

PROPERTY (including any improvements):

All that certain tract or parcel of land situated in the City of Winnsboro, Franklin County, Texas, being all of LOT NO. 17 of the BROADVIEW ADDITION as shown recorded in Volume 63, Page 249, and being that same lot conveyed by Standard Federal Savings and Loan Association to Secretary of Housing and Urban Development of Washington D. C. by deed recorded in Volume 187, page 325 both of the Deed Records of Franklin County, Texas, and bounded as follows: BEGINNING at a steel spike found for corner in the north right of way line of Winn Drive, same being the southeast corner of Lot No. 16 of the said Broadview Addition, also being the southwest corner of Lot No. 17; said beginning lies in an Easterly direction and measured along the north right of way line of Winn Drive, a distance of 350 feet from the intersection of the north right of way line of Winn Drive and the east right of way line of West Broadway Street;

THENCE North 1 deg. 32 min. West, 160.0 feet to a 1/2 inch iron rod set for corner at the northeast corner of Lot No. 16 same being the northwest corner of Lot No. 17;

THENCE North 88 deg. 40 min. East, 75.0 feet to a 1/2 inch iron rod set for corner, same being the northeast corner of Lot No. 17 and being the northwest corner of Lot No. 18 of the said Broadview Addition;

THENCE South 1 deg. 32 min. East, 160.0 feet to a 5/8 inch iron rod found for corner in the north right of way line of Winn Drive, same being the southwest corner of Lot No. 18, and being the Southeast corner of Lot No. 17;

THENCE South 88 deg. 40 min. West along the north right of way line of Winn Drive, 75.0 feet to the place of beginning, and containing 0.276 of an acre of land as per survey made by Tom Noble, Registered Public Surveyor, on July 9, 1985.

5/2 Winn