thence West approximately 335 feet; (15) Thence North approximately 337 feet; (16) Northwest approximately 394 feet; (17) Thence Southwest approximately 362 feet; (18) Thence West approximately 493 feet; (19) Thence Southwest approximately 299 feet; (20) Thence West approximately 317 feet; (21) Thence Southwest approximately 516 feet; (22) Thence Northwest approximately 351 feet; (23) Thence West 252 feet; (24) Thence South approximately 41 feet; Thence following the West line of Parcel 480003859 for the next eight (8) calls: (1) West approximately 323 feet; (2) Thence North approximately 331 feet; (3) Thence East approximately 639 feet; (4) Thence North approximately 715 feet; (5) Thence East approximately 916 feet; (6) Thence North approximately 1,330 feet; (7) Thence East approximately 647 feet; (8) Thence North approximately 602 feet to a point on the Southwest corner of Parcel 480002438; Thence continuing along the West line of said parcel for the next five (5) calls: (1) East approximately 659 feet; (2) Thence North approximately 630 feet; (3) Thence West approximately 635 feet; (4) Thence North approximately 1,945 feet; (5) Thence East approximately 965 feet; Thence along the shared line for the Proposed Pointe Vista Adventure Park Area and the Proposed Zero Lot Line Villas Area/Chickasaw Pointe Championship Golf Course for the next sixteen (16) calls: (1) South approximately 817 feet; (2) Thence Southeast approximately 364 feet; (3) Thence East approximately 410 feet; (4) Thence Northeast approximately 320 feet; (5) Thence East approximately 305 feet; (6) Thence Northeast approximately 228 feet; (7) Thence Northwest approximately 127 feet; (8) Thence Northeast approximately 60 feet; (9) Thence North-Northwest approximately 284 feet; (10) Thence Northeast approximately 88 feet; (11) Thence North-Northwest approximately 620 feet; (12) Thence North-Northeast approximately 520 feet; (13) Thence Northwest approximately 521 feet; (14) Thence North-Northwest approximately 214 feet; (15) Thence West-Northwest approximately 204 feet; (16) Thence North approximately 96 feet to a point on the South Right-of-way line of State Highway 70; Thence East-Northeast along said South Right-of-way line approximately 105 feet; Thence North approximately 197 feet to the North Right-of-Way line of said Highway 70; Thence along said North line East approximately 162 feet; Thence South approximately 185 feet to a point on the South Right-of-Way line of said Highway 70; Thence along said South line approximately Northeast 1014 feet to the **POINT OF BEGINNING**.

And also...

COMMENCING at the Southwest corner of the Southwest Quarter of said Section 25; Thence North along the West line of said section approximately 900 feet; Thence East approximately 814 feet to a point on the 619' contour line also being the **POINT OF BEGINNING**; Thence into the waters of Lake Texoma West-Northwest approximately 246 feet; Thence North-Northeast approximately 345 feet; Thence East-Southeast approximately 153 feet to a point on the 619' contour line; Thence along said contour line South approximately 357 feet to the **POINT OF BEINNING**.

And also...

COMMENCING at the Northwest corner of the Northeast Quarter of said Section 35; Thence South along the West line of said section approximately 494 feet to the **POINT OF BEGINNING**; Thence East approximately 848 feet; Thence South approximately 739 feet; Thence West approximately 848 feet to a point on the West line of said Northeast Quarter; Thence along said West line approximately 739 feet to the **POINT OF BEGINNING**.

LESS AND EXCEPT:

The proposed Championship Clubhouse and Hotel, more particularly described as follows:

COMMENCING at the Northwest corner of the Southeast Quarter of said Section 26; Thence South along the West line of said Southeast Quarter approximately 306 feet; Thence East approximately 33 feet to the **POINT OF BEGINNING**; Thence Northeast approximately 243 feet; Thence East-Southeast approximately 400 feet; Thence South approximately 123 feet; Thence West-Southwest approximately 152 feet; Thence South approximately 220 feet; Thence West-Northwest approximately 83 feet; Thence North approximately 43 feet; Thence Southwest approximately 186 feet; Thence North approximately 523 feet to the **POINT OF BEGINNING**.

And also...

The proposed Champion Golf Course Villas, more particularly described as follows:

COMMENCING at the Northwest corner of the Southeast Quarter of said Section 26; Thence South along the West line of said Southeast Quarter approximately 842 feet; Thence East approximately 463 feet to the **POINT OF BEGINNING**; Thence Northeast approximately 113 feet; Thence Southeast approximately 117 feet; Thence South Southeast approximately 941 feet; Thence South Southwest approximately 330 feet; Thence North Northwest approximately 551 feet; Thence Northwest approximately 302 feet; Thence North Northwest approximately 398 feet to the **POINT OF BEGINNING**.

And also...

The proposed Champion Golf Course Corporate Villas, more particularly described as follows:

COMMENCING at the Northwest corner of the Southeast Quarter of said Section 26; Thence South along the West line of said Southeast Quarter approximately 1,873 feet; Thence East approximately 1,043 feet to the **POINT OF BEGINNING**; Thence East Southeast approximately 121 feet; Thence Southeast approximately 457 feet; Thence South Southwest approximately 121 feet; Thence West approximately 68 feet; Thence Northwest approximately 367 feet; Thence North Northeast approximately 261 feet to the **POINT OF BEGINNING**.

And also...

