

**STATE OF TEXAS:
COUNTY OF KAUFMAN:**

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE A. HYER SURVEY, ABSTRACT NO. 203, KAUFMAN COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO GUYTON MCKELLAR, RECORDED IN VOLUME 251, PAGE 66, DEED RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2 INCH IRON ROD FOUND CORNER IN THE RECOGNIZED SOUTHWEST LINE OF F. M. HIGHWAY 1641, A 90 FOOT RIGHT-OF-WAY, SAID POINT BEING THE NORTH CORNER OF HEREIN DESCRIBED AND THE APPARENT EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO FIRST PRESBYTERIAN CHURCH, RECORDED IN VOLUME 2089, PAGE 86, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 44 DEGREES 20 MINUTES 29 SECONDS EAST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID F. M. HIGHWAY 1641, A DISTANCE OF 1127.16 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP FOR ANGLE POINT;

THENCE SOUTH 43 DEGREES 57 MINUTES 49 SECONDS EAST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID F. M. HIGHWAY 1641, A DISTANCE OF 1642.14 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE EAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 03 DEGREES 14 MINUTES 49 SECONDS WEST, OVER AND UPON SAID MCKELLAR TRACT, A DISTANCE OF 2030.80 FEET TO A POINT FOR CORNER IN TREE IN THE RECOGNIZED SOUTHWEST LINE OF SAID MCKELLAR TRACT AND THE APPARENT NORTHEAST LINE OF LOT 26 OF HUNTERS GLENN ESTATES AS RECORDED IN CABINET 2, ENVELOPE 468, PLAT RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE SOUTH CORNER OF HEREIN DESCRIBED TRACT AND THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO TODD R. WYATT, RECORDED IN DOCUMENT NO. 2008-00023006, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS NORTH 45 DEGREES 05 MINUTES 28 SECONDS EAST-0.77 FEET;

THENCE NORTH 43 DEGREES 47 MINUTES 02 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID MCKELLAR TRACT, THE APPARENT NORTHEAST LINE OF SAID HUNTERS GLENN ESTATES AND THE APPARENT NORTHEAST LINE OF HIGH RIDGE ESTATES ADDITION, RECORDED IN CABINET 1, ENVELOPE 746, A DISTANCE OF 2161.93 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT, SAID POINT BEING THE APPARENT NORTH CORNER OF SAID HIGH RIDGE ESTATES ADDITION AND THE APPARENT EAST CORNER OF LOT 23R A REPLAT OF LONE ELM ESTATES, PHASE 2, AS RECORDED IN CABINET 2, ENVELOPE 61, PLAT RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 43 DEGREES 51 MINUTES 53 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID MCKELLAR TRACT, SAID LOT 23R AND THE APPARENT NORTHEAST LINE OF LONE ELM ESTATES, PHASE 2, AS RECORDED IN CABINET 1, ENVELOPE 733, PLAT RECORDS, KAUFMAN COUNTY, TEXAS, A DISTANCE OF 1766.00 FEET TO A T-POST FOUND IN CONCRETE FOR ANGLE POINT, SAID POINT BEING THE APPARENT NORTH CORNER OF SAID LONE ELM ESTATES, PHASE 2 AND THE APPARENT EAST CORNER OF LOT 24 OF HIGH MEADOWS ADDITION, SECTION ONE, AS RECORDED IN CABINET 2, ENVELOPE 132, PLAT RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 44 DEGREES 41 MINUTES 48 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID MCKELLAR TRACT AND THE APPARENT NORTHEAST LINE OF SAID HIGH MEADOWS ADDITION, SECTION ONE, A DISTANCE OF 230.62 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE WEST CORNER OF HEREIN DESCRIBED TRACT AND THE APPARENT SOUTH CORNER OF SAID FIRST PRESBYTERIAN CHURCH TRACT;

THENCE NORTH 46 DEGREES 24 MINUTES 47 SECONDS EAST, ALONG THE APPARENT SOUTHEAST LINE OF SAID FIRST PRESBYTERIAN CHURCH TRACT, A DISTANCE OF 1476.04 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5,134,201.596 SQ. FT. OR 117.865 ACRES OF LAND.