

DESCRIPTION

All that certain lot, tract or parcel of land situated in the J.G. SHELTMAN SURVEY, ABSTRACT NO. 492, FELIX STEPHENSON SURVEY, ABSTRACT NO. 460 and PETER CLINE SURVEY, ABSTRACT NO. 91, Kaufman County, Texas, and being all of that 54.783 acres tract as described as Tract 2 in a Gift deed from Vera Gunderson to Richard Martin Gunderson, Jr., et al as recorded in Volume 1024, Page 588 of the Real Property Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner at the Northeast corner of said 54.783 acres tract, said point being at the Southeast corner of a 54.784 acres tract as described in a Warranty deed from Vera Alline Gunderson and Linda Sue Pickard to Charles Clifton Mayfield, as recorded in Volume 665, Page 480 of the Deed Records of Kaufman County, Texas;

THENCE S. 00 deg. 43 min. 54 sec. W. a distance of 760.78 feet to a 3/8" iron rod found for corner at the Southeast corner of said 54.783 acres tract and at the Northeast corner of a 1.00 acres tract as described in a Deed from Linda Sue Pickard to Richard Gunderson Jr., et al as recorded in Volume 2032, Page 612 of the Real Property Records of Kaufman County, Texas;

THENCE S. 89 deg. 41 min. 08 sec. W. (Controlling bearing line) along the South line of said 54.783 acres tract, at 3054.70 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for witness and continuing for a total distance of 3074.70 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the center of County Road 121;

THENCE N. 00 deg. 58 min. 51 sec. W. along the center of County Road 121, a distance of 398.89 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 35 deg. 58 min. 05 sec. W. along the center of County Road 121, a distance of 271.65 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in a turn in said road at edge of paving;

THENCE N. 00 deg. 19 min. 50 sec. E. along the center of County Road 121, a distance of 141.06 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the Northwest corner of said 54.783 acres tract and the Southwest corner of said 54.784 acres Mayfield tract;

THENCE N. 89 deg. 41 min. 07 sec. E. at 20.00 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for witness and continuing for a total distance of 3249.98 feet to the POINT OF BEGINNING and containing 54.78 acres of land, of which 0.34 acres lies within said County Road 121.