

**STATE OF TEXAS:
COUNTY OF KAUFMAN:**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE DAVID HARRIS SURVEY, ABSTRACT NO. 199 AND THE I. & G.N.R.R.CO. SURVEY, ABSTRACT NO. 253, KAUFMAN COUNTY, TEXAS, BEING PART OF TRACT I AND TRACT III, AS CONVEYED TO AMERICAN NATIONAL BANK OF TEXAS TRUST SERVICES, RECORDED IN VOLUME 3883, PAGE 553, REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR CORNER NEAR THE CENTER OF COUNTY ROAD 233, SAID POINT BEING THE MOST NORTHERLY EAST CORNER OF SAID TRACT III AND THE NORTH CORNER OF LOT 11 OF HILL & HILL ESTATES, AN ADDITION TO KAUFMAN COUNTY, TEXAS, RECORDED IN CABINET 1, ENVELOPE 451, PLAT RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 43 DEGREES 46 MINUTES 17 SECONDS WEST ALONG THE NORTHWEST LINE OF SAID LOT 11 PASSING A 1/2 INCH IRON ROD FOUND FOR WITNESS AT 30.18 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 510.79 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER, THE WEST CORNER OF SAID LOT 11, AN INNER ELL CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 45 DEGREES 33 MINUTES 21 SECONDS EAST ALONG THE SOUTHWEST LINE OF SAID LOT 11 A DISTANCE OF 383.46 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, THE EAST CORNER OF SAID TRACT I AND THE NORTH CORNER OF A TRACT OF LAND CONVEYED TO GARY AND GLENDA J. KENNEDY, RECORDED IN VOLUME 1308, PAGE 448, REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 44 DEGREES 49 MINUTES 49 SECONDS WEST ALONG THE NORTHWEST LINE OF SAID KENNEDY TRACT A DISTANCE OF 1141.36 FEET TO A FENCE CORNER POST, THE SOUTH CORNER OF SAID TRACT I AND THE EAST CORNER OF A TRACT OF LAND CONVEYED TO SAMS PARTNERSHIP, RECORDED IN VOLUME 1326, PAGE 915, REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS SOUTH 44 DEGREES 49 MINUTES 49 SECONDS WEST – 10.65 FEET;

THENCE NORTH 44 DEGREES 45 MINUTES 54 SECONDS WEST ALONG THE NORTHEAST LINE OF SAID SAMS TRACT A DISTANCE OF 2907.64 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED B G & A RPLS 5569 FOR CORNER, THE WEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 43 DEGREES 25 MINUTES 08 SECONDS EAST A DISTANCE OF 1636.81 FEET TO A POINT FOR CORNER NEAR THE CENTER OF SAID COUNTY ROAD 233, FROM WHICH A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED B G & A RPLS 5569 FOR WITNESS BEARS SOUTH 43 DEGREES 25 MINUTES 08 SECONDS WEST – 25.00 FEET;

THENCE SOUTH 44 DEGREES 45 MINUTES 38 SECONDS EAST WITHIN SAID COUNTY ROAD 233 A DISTANCE OF 1644.80 FEET TO A 5/8 INCH IRON ROD FOUND FOR ANGLE POINT;

THENCE SOUTH 45 DEGREES 26 MINUTES 44 SECONDS EAST WITHIN SAID COUNTY ROAD 233 A DISTANCE OF 910.28 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4,601,573.578 SQUARE FEET OR 105.637 ACRES OF LAND.