

4.29 acres of land in Coleman County, Texas, 2.78 acres of which is in the Wm. Woolsey Survey #294, Abst. #683, and 1.51 acres of which is in the M. Lappe Survey #744, Abst. #475, being a part of that land that Joe E. Greer, et ux, deeded to John W. Gregg, et ux, by deed dated October 20, 1983, and recorded in Vol. #555, page #99, Coleman County Deed Records.

BEGINNING at an iron stake located at the East corner of Lot #8. Said point is located 975.5 ft. N 6°10' E of the SW corner of said Survey #744;

THENCE N 28°59' E 325.8 ft. along the NW line of F. M. Highway #2131 to an iron stake located at the SE corner of Lot #9;

THENCE N 79°11' W 455.9 ft. along a fence line to an iron stake and corner post located at the SW corner of Lot #9 and the SE corner of Lot #27;

THENCE N 79°25' W 392.6 ft. along a fence line to an iron stake located at the SW corner of Lot #27;

THENCE S 11°46' W 147.1 ft. to an iron stake located at the North corner of Lot #8;

THENCE S 67°04' E 766.5 ft. to the place of beginning.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made subject to the following, to-wit:

- (1) Pipeline Easement dated June 3, 1953, of record in Volume 330, Page 112, Deed Records of Coleman County, Texas.
- (2) Pipeline Easement dated January 10, 1980, of record in Volume 518, Page 854, Deed Records of Coleman County, Texas.
- (3) Waterline Easement dated July 20, 1976, of record in Volume 480, Page 771, Deed Records of Coleman County, Texas.
- (4) Waterline Easement dated February 17, 1984, of record in Volume 559, Page 726, Deed Records of Coleman County, Texas.
- (5) Utility Easement dated May 22, 1984, of record in Volume 562, Page 1022, Deed Records of Coleman County, Texas.
- (6) Visible or apparent easements on or across the property described herein, the existence of which does not appear of record.
- (7) Restrictions dated December 5, 1983, of record in Volume 556, Page 824, Deed Records of Coleman County, Texas.