The parts of the Proposed Caribbean Bay Tower 1 and Tower 2 area, and parts of the Proposed Entertainment Area and Marina Village more particularly described as follows:

COMMENCING at the Southeast corner of the Northeast Quarter of said Section 36; Thence West along the South line of said section approximately 2,177 feet to a point on the 619' Contour line also being the **POINT OF BEGINNING**; Thence along the 619' Contour line for the next seventeen (17) calls: (1) Thence Southeast approximately 85 feet; (2) Thence Southwest approximately 200 feet; (3) Thence West Northwest approximately 403 feet; (4) Thence Northwest approximately 600 feet; (5) Thence West Northwest approximately 311 feet; (6) Thence Northwest approximately 289 feet; (7) Thence Southwest approximately 153 feet; (8) Thence Southwest approximately 150 feet; (9) Thence West Northwest approximately 236 feet; (10) Thence North approximately 32 feet; (11) Thence West approximately 25 feet; (12) Thence South Southwest approximately 92 feet; (13) Thence Southeast approximately 123 feet; (14) Thence Southeast approximately 81 feet; (15) Thence South approximately 148 feet; (16) Thence Southwest approximately 1063 feet; (17) Thence Northwest approximately 574 feet; Thence departing from said 619' Contour line along the shared line of Proposed Caribbean Bay Tower 1 and Tower 2 areas and Proposed Caribbean Bay Area for the next eight (8) calls: (1) Northeast approximately 143 feet; (2) Thence approximately East 547 feet; (3) Thence Northeast approximately 220 feet; (4) Thence North Northwest approximately 557 feet; (5) Thence East Northeast approximately 514 feet; (6) Thence Southeast approximately 178 feet; (7) Thence East Northeast approximately 731 feet; (8) Thence Southeast approximately 127 feet; Thence along the shared line for the Proposed Caribbean Bay Area and Proposed Entertainment Area and Marina Village for the next four (4) calls: (1) South approximately 164 feet; (2) Thence Southeast approximately 311 feet; (3) Thence East Southeast approximately 787 feet; (4) Thence Southeast approximately 214 feet to the **POINT OF BEGINNING**.

LEGAL DESCRIPTION

OF

INCREMENT DISTRICT NO. 3 AND INCREMENT DISTRICT NO. 4



File No.: 024-07521

Lake Texoma, Oklahoma TIF Legal Description

02-10-2025

Proposed Assets with TIF 2 Boundary:

- Reflection Pointe Docks
- Golf Course Resort and Corporate Villas
- Chickasaw Pointe Championship Golf 4-hole Relocation
- Zero Lot Line Villas
- Caribbean Bay Tower 1 and Tower 2
- Entertainment Area and Marina Village
- Part of Marina Village Phase 1 and Phase 2
- Lakeside Hotel and Convention Center
- Luxury RV Park and Recreation Area "The Boot"
- Lakeside Hotel Residences
- Boat Ramp Area at Texoma State Park and RV Campground

Property Description:

All that part of Sections 26, 35, and 36 Township 6 South, Range 6 East, AND Section 31, Township 6 South, Range 7 East, AND Section 1, Township 7 South, Range 6 East, AND Section 6, Township 7 South, Range 7 East in Marshall County, Oklahoma, being more particularly described by Gregory Chad Weller, OKLS-2075, of Olsson, OKCA 2483, on January 28, 2025 as follows:

COMMENCING at the Northeast Corner of the Southeast Quarter of Section 26, Township 6 South, Range 6 East Thence along the North line of said Southeast Quarter approximately 345.16 feet; Thence South approximately 118.17 feet to the **POINT OF BEGINNING**; Thence Southeast approximately 178.10 feet; Thence Southwest along the 619' contour line approximately 583.08 feet; Thence West Northwest approximately 113.11 feet; Thence North Northeast approximately 358.76 feet; Thence Northeast approximately 319.69 feet to the **POINT OF BEGINNING**.

And also...

COMMENCING at the Northwest corner of the Southeast Quarter of said Section 26; Thence South along the West line of said Southeast Quarter approximately 842 feet; Thence East approximately 463 feet to the **POINT OF BEGINNING**; Thence Northeast approximately 113 feet; Thence Southeast approximately 117 feet; Thence South Southeast approximately 941 feet; Thence South

Southwest approximately 330 feet; Thence North Northwest approximately 551 feet; Thence Northwest approximately 302 feet; Thence North Northwest approximately 398 feet to the **POINT OF BEGINNING**.

And also...

COMMENCING at the Northwest corner of the Southeast Quarter of said Section 26; Thence South along the West line of said Southeast Quarter approximately 1,873 feet; Thence East approximately 1,043 feet to the **POINT OF BEGINNING**; Thence East Southeast approximately 121 feet; Thence Southeast approximately 457 feet; Thence South Southwest approximately 121 feet; Thence West approximately 68 feet; Thence Northwest approximately 367 feet; Thence North Northeast approximately 261 feet to the **POINT OF BEGINNING**.

And also...

COMMENCING at the Northwest corner of the Northeast Quarter of Section 35, Township 6 South, Range 6 South; Thence along the West line of said Section 35 for approximately 236.37 feet to the South line of US 70 Right of Way; Thence East along the US 70 Right of Way approximately 963.79 feet to the **POINT OF BEGINNING**. Thence East along the South US 70 Right of Way approximately 350.00 feet; Thence North approximately 233.36 feet to the North US 70 Right of Way; Thence East along said North Right of Way line approximately 83.16 feet; Thence South to the South US 70 Right of Way line approximately 233.36 feet; Thence East along said South US 70 Right of Way line approximately 33 feet; Thence South approximately 104.79 feet; Thence Southeast approximately 185.29 feet; Thence Southeast approximately 358.23 feet; Thence East Southeast approximately 385.34 feet; Thence South Southwest approximately 646.41 feet; Thence Southeast approximately 484.78 feet; Thence Southwest approximately 95.65 feet; Thence Southeast approximately 283.76 feet; Thence Southwest approximately 70.08 feet; Thence Southeast approximately 129.90 feet; Thence South Southwest approximately 250.73 feet; Thence West approximately 271.55 feet; Thence Southwest approximately 392.26 feet; Thence West approximately 433.42 feet; Thence North Northwest approximately 1,065.64 feet; Thence West approximately 166.37 feet; Thence North approximately 1,282.24 feet; Thence East approximately 91.25 feet; Thence North approximately 350.46 feet to the **POINT OF BEGINNING**.

