

**PROPERTY (including all improvements thereon):** All of that 9.635 acre tract of land as situated in Milam County, Texas, being a part of the Jose Leal Survey, Abstract No. 29 and being all of Tracts 4, 5 & 6 which total to 10 acres of land as conveyed from Wallace H. Culpepper, Sr., et ux to the Estate of H. H. Coffield by Deed dated August 9, 1992 and being recorded in Volume 662, Page 139 of the Deed Records of Milam County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

**BEGINNING** at a 2" iron pin found at a fence corner post marking the occupied Southeast corner of said Tract 6 and for the Southeast corner of this tract;

**THENCE** S70°58'58"W - 497.87' with a fence line to an iron pin set at a fence corner post on the occupied West fence line of said Leal Survey marking the occupied Southwest corner of said Tract 6 and for the Southwest corner of this tract;

**THENCE** N19°00'W - 843.00' with the occupied West fence line prolongation of said Leal Survey, same being the West lines of Tracts 6, 5 & 4 to a point marking the Northwest corner of said Tract 4 and for the Northwest corner of this tract;

**THENCE** N70°58'58"E - 497.87' to a point marking the Northeast corner of said Tract 4 and for the Northeast corner of this tract, a reference iron pin found at a fence corner post on the South line of County Road No. 235 bears S19°00'E - 13.54';

**THENCE** S19°00'E - 843.00' with a fence line prolongation, same being the East lines of Tracts 4, 5 & 6 to the PLACE OF BEGINNING and containing 9.653 acres of land of which 0.396 acre being within the ROW of County Road No. 235.