

**TRACT TWO:**

Being a lot, tract or parcel of land situated in the Henry Buckler Survey, Abstract No. 063, Cass County, Texas, and being part of that certain called 80.07 acre tract of land conveyed from Mary Womack et al to Byron Terry Jr, by Warranty Deed with Vendor's Lien, as recorded in File No. 2020000774, Official Public Records, Cass County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a planted stone found at an ell corner of said 80.07 acre tract, and the Northwest corner of the remainder of a 22.22 acre tract of land conveyed to Robert Skaggs et ux, by deed recorded in Volume 1114, Page 237, Real Property Records, Cass County, Texas, said point lying in the East line of an 8.17 acre tract, Tract No. 5, this same day surveyed out, from said point, a 3/4 inch iron pipe found in an East line of said 80.07 acre tract, in the East line of said 8.17 acre tract, and the Southwest corner of the remainder of said 22.22 acre tract, bears South 06 Degrees 43 Minutes 50 Seconds East, a distance of 884.87 feet;

**THENCE**, North 02 Degrees 43 Minutes 45 Seconds West, along the East line of said 8.17 acre tract, passing at a distance of 127.35 feet, a 1/2 inch iron rod set with cap marked (BY-LINE) at the Northeast corner of said 8.17 acre tract, and the Southeast corner of a 9.86 acre tract, Tract No. 6, this same day surveyed out, and continuing the same course in all a total distance of 450.30 feet to a 1/2 inch iron rod set with cap marked (BY-LINE) in the North line of said 80.07 acre tract, in the South line of a 3.000 acre tract of land conveyed to Jerry Porter et ux, by deed recorded in Volume 1176, Page 240, Real Property Records, Cass County, Texas, and the Northeast corner of said 9.86 acre tract, from said point, a 3/8 inch iron rod found at the Northwest corner of said 80.07 acre tract, and the Northwest corner of said 9.86 acre tract, bears South 87 Degrees 16 Minutes 15 Seconds West, a distance of 1,380.60 feet;

**THENCE**, North 87 Degrees 16 Minutes 15 Seconds East, along the North line of said 80.07 acre tract, and the South line of said 3.000 acre tract, passing at a distance of 261.31 feet, a 1/2 inch iron rod found at the Southeast corner of said 3.000 acre tract, and a Southwest corner of a 50.40 acre tract of land conveyed to Billy Zachry et ux, by deed recorded in Volume 1087, Page 803, Real Property Records, Cass County, Texas, and continuing the same course, passing at a distance of 1,024.72 feet, a 1/2 inch iron rod found with cap marked (BY-LINE) for witness, and continuing the same course in all a total distance of 1,041.31 feet to a point for corner at the Northeast corner of said 80.07 acre tract, and an ell corner of said 50.40 acre tract, said point lying in County Road No. 2929;

**THENCE**, South 10 Degrees 43 Minutes 45 Seconds East, along an East line of said 80.07 acre tract, a West line of said 50.40 acre tract, and said County Road No. 2929, a distance of 453.30 feet to a point for corner at a Southeast corner of said 80.80 acre tract, and a Southwest corner of said 50.40 acre tract;

**THENCE**, South 87 Degrees 11 Minutes 52 Seconds West, along a South line of said 80.07 acre tract, passing the Northeast corner of a 2.00 acre tract of land save & expect from said Volume 1114, Page 237, Real Property Records, Cass County, Texas, and continuing the same course, passing at a distance of 22.78 feet, a 3/8 inch iron pipe found for witness, and continuing the same course, passing the Northwest corner of said 2.00 acre tract, and the Northeast corner of the remainder of said 22.22 acre tract, and continuing the same course in all a total distance of 1,104.39 feet to the POINT OF BEGINNING and CONTAINING 482,366 square feet or 11.07 acres of land.

**NOTE:** The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.