

BEING a tract or parcel of land situated in the City of Waxahachie, Ellis County, Texas, and also being part of the S. M. Durrett Survey Abstract 272, and also being Lot 7 of Section One Waxahachie Lake Estates an addition to the City of Waxahachie as recorded in Cabinet B Slide 261 of the Map Records of Ellis County, and being part of that called 23.323 acre tract of land conveyed to Buddy Banks and M. H. Sparks by deed recorded in Volume 711 Page 46 of the Deed Records of Ellis County, and being more particularly described as follows:

BEGINNING at a point for corner at a $\frac{1}{2}$ " iron rod set at the southwesterly corner of said Lot 7 and the northwesterly corner of Lot 6 in said addition;

THENCE North $29^{\circ} 58'$ West along the easterly line of F. M. 877 a distance of 135.0 feet to a point for corner at a $\frac{1}{2}$ " iron rod set;

THENCE North $60^{\circ} 02'$ East along the northerly line of said Lot 7 and the southerly line of Lot 8 in said addition a distance of 507.66 feet to a point for