

**Muras Land Surveying, Inc.**  
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**STATE OF TEXAS**           ()

**COUNTY OF FAYETTE**   ()

Felton Armstrong  
24.00 Acre Tract of Land

All that certain tract or parcel of land situated in Fayette County, Texas, a part of the J. S. Menefee 1/3 League, A-239, same being a part of that 25.41 acre tract of land described in a deed from Theo Evans and wife, Jessie Lee Evans to Felton Armstrong, dated April 22, 1983 and recorded in Volume 635, Page 36 of the Deed Records of Fayette County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron rod found for the Northwest corner, same being the Northwest corner of the said Felton Armstrong 25.41 acre tract of land, same being the Southwest corner of a 40.45 acre tract of land described in a deed to Jerome Matula in Volume 894, Page 90, same lying in the East margin of a county road named Armstrong - Derry Road;

THENCE, along the North boundary of the said Felton Armstrong 25.41 acre tract of land and the South boundary of the said Jerome Matula 40.45 acre tract of land, EAST, passing an iron rod found at 2641.8 feet, a total distance of 2687.11 feet to a point for the Northeast corner of the said Felton Armstrong 25.41 acre tract, same lying in the center of Little Five Mile Creek, same being the Southeast corner of the said Matula 40.45 acre tract of land;

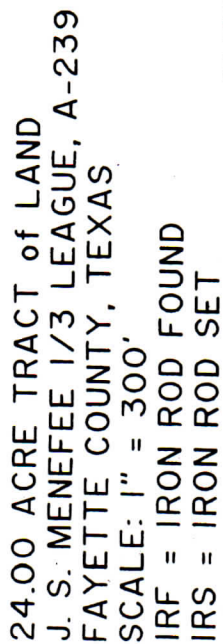
THENCE, along the Eastern boundary of the said Felton Armstrong 25.41 acre tract of land, the center of Little Five Mile Creek and the Western boundary of a tract of land described in a deed to Tuck Chapin in Volume 894, Page 757, with the following courses and distances:

S 29°44'19" W	12.26'
S 43°02'31" W	37.50'
S 57°36'01" W	50.10'
S 47°53'46" W	14.60'
S 34°51'16" W	110.90'
S 46°23'46" W	67.60'
S 59.02'01" W	90.80'
S 44°48'31" W	21.80'
S 21°49'31" W	63.00'
S 31°14'01" W	55.60' and
S 55°30'46" W	59.30' to a point for the

Southeast corner;

THENCE, S 89°40'00" W, passing an iron rod set at 31.2 feet, a total distance of 2294.67 feet to an iron rod set for the Southwest corner, same lying in the West boundary of the said Felton Armstrong 25.41 acre tract of land, same lying in the East margin of Armstrong - Derry Road;

THENCE, along the West boundary of the said Felton Armstrong 25.41 acre tract of land and the East margin of Armstrong - Derry Road, N 00°07'52" W 427.44 feet to the place of beginning, containing 24.00 acres of land.



SUBJECT TO:  
FAYETTE ELECTRIC COOP.  
V. 244, P. 578

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, and that said property has access to and from a dedicated roadway.

SEAL: