

Tract 2
0.9288 Acres

BEING all that certain lot, tract or parcel of land lying in the ELLIS COUNTY SCHOOL LAND SURVEY, A-330, and being a part of a called 1.60 acre tract of land as described by deed and recorded in Volume 793, Page 143, Deed Records, Ellis County, Texas, (DIRECT), and being more particularly described as follows:

BEGINNING at 1/2" steel rod found in the south line of State Highway 34 for the northeast corner of the aforesaid tract and same for this tract and being the northwest corner of a called 0.75 acre tract of land as conveyed to ITX Enterprises, Inc., and recorded in Volume 705, Page 136, DIRECT;

THENCE S 12°13'15" W, 206.80 feet (Deed - S 11°47'00" W, 206.90 feet) along the east line of the aforesaid tract and same for this tract and along the west line of the said 0.75 acre tract to a 1/2" steel rod set for the southeast corner of this tract and same for the aforesaid tract and being the southwest corner of the called 0.75 acre tract;

THENCE N 79°28'00" W, 233.90 feet (Same Deed Bearing) along the south line of the aforesaid tract and same for this tract to a 1/2" steel rod set for the southwest corner of this tract;

THENCE N 19°54'00" E, 178.84 feet through the aforesaid parent tract to a 1/2" steel rod set in the south line of State Highway 34 and in the north line of the aforesaid tract for the northwest corner of this tract;

THENCE S 77°13'00" E, 177.70 feet (Deed - Record Reference Bearing) along the north line of the aforesaid tract and south line of said S.H. 34 to the POINT OF BEGINNING and containing approximately 0.9288 acre of land.

