

A 33.210-ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JOHN LOWE SURVEY, ABSTRACT NO. 412 HARRISON COUNTY, TEXAS, AND BEING PART OF THAT CALLED 53-ACRE TRACT OF LAND CONVEYED TO ARLIE A. WELLS AND MARIAN M. WELLS IN VOLUME 637, PAGE 180, OF THE DEED RECORDS, HARRISON COUNTY, TEXAS, SAID 33.210 ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

NOTE: the southerly right-of-way line of I.H. Highway 20 was used for the bearing basis herein.

BEGINNING at a ½ inch iron rod found in the southerly right-of-way line of I.H. Highway 20, the northwest corner of a 13.00-acre tract of land conveyed to William R. Ebarb et ux, in Volume 2505, Page 151 of the Official Public Records Harrison County, Texas and the northeast corner hereof;

THENCE S 00°21'58" E with the west line of said 13.00 acre tract a distance of 1083.68 feet to a ½ inch iron rod found 5.2 feet north of a new post and wire fence in the northerly line of tract of land conveyed to Oscar Cargill et ux, the southwest corner of said 13.00 acre tract and the southeast corner hereof;

THENCE S 85°34'40" W with the south line of said 53 acre tract and the north line of said Oscar Cargill et ux tract as fence and occupied on the ground at a distance of 1525.50 feet passing a 60d nail and disc set in the east margin of Strickland Springs Road and continuing in all for a total distance of 1558.66 feet to a point in the centerline of said Strickland Springs Road and the southwest corner hereof;

THENCE N 01°33'43" W with the centerline of Strickland Springs Road a distance of 371.86 feet to an angle point marked by a ½ inch iron rod found for a corner in the westerly line hereof;

THENCE N 48°27'35" E with the westerly line of said 53 acre tract as fenced and occupied on the ground at a distance of 40.86 feet passing a ½ inch iron rod found in the east margin of Strickland Springs Road continuing in all for a total distance of 1127.10 feet to a corner post found for an angle point in the westerly line hereof;

THENCE N 00°51'01" W with the westerly line hereof a distance of 227.06 feet to a 2 inch iron pipe found in the southerly right-of- way line of I.H. Highway 20 and being the most northerly northwest corner hereof;

THENCE with the southerly right-of-way line of U.S. highway 80 the following (2) courses and distances: 1) S 77°39'29" E a distance of 219.04 feet to a ½ inch iron rod found for an angle point in the north line hereof; 2) S 79°14'47" E a distance of 511.99 feet to the POINT OF BEGINNING hereof having an area of 1446634.331 square feet, 33.210 acres, more or less.