And also...

COMMENCING at the Southeast corner of the Northeast Quarter of said Section 36; Thence West along the South line of said section approximately 2,177 feet to a point on the 619' Contour line also being the **POINT OF BEGINNING**; Thence along the 619' Contour line for the next seventeen (17) calls: (1) Thence Southeast approximately 85 feet; (2) Thence Southwest approximately 200 feet; (3) Thence West Northwest approximately 403 feet; (4) Thence Northwest approximately 600 feet; (5) Thence West Northwest approximately 311 feet; (6) Thence Northwest approximately 289 feet; (7) Thence Southwest approximately 153 feet; (8) Thence Southwest approximately 150 feet; (9) Thence West Northwest approximately 236 feet; (10) Thence North approximately 32 feet; (11) Thence West approximately 25 feet; (12) Thence South Southwest approximately 92 feet; (13) Thence Southeast approximately 123 feet; (14) Thence Southeast approximately 81 feet; (15) Thence South approximately 148 feet; (16) Thence Southwest approximately 1063 feet; (17) Thence Northwest approximately 574 feet; Thence departing from said 619' Contour line along the shared line of Proposed Caribbean Bay Tower 1 and Tower 2 areas and Proposed Caribbean Bay Area for the next eight (8) calls: (1) Northeast approximately 143 feet; (2) Thence approximately East 547 feet; (3) Thence Northeast approximately 220 feet; (4) Thence North Northwest approximately 557 feet; (5) Thence East Northeast approximately 514 feet; (6) Thence Southeast approximately 178 feet; (7) Thence East Northeast approximately 731 feet; (8) Thence Southeast approximately 127 feet; Thence along the shared line for the Proposed Caribbean Bay Area and Proposed Entertainment Area and Marina Village for the next four (4) calls: (1) South approximately 164 feet; (2) Thence Southeast approximately 311 feet; (3) Thence East Southeast approximately 787 feet; (4) Thence Southeast approximately 214 feet to the **POINT OF BEGINNING**.

And also...

COMMENCING at the Southwest Corner of the Northeast Quarter of said Section 36; Thence North along the West line of said Section approximately 1,493 feet; Thence East approximately 274 feet to a point on the 619' Contour line also being the **POINT OF BEGINNING**. Thence along the 619' Contour line for the next eighteen (18) calls: (1) Southeast approximately 474 feet; (2) Thence East Southeast approximately 104 feet; (3) Southeast approximately 1,179 feet; (4) Thence Southeast approximately 814 feet; (5) Thence South approximately 29 feet; (6) Thence Southwest approximately 180 feet; (7) Thence Northwest approximately 67 feet; (8) Thence Southwest approximately 112 feet; (9) Thence Northwest approximately 74 feet; (10) Thence Southwest approximately 250 feet; (11) Thence East approximately 172 feet; (12) Thence Southeast approximately 85 feet; (13) Thence South Southeast approximately 129 feet; (14) Thence East Southeast approximately 104 feet; (15) Thence North approximately 155 feet; (16) Thence Northeast approximately 71 feet; (17) Thence East Northeast approximately 287; (18) Thence Southeast approximately 1,242; Thence departing the 619' contour line across the waters of Lake Texoma Southeast approximately 2,116 feet to point on the 619' contour line; Thence along the 619' contour line for the next seventy-three (73) calls: (1) Southwest approximately 150 feet; (2) Thence

South approximately 83 feet; (3) Thence Southeast approximately 105 feet; (4) Thence South Southwest approximately 657 feet; (5) Thence Southeast approximately 162 feet; (6) Thence South 68 feet; (7) Thence Southwest approximately 88 feet; (8) Thence West approximately 62 feet; (9) Thence South Southwest approximately 72 feet; (10) Thence Southeast approximately 71 feet; (11) Thence South approximately 76 feet; (12) Thence Southwest approximately 525 feet; (13) Thence South Southeast approximately 176 feet; (14) Thence South Southwest approximately 118 feet; (15) Thence Southwest approximately 72 feet; (16) Thence South Southwest approximately 328 feet; (17) Thence Southwest approximately 44 feet; (18) Thence West approximately 89 feet; (19) Thence Northwest approximately 106 feet; (20) Thence North Northwest approximately 245 feet; (21) Thence West Northwest approximately 115 feet; (22) Thence Northwest approximately 46 feet; (23) Thence West Northwest approximately 152 feet; (24) Thence West Southwest approximately 320 feet; (25) Thence Northwest approximately 49 feet; (26) Thence Northeast approximately 54 feet; (27) Thence Northeast approximately 37 feet; (28) Thence East Southeast approximately 65 feet; (29) Thence North Northeast approximately 78 feet; (30) Thence Northeast approximately 135 feet; (31) Thence Northeast approximately 173 feet; (32) Thence North Northeast approximately 182 feet; (33) Thence North approximately 96 feet; (34) Thence North Northwest approximately 257 feet; (35) Thence North Northeast approximately 188 feet; (36) Thence North approximately 224 feet; (37) Thence Northeast approximately 107 feet; (38) Thence North Northwest approximately 187 feet; (39) Thence Northwest approximately 169 feet; (40) Thence Southwest approximately 76 feet; (41) Thence Southwest approximately 60 feet; (42) Thence Southeast approximately 160 feet; (43) Thence South Southwest approximately 128 feet; (44) Thence Southwest approximately 732 feet; (45) Thence West Southwest approximately 373 feet; (46) Thence Southwest approximately 647 feet; (47) Thence West approximately 601 feet; (48) Thence Southwest approximately 75 feet; (49) Thence South approximately 273 feet; (50) Thence Southwest approximately 101 feet; (51) Thence West approximately 95 feet; (52) Thence Northwest approximately 97 feet; (53) Thence North approximately 157 feet; (54) Thence North Northwest approximately 473 feet; (55) Thence Northwest approximately 102 feet; (56) Thence West Southwest approximately 134 feet; (57) Thence Southwest approximately 250 feet; (58) Thence South Southwest approximately 235; (59) Thence South approximately 161 feet; (60) Thence South Southwest approximately 387 feet; (61) Thence Southwest approximately 598 feet; (62) Thence West Southwest approximately 325 feet; (63) Thence Northwest approximately 175 feet; (64) Thence Northeast approximately 197 feet; (65) Thence Northwest approximately 157 feet; (66) Thence North Northeast approximately 527 feet; (67) Thence Northeast approximately 308 feet; (68) Thence North approximately 52 feet; (69) Thence Northwest approximately 151 feet; (70) Thence Northeast approximately 44 feet; (71) Thence East Northeast approximately 206 feet; (72) Thence North Northeast approximately 173 feet; (73) Thence Northwest approximately 340 feet; Thence crossing the waters of Lake Texoma Northeast approximately 197 feet to a point on the 619' contour line; Thence departing said 619' line and around the Northwest side of the Proposed Texoma State Park and RV Campground Boat Ramp for the next two (2) calls: (1) Northeast approximately 286 feet; (2) Thence Northeast approximately 263 feet to a point on the 619' Contour Line; Thence along the 619' Contour Line for the next four (4) calls: (1) Thence North Northwest approximately 265 feet; (2) Thence Northwest

approximately 156 feet; (3) Thence North Northeast approximately 123 feet; (4) Thence North Northwest approximately 191 feet; Thence across the waters of Lake Texoma Northeast approximately 1,270 feet to a point on the 619' Contour line for the next twenty (20) calls: (1) North Northwest approximately 163 feet; (2) Thence Northwest approximately 107 feet; (3) Thence North approximately 57 feet; (4) Thence North Northeast approximately 26 feet; (5) Thence East Northeast approximately 103 feet; (6) Thence Northeast approximately 151 feet; (7) Thence North Northwest approximately 88 feet; (8) Thence Northeast approximately 61 feet; (9) Thence North approximately 88 feet; (10) Thence Northwest approximately 93 feet; (11) Thence West Northwest approximately 21 feet; (12) Thence Southwest approximately 101 feet; (13) Thence South approximately 46 feet; (14) Thence Southwest approximately 83 feet; (15) Thence Northwest approximately 46 feet; (16) Thence North Northwest approximately 100 feet; (17) Thence West Southwest approximately 35 feet; (18) Thence South approximately 133 feet; (19) Thence Southwest approximately 69 feet; (20) Thence West Southwest approximately 90 feet; Thence departing the 619' contour line and in the waters of Lake Texoma being around the Proposed Lakeside Hotel Residences Dock Area for the next three (3) calls: (1) South Southeast approximately 100 feet; (2) Thence West Southwest approximately 145 feet; (3) Thence North Northwest approximately 100 feet to a point on the 619' contour line; Thence along said 619' contour line for the next fifteen (15) calls: (1) West approximately 78 feet; (2) Thence Northwest approximately 79 feet; (3) Thence North Northwest approximately 171 feet; (4) Thence Southwest approximately 153 feet; (5) Thence West approximately 129 feet; Thence North Northwest approximately 164 feet; (7) Thence Northwest approximately 166 feet; (8) Thence North Northwest approximately 197 feet; (9) Thence Northeast approximately 148 feet; (10) Thence North Northwest approximately 51 feet; (11) Thence West approximately 117 feet; (12) Thence Northwest approximately 109 feet; (13) Thence North Northwest approximately 288 feet; (14) Thence West Southwest approximately 47 feet; (15) Thence South Southwest approximately 304 feet; Thence departing the 619' contour line and along a described line that encompasses part of the Marina Bay Village – Phase 1 and Proposed Lakeside Hotel Residences for the next ten (10) calls: (1) Northwest approximately 476; (2) Thence Northeast approximately 178 feet; (3) Thence North Northeast approximately 469 feet; (4) Thence West Northwest approximately 142 feet; (5) Thence West Southwest approximately 57 feet; (6) Thence West Northwest approximately 264 feet; (7) Thence Northwest approximately 114 feet; (8) Thence Northeast approximately 199 feet; (9) Thence North Northwest approximately 133 feet; (10) Thence Northeast approximately 215 feet to the **POINT OF BEGINNING**.

LEGAL DESCRIPTION
OF
INCREMENT DISTRICT NO. 5 AND INCREMENT DISTRICT NO. 6

File No.: 024-07521

Lake Texoma, Oklahoma TIF Legal Description

02-10-2025



Proposed Assets with TIF 3 Boundary:

- Chickasaw Pointe Championship Clubhouse and Hotel
- North Pointe Residences
- Northside Lakeside Lots
- North Lake View Lots
- Premium West Side Interior Single Family Golf Course Lots
- Commercial Frontage – Phase 3
- Area E
- Texoma State Park and RV Campground
- South Premium Lakeside Lots
- Dry Dock Storage and Marina Facility
- Pointe Vista Adventure Park – Trails for Mountain Biking and Hiking

Property Description:

All that part of Sections 22, 26, 27, 35 and 36 within Township 6 South, Range 6 East, AND Sections 1 and 2 within Township 7 South, Range 6 East, AND Section 31 within Township 6 South, Range 7 East in Marshall County, Oklahoma, being more particularly described by Gregory Chad Weller, OKLS-2075, of Olsson, OKCA 2483, on January 31, 2025 as follows:

COMMENCING at the Northwest corner of the Southeast Quarter of said Section 26; Thence South along the West line of said Southeast Quarter approximately 306 feet; Thence East approximately 33 feet to the **POINT OF BEGINNING**; Thence Northeast approximately 243 feet; Thence East-Southeast approximately 400 feet; Thence South approximately 123 feet; Thence West-Southwest approximately 152 feet; Thence South approximately 220 feet; Thence West-Northwest approximately 83 feet; Thence North approximately 43 feet; Thence Southwest approximately 186 feet; Thence North approximately 523 feet to the **POINT OF BEGINNING**.

And also....

COMMENCING at the Northwest corner of the Northeast Quarter of said Section 26; Thence South along the West line of said Northeast Quarter approximately 654 feet to a point on the 619' contour line also being the **POINT OF BEGINNING**. Thence along said 619' contour line for the next twenty-four (24) calls: (1) Northeast approximately 104 feet; (2) Thence East approximately 109 feet; (3) Thence Northeast approximately 58 feet; (4) Thence North Northeast approximately 136 feet; (5) Thence Northeast approximately 184 feet; (6) Thence East Northeast approximately 272 feet; (7)

Thence Northeast approximately 260 feet; (8) Thence East Northeast approximately 562 feet; (9) Thence East approximately 109 feet; (10) Thence Southeast approximately 270 feet; (11) Thence South Southeast approximately 537 feet; (12) Thence South approximately 221 feet; (13) Thence Southwest approximately 37 feet; (14) Thence West Southwest approximately 47 feet; (15) Thence Northwest approximately 106 feet; (16) Thence West approximately 214 feet; (17) Thence South Southwest approximately 85 feet; (18) Thence Southeast approximately 235 feet; (19) Thence South Southeast approximately 356 feet; (20) Thence Southeast approximately 188 feet; (21) Thence South Southwest approximately 111 feet; (22) Thence South Southwest approximately 135 feet; (23) Thence Southwest approximately 128 feet; (24) Thence West Southwest approximately 633 feet; Thence along the shared line for the Proposed Northpoint Residences and Proposed Chickasaw Pointe Championship Golf Course for the next eleven (11) calls: (1) Thence North Northeast approximately 298 feet; (2) Thence East Northeast approximately 249 feet; (3) Thence South Southwest approximately 23 feet; (4) Thence Southeast approximately 27 feet; (5) Thence East Southeast approximately 45 feet; (6) Thence North Northeast approximately 110 feet; (7) Thence Northwest approximately 119 feet; (8) Thence West approximately 186 feet; (9) Thence West Northwest approximately 1,077 feet; (10) Thence Northwest approximately 477 feet to a point on the 619' contour line; Thence into the waters of Lake Texoma around the Proposed Northpoint Residences Dock Area for the next five (5) calls: (1) West Southwest approximately 315 feet; (2) Thence North approximately 336 feet; (3) Thence North Northwest approximately 434 feet; (4) Thence Northwest approximately 190 feet; (5) Thence Northeast approximately 172 feet; (6) Thence Southeast approximately 518 feet to the **POINT OF BEGINNING**.

And also...

COMMENCING at the Southwest corner of the Northeast Quarter of said Section 26; Thence North along the West line of said Northeast Quarter approximately 509 feet; Thence East approximately 1,351 feet to a point on the 619' contour line also being the **POINT OF BEGINNING**. Thence along said 619' contour line for the next six (6) calls: (1) Thence East Southeast approximately 199 feet; (2) Thence Southeast approximately 349 feet; (3) Thence South southeast approximately 336 feet; (4) Thence South Southwest approximately 484 feet; (5) Thence Southwest approximately 93 feet; (6) Thence West approximately 75 feet; Thence along the shared line for the Proposed Northside Lakeside Lots and Proposed Chickasaw Pointe Championship Golf Course for the next four (4) calls: (1) Northwest approximately 504 feet; (2) Thence West Northwest approximately 215 feet; (3) Thence North Northwest approximately 428 feet; (4) Thence Northeast approximately 357 feet to the **POINT OF BEGINNING**.

And also...

COMMENCING at the Northwest corner of the Northeast Quarter of Section 35, Thence South along the West line of said Northeast Quarter South approximately 278 feet to a point on the South

line of US-70 Right of Way also being the **POINT OF BEGINNING**. Thence East along said South Right of Way line approximately 970 feet; Thence departing said South line approximately 365 feet; Thence West approximately 970 feet to a point on the West line of the Northwest Quarter of said Section 35; Thence North along said West line approximately 367 feet to the **POINT OF BEGINNING**.

And also...

BEGINNING at the Southwest Corner of the Southwest Quarter of Section 22; Thence North along the West line of said Southwest Quarter approximately 596 feet to a point on the 619' contour line; Thence along said 619' contour line for the next thirty-seven (37) calls: (1) East Northeast approximately 286 feet; (2) Thence East Southeast approximately 249 feet; (3) Thence East approximately 314 feet; (4) Thence Northeast approximately 406 feet; (5) Thence North Northeast approximately 77; (6) Thence East approximately 1,162 feet; (7) Thence Southeast approximately 674 feet; (8) Thence Northeast approximately 281 feet; (9) Thence east approximately 213 feet; (10) Thence Southeast approximately 596 feet; (11) Thence South Southeast approximately 578 feet; (12) Thence South approximately 156 feet; (13) Thence South Southwest approximately 197 feet; (14) Thence Southwest approximately 156 feet; (15) Thence South approximately 44 feet; (16) Thence Southwest approximately 48 feet; (17) Thence West Northwest approximately 97 feet; (18) Thence South approximately 107 feet; (19) Thence South Southeast approximately 162 feet; (20) Thence Southwest approximately 77 feet; (21) Thence South Southeast approximately 89 feet; (22) Thence South approximately 234 feet; (23) Thence South Southeast approximately 69 feet; (24) Thence East Southeast approximately 74 feet; (25) Thence Southeast approximately 128 feet; (26) Thence West Southwest approximately 222 feet; (27) Thence Southwest approximately 79 feet; (28) Thence South approximately 46 feet; (29) Thence North Northeast approximately 106 feet; (30) Thence East approximately 200 ft; (31) Thence Northeast approximately 84 feet; (32) Thence North Northeast approximately 240 feet; (33) Thence Northeast approximately 112 feet; (34) Thence North Northeast approximately 232 feet; (35) Thence Northeast approximately 114 feet; (36) Thence Southeast approximately 73 feet; (37) Thence North Northeast approximately 90 feet; Thence departing said 619' contour line and along the proposed North Lakeview Lot Dock Area for the next four (4) calls: (1) Northwest approximately 332 feet; (2) Thence North Northeast approximately 584 feet; (3) Thence Northeast approximately 404 feet; (4) Thence Southeast approximately 505 feet to a point on the 619' contour line; Thence along said 619' contour line for the next eleven (11) calls: (1) East Southeast approximately 140 feet; (2) Thence Southeast approximately 1,171 feet; (3) Thence South Southeast approximately 104 feet; (4) Thence Southeast approximately 91 feet; (5) Thence Northeast approximately 196 feet; (6) Thence East Southeast approximately 186 feet; (7) Thence Southeast approximately 153 feet; (8) Thence South Southeast approximately 192 feet; (9) Thence South approximately 139 feet; (10) Thence Southwest approximately 339 feet; (11) Thence Southwest approximately 563 feet; Thence departing said 619' contour line and along the shared line of the Proposed Chickasaw Pointe Championship Golf Course and West Side Interior Single Family Gold Course Lots for the next twenty-three (23) calls: (1) South Southeast approximately 148 feet; (2) Thence Southeast approximately 169 feet; (3) Thence South approximately 189 feet; (4)

Thence Southwest approximately 171 feet; (5) Thence West Southwest approximately 474 feet; (6) Thence South Southwest approximately 94 feet; (7) Thence Southeast approximately 73 feet; (8) Thence East Southeast approximately 191 feet; (9) Thence Southeast approximately 94 feet; (10) Thence East approximately 80 feet; (11) Thence East Southeast approximately 44 feet; (12) Thence South Southeast approximately 400 feet; (13) Thence South approximately 69 feet; (14) Thence Southwest approximately 85 feet; (15) Thence West Southwest approximately 92 feet; (16) Thence Northwest approximately 605 feet; (17) Thence North Northeast approximately 132 feet; (18) Thence Southwest approximately 92 feet; (19) Thence West Southwest approximately 132 feet; (20) Thence Northwest approximately 300 feet; (21) Thence West Southwest approximately 154 feet; (22) Thence South Southeast approximately 77 feet; (23) Thence Southeast approximately 743 feet to a point on the South line of Parcel #480002354 described in the records of Marshall County; Thence along said parcel line for the next six (6) calls: (1) West approximately 1,170 feet; (2) Thence North approximately 843 feet; (3) Thence East approximately 712 feet; (4) Thence South Southeast approximately 410 feet; (5) Thence East Northeast approximately 200 feet; (6) Thence North Northwest approximately 790 feet to a point on the line of Parcel #480019030; Thence along said parcel line North approximately 1,345 feet; Thence continuing along said parcel line West approximately 989 feet to a point on the West line of the Northwest Quarter of Section 26 also being a point on Parcel #480019031; Thence along said parcel line for the next fifteen (15) calls: (1) Thence West approximately 670 feet; (2) Thence South approximately 1,071 feet; (3) Thence Southwest approximately 307 feet; (4) Thence West approximately 865 feet; (5) Thence South approximately 631 feet; (6) Thence West approximately 330 feet; (7) Thence North approximately 633 feet; (8) Thence West approximately 331 feet; (9) Thence North approximately 686 feet; (10) Thence West approximately 312 feet; (11) Thence North approximately 659 feet; (12) Thence East approximately 977 feet; (13) Thence North approximately 991 feet; (14) Thence East approximately 331 feet; (15) Thence North approximately 331 feet to a point on the South line of the Southeast Quarter of Section 22, also being a point on the line of Parcel #480019028; Thence along said parcel line for the next five (5) calls: (1) West approximately 1,324 feet; (2) Thence North approximately 329 feet; (3) Thence West approximately 1,324 feet; (4) Thence South approximately 328 feet; (5) Thence West approximately 1,324 feet to the **POINT OF BEGINNING**.

And also...

BEGINNING at the Northwest Corner of the Northwest Quarter of Section 1, Thence South along the West line of said Northwest Quarter approximately 1,333 feet; Thence West along the line of Parcel #480003859 approximately 1,322 feet; Thence South along said parcel line approximately 650 feet to a point on the line of Parcel #480003850; Thence along said parcel line for the next three (3) calls: (1) East approximately 460 feet; (2) Thence Southeast approximately 894 feet; (3) Thence South approximately 805 feet to a point on the line of Parcel # 48001834; Thence along said parcel line for the next three (3) calls: (1) East approximately 245 feet; (2) Thence South approximately 247 feet; (3) Thence West approximately 308 feet to a point on the line of Parcel #480003863; Thence along said parcel line for the next seven (7) calls: (1) South approximately 305 feet; (2) Thence West approximately 133 feet; (3) Thence South approximately 202 feet; (4) Thence East approximately

212 feet; (5) Thence South approximately 470 feet; (6) Thence East approximately 236 feet; (7) Thence South approximately 90 feet to a point on the North line of the Railroad Right of Way; Thence West along said North Right of Way line approximately 3,953 feet; Thence continuing Northwest along said North Right of Way line approximately 801 feet to a point on the line of Parcel #480003863; Thence along said parcel line for the next four (4) calls: (1) North Northwest approximately 741 feet; (2) Thence West approximately 617 feet to a point on the West line of the Southwest Quarter of Section 2, T-7-S, R-6-E; (3) Thence North along said West line approximately 1,294 feet to the Northeast Corner of said Southwest Quarter; (4) Thence East along the North line of said Southwest Quarter approximately 707 feet; Thence along the shared line of Proposed Pointe Vista Adventure Park and Proposed Area E for the next forty-seven (47) calls: (1) North approximately 427 feet; (2) Thence Northeast approximately 60 feet; (3) Thence East approximately 191 feet; (4) Thence Southeast approximately 157 feet; (5) Thence South Southeast approximately 119 feet; (6) Thence East approximately 80 feet; (7) Thence North Northeast approximately 339 feet; (8) Thence Northeast approximately 177 feet; (9) Thence Southeast approximately 189 feet; (10) Thence Northeast approximately 240 feet; (11) Thence North Northeast approximately 196 feet; (12) Thence Northeast approximately 75 feet; (13) Thence East approximately 385 feet; (14) Thence Northeast approximately 415 feet; (15) Thence East Northeast approximately 201 ft; (16) Thence Southeast approximately 208 feet; (17) Thence South approximately 101 feet; (18) Thence South Southwest approximately 277 feet; (19) Thence East approximately 335 feet; (20) Thence Southeast approximately 200 feet; (21) Thence North Northwest approximately 159 feet; (22) Thence Northwest approximately 303 feet; (23) Thence North Northeast approximately 109 feet; (24) Thence Northeast approximately 48 feet; (25) Thence North Northeast approximately 370 feet; (26) Thence Northeast approximately 240 feet; (27) Thence East approximately 301 feet; (28) Thence Northeast approximately 487 feet; (29) Thence Southeast approximately 44 feet; (30) Thence North Northwest approximately 114 feet; (31) Thence East Northeast approximately 46 feet; (32) Thence North Northeast approximately 275 feet; (33) Thence Northeast approximately 81 feet; (34) Thence East approximately 134 feet; (35) Thence Southeast approximately 137 feet; (36) Thence South approximately 81 feet; (37) Thence South Southeast approximately 326 feet; (38) Thence Southeast approximately 93 feet; (39) Thence Northeast approximately 53 feet; (40) Thence North Northeast approximately 106 feet; (41) Thence North Northwest approximately 715 feet; (42) Thence North approximately 69 feet; (43) Thence East Northeast approximately 116 feet; (44) Thence Northeast approximately 641 feet; (45) Thence East Northeast approximately 353 feet; (46) Thence North Northeast approximately 128 feet; (47) Thence Northeast approximately 152 feet; Thence Northwest along the shared line of the Proposed Dry Dock Storage and Marina Facility and Proposed Pointe Vista Adventure park approximately 956 feet to a point on the 619' contour line; Thence East Northeast along said 619' contour line approximately 332 feet; Thence continuing along said contour line Northeast approximately 306 feet; Thence South Southwest approximately 251 feet; Thence West Southwest approximately 210 feet; Thence South Southeast approximately 348 feet; Thence Northeast approximately 211 feet; Thence North Northeast approximately 117 feet; Thence North Northwest approximately 490 feet to a point on the 619' contour line; Thence along said 619' contour line for the next twenty-three (23) calls: (1) East Northeast approximately 387 feet; (2) East Southeast approximately 253 feet; (3) Thence Southeast approximately 87 feet; (4) Thence East Southeast approximately 760 feet; (5) Thence South Southeast approximately 96 feet; (6) Thence East Southeast approximately 223 feet; (7) Thence South approximately 266 feet; (8)

Thence South Southwest approximately 214 feet; (9) Thence West approximately 140 feet; (10) Thence South Southwest approximately 61 feet; (11) Thence East approximately 89 feet; (12) Thence South approximately 141 feet; (13) Thence East Northeast approximately 176 feet; (14) Thence North Northeast approximately 145 feet; (15) Thence Northeast approximately 162 feet; (16) Thence East Northeast approximately 143 feet; (17) Thence Southeast approximately 235 feet; (18) Thence East approximately 160 feet; (19) Thence Southeast approximately 225 feet; (20) Thence South Southeast approximately 191 feet; (21) Thence South Southwest approximately 123 feet; (22) Thence Southeast approximately 156 feet; (23) Thence South Southeast approximately 265 feet; Thence departing the 619' contour line and around the Proposed Texoma State Park and RV Campground Boat Ramp Area, West Southwest approximately 263 feet; Thence Southwest approximately 483 feet to a point on the 619' contour line; Thence along said 619' contour line for the next ninety (90) calls: (1) Southeast approximately South Southeast approximately 338 feet; (2) Thence South approximately 97 feet; (3) Thence South Southwest approximately 80 feet; (4) Thence West Southwest approximately 208 feet; (5) Thence Southwest approximately 44 feet; (6) Thence Southeast approximately 151 feet; (7) Thence South approximately 52 feet; (8) Thence Southwest approximately 308 feet; (9) Thence South Southwest approximately 527 feet; (10) Thence Southeast approximately 157 feet; (11) Thence Southwest approximately 197 feet; (12) Thence Southeast approximately 251 feet; (13) Thence Northeast approximately 259 feet; (14) Thence North Northeast approximately 988 feet; (15) Thence North approximately 159 feet; (16) Thence North Northeast approximately 235 feet; (17) Thence Northeast approximately 250 feet; (18) Thence East Northeast approximately 143 feet; (19) Thence Southeast approximately 101 feet; (20) Thence South Southeast approximately 473 feet; (21) Thence South approximately 153 feet; (22) Thence Southeast approximately 96 feet; (23) Thence East approximately 105 feet; (24) Thence Northeast approximately 91 feet; (25) Thence North approximately 277 feet; (26) Thence Northeast approximately 71 feet; (27) Thence East approximately 584 feet; (28) Thence Northeast approximately 667 feet; (29) Thence East Northeast approximately 385 feet; (30) Thence Northeast approximately 668 feet; (31) Thence North Northeast approximately 165 feet; (32) Thence Northwest approximately 117 feet; (33) Thence North Northwest approximately 81 feet; (34) Thence Northeast approximately 42 feet; (35) Thence East approximately 88 feet; (36) Thence Southeast approximately 93 feet; (37) Thence South Southeast approximately 162 feet; (38) Thence South Southwest approximately 558 feet; (39) Thence Southeast approximately 287 feet; (40) Thence South Southwest approximately 182 feet; (41) Thence Southwest approximately 436 feet; (42) Thence West Southwest approximately 119 feet; (43) Thence South approximately 77 feet; (44) Thence East Northeast approximately 328 feet; (45) Thence East Southeast approximately 154 feet; (46) Thence Southeast approximately 202 feet; (47) Thence South Southeast approximately 160 feet; (48) Thence Southeast approximately 104 feet; (49) Thence East approximately 94 feet; (50) Thence North Northeast approximately 555 feet; (51) Thence North Northwest approximately 142 feet; (52) Thence North Northeast approximately 623 feet; (53) Thence Northwest approximately 84 feet; (54) Thence North Northeast approximately 107 feet; (55) Thence East Southeast approximately 53 feet; (56) Thence North approximately 281 feet; (57) Thence North Northeast approximately 366 feet; (58) Thence North Northwest approximately 155 feet; (59) Thence Northeast approximately 161 feet; (60) Thence Southeast approximately 339 feet; (61) Thence South Southeast approximately 538 feet; (62) Thence Southeast approximately 151 feet; (63) Thence Northeast approximately 279 feet; (64) Thence East Northeast approximately 131 feet; (65) Thence

East Southeast approximately 223 feet; (66) Thence South approximately 671 feet; (67) Thence South Southeast approximately 932 feet; (68) Thence Southeast approximately 593 feet; (69) Thence Southwest approximately 183 feet; (70) Thence Southeast approximately 721 feet; (71) Thence South Southeast approximately 95 feet; (72) Thence East Southeast approximately 98 feet; (69) Thence Southeast approximately 67 feet; (73) Thence Southwest approximately 384 feet; (74) Thence East approximately 54 feet; (75) Thence Southeast approximately 199 feet; (76) Thence South Southeast approximately 487 feet; (77) Thence Northeast approximately 79 feet; (78) Thence North Northeast approximately 417 feet; (79) Thence Northeast approximately 36 feet; (80) Thence Southeast approximately 891 feet; (81) Thence South Southwest approximately 693 feet; (82) Thence Southeast approximately 115 feet; (83) Thence East approximately 27 feet; (84) Thence North Northeast 162 feet; (85) Thence Northeast approximately 523 feet; (86) Thence East Southeast approximately 38 feet; (87) Thence South Southeast approximately 1,076 feet; (88) Thence Southeast approximately 204 feet; (89) Thence South Southeast approximately 123 feet; (90) Thence South approximately 141 feet to a point on the South line of Section 5, Township 7 South, Range 7 East; Thence along said South line, West approximately 589 feet to a point on the North Rail Road Right of Way line; Thence along said North Right of Way line, Northwest approximately 1,540 feet; Thence continuing along said North line, West Northwest 1,059 feet; Thence along the line of Parcel # 480004689 for the next sixteen (16) calls: (1) North approximately 801 feet; (2) Thence West approximately 636 feet; (3) Thence North approximately 2,610 feet; (3) Thence West approximately 982 feet; (4) Thence South approximately 1,379 feet to a point on the South line of the North half of Section 6, T-7-S, R-7-E; (5) Thence West on said South line approximately 348 feet (6) Thence South approximately 624 feet; (7) Thence West approximately 1,285 feet; (8) Thence North approximately 613 feet to a point on said South line; (9) Thence East along said South line approximately 647 feet; (10) Thence North approximately 1,015 feet; (11) Thence West approximately 733 feet; (12) Thence South approximately 368 feet (13) Thence West approximately 587 feet; (14) Thence North approximately 658 feet; (15) Thence West approximately 557 feet; (16) Thence South approximately 670 feet; Thence along the line of Parcel # 480003742 for the next fourteen (14) calls: (1) West approximately 902 feet; (2) Thence South approximately 336 feet; (3) Thence West approximately 414 feet; (4) Thence South approximately 974 feet; (5) Thence West approximately 617 feet; (6) Thence South approximately 347 feet; (7) Thence West approximately 709 feet; (8) Thence North approximately 329 feet; (9) Thence West approximately 640 feet; (10) Thence North approximately 975 feet; (11) Thence East approximately 676 feet to a point on the East line of the Northwest Quarter of Section 1, T-7-S, R-6-E; (12) Thence North along said East line approximately 949 feet; (13) Thence West approximately 696 feet; (14) Thence North approximately 1,337 feet to a point on the North line of the Northwest Quarter of Section 1, Township 7 South, Range 7 East; Thence West along said North line approximately 1,972 feet to the **POINT OF BEGINNING.**