

Being a lot, tract, or parcel of land situated in the William Wheat Survey, Abstract No. 299, Morris County, Texas, and being part of that certain called 20.12 acre tract of land conveyed to Hershel Welch, by Wernronly Deed, as recorded in Volume 244, Page 760, Real Property Records, Morris County, Texas, and all of that certain called 2.61 acre tract conveyed to Hershel Welch, by Wernronly Deed as recorded in Volume 244, Page 762, Real Property Records, Morris County, Texas, and being more particularly described by metes and bounds as follows:

THENCE, South 07 Degrees 24 Minutes 39 Seconds East, with on East line of said 20.12 acre tract, and said County Road No. 4315, a distance of 425.71 feet to a point for corner.

THENCE, South 05 Degrees 20 Minutes 33 Seconds East, with an East line of said 20.12 acre tract, and said County Road No. 4315, and passing a Southeast corner of said 20.12 acre tract, and the Northeast corner of said 2.61 acre tract, and continuing on for a total distance of 203.20 feet to a concrete monument found at a Southeast corner of said 2.61 acre tract, said point being in the North line of State Highway No. 77 (Variable Width R.O.W.);

THENCE, South 51 Degrees 09 Minutes 56 Seconds West, with a Southeast line of said 2.61 acre tract, and the North line of said State Highway No. 77, a distance of 112.54 feet to a concrete monument found;

THENCE, North 88 Degrees 03 Minutes 39 Seconds West, with a South line of said 2.61 acre tract, and the North line of said State Highway No. 77, a distance of 194.18 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (D&K INC);

THENCE, with 87 Degrees 16 Minutes 41 Seconds West, with a South line of said 2.61 acre tract, and the North line of said State Highway No. 77, and passing the Southwest corner of said 2.61 acre tract, and a Southeast corner of said 20.12 acre tract, and continuing on for a total distance of 327.42 feet to a concrete monument mark at the beginning of a curve, the right turning a radius of 1,623.00 feet, a central angle of 23 Degrees 05 Minutes 45 Seconds, the long chord of which bears North 71 Degrees 27 Minutes 31 Seconds West, for a chord distance of 732.76 feet,

THENCE, along the arc of said curve, the South line of said 20.12 acre tract, and the North line of said State Highway No. 77, for an arc length of 737.78 feet to a concrete monument found at the end of said curve;

THENCE, North 56 Degrees 21 Minutes 17 Seconds West, with the South line of said 20.12 acre tract, and the North line of said State Highway No. 77, a distance of 185.54 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped (DCA INC);

THENCE, North 24 Degrees 11 Minutes 41 Seconds East, across said 20.12 acre tract, a distance of 428.15 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped (DCA INC) in the North line of said 20.12 acre tract, and the South line of said

THENCE, South 88 Degrees 56 Minutes 30 Seconds East, with the North line of said 20.12 acre tract, and the South line of said 64.9 acre tract, a distance of 1,208.87 feet to the POINT OF BEGINNING and CONTAINING 872,608 square feet or 20.03 acres of land.

1) BEARINGS ARE BASED ON A CONCRETE MONUMENT FOUND AT AN ANGLE POINT FOR CORNER IN THE SOUTH LINE OF A TRACT OF LAND, AS DESCRIBED IN VOLUME 244, PAGE 760, R.P.A.C.I., THENCE N69°18'00" W, A DISTANCE OF 485.23', TO A CONCRETE MONUMENT FOUND AT THE WESTERN MOST CORNER OF SAID TRACT.

2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.

