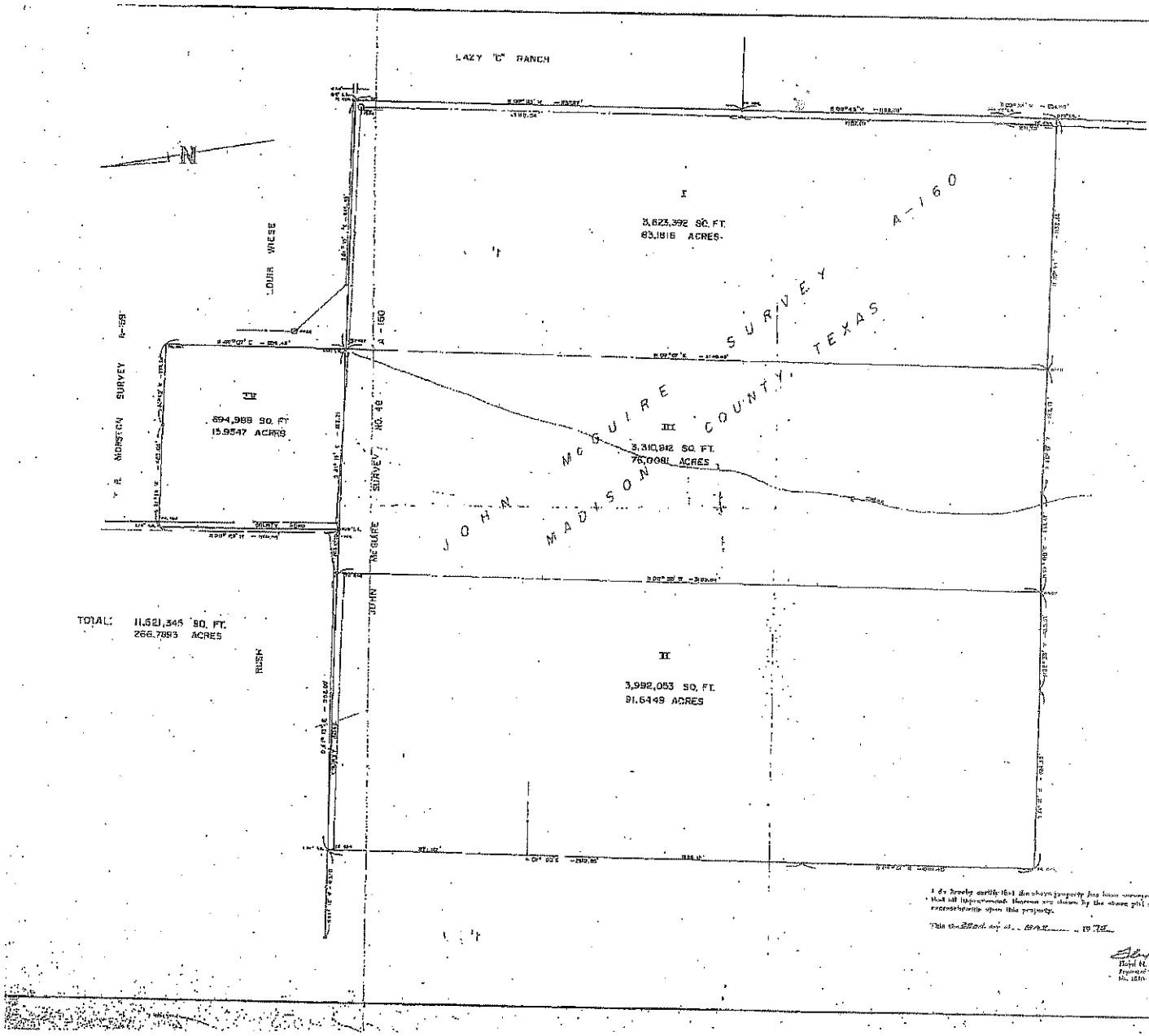

TRACT ONE

All that certain 85.1816 acre tract of land out of the East half of a 320 acre tract patented to John McGuire by patent No. 48, A-160; being also that tract described in a deed from Frank Feldtron and wife to Adi Mays and Robert M. Smith dated August 14, 1947 recorded in Volume 32, Page 3, Deed Records, Madison County, Texas; being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod located on or near the Northwest corner of said East half of a 320 acre tract; being also in the East line of a 30 foot wide lane;

THENCE South 00°03' West - 1737.67 feet along the said East line of a 30 foot wide lane to a fence corner for an angle point; being also the Southwest corner of the Lazy "C" Ranch;

THENCE South 88°31' West - 1308.39 feet along the said East line of a 30 foot wide lane to a 5/8" iron rod for an angle point;

THENCE South 89°50' West - 2,[illegible] feet along the said East line of a 30 foot wide lane to a 5/8" iron rod for a corner;

THENCE North 88°48' West - 2382.23 feet along a fence line to a fence post corner;

THENCE North 00°07' East - 3140.43 feet to a 5/8" iron rod for a corner; being also on or near the North line of the John McGuire Survey;

THENCE South 81°13' East - 3345.45 feet along or near the said North line of the John McGuire Survey for the PLACE OF BEGINNING; and containing 85.1816 acres, more or less.

TRACT TWO

All that certain 91.6449 acre tract of land being a part of and out of the West half of a 320 acre tract of land patented to John McGuire by Patent No. 48, A-160, Madison County, Texas; being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod located North 00°00' East - 24.00' from a fence corner; being also the Northwest corner of the East half of the West half of a 320 acre tract of land;

THENCE South 81°13' East - 1254.00 feet along or near the North line of said John McGuire Survey to a 5/8" iron rod for a corner; being also North 88°58' West - 21.00 feet from a fence corner;

THENCE South 88°58' West - 3358.00 feet to a rock in a fence for a corner;

THENCE North 02°55' West - 435.98 feet along a fence line to an angle point;

THENCE North 01°17' West - 824.33 feet along a fence line to a fence post for a corner;

THENCE North 88°57' East - 1059.48 feet along a fence line to an angle point;

THENCE North 00°00' East - 2232.93 feet along a fence line to the PLACE OF BEGINNING; and containing 91.6449 acres, more or less.

TRACT THREE

All that certain 76.0081 acre tract of land out of the East half of a 320 acre tract of land patented to John McGuire by patent No. 48, A-160; Madison County, Texas; being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod located North 00°00' East - 24.00' feet from a fence corner; being also the Northwest corner of the said East half of a 320 acre tract of land;

THENCE South 88°58' West - 3150.00 feet along or near the West line of said East half of a 320 acre tract of land to a rock in a fence line, for a corner;

THENCE South 35°00' East - 484.47 feet along a fence line to an angle point;

THENCE South 00°00' East - 587.00 feet to a rock for a corner;

THENCE North 00°07' East - 3140.43 feet to a 5/8" iron rod for a corner; being also in the North line of said John McGuire Survey;

THENCE North 81°13' East - 1045.31 feet along or near the said North line of the John McGuire Survey to THE PLACE OF BEGINNING; and containing 76.0081 acres, more or less.

TRACT FOUR

All that certain 15.9547 acre tract of land out of and a part of the T.R. Morrison Survey, A-159; Madison County, Texas; being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod located South 81°33' East - 203.16 feet from the Northwest corner of the East half of a 320 acre tract patented to John McGuire; being also in the South line of said W.R. Morrison Survey;

THENCE South 81°33' East - 837.31 feet along the said South line of T.R. Morrison Survey to a 5/8" iron rod for a corner;

THENCE North 00°07' East - 808.45 feet to a fence post for a corner;

THENCE North 00°42' West - 378.38 feet along a fence line to an angle point;

THENCE North 01°16' West - 401.06 feet along a fence line to a 5/8" iron rod for a corner; said corner being also located North 88°16' West - 12.29 feet from a fence post;

THENCE South 89°26' West - 889.14 feet to THE PLACE OF BEGINNING and containing 15.9547 acres, more or less.

I do hereby certify that the above property has been surveyed with my supervision. That all improvements thereon are shown by the above plat and that there are no encroachments upon this property.

This the 22nd day of April, 19 78

Floyd H. Cole
Floyd H. Cole,
Registered Public Surveyor
No. 1816

FLOYD H. COLE, JR. & ASSOC., INC.
REGISTERED PUBLIC SURVEYORS
3005 DELAINE BLVD. CO. 825
713-712-0571

ABOVE IS		ACRES	
SURVEYED BY		FIELD BOOK	
DRAWN BY		PG.	FILE
PLAT NO.	N-25-03-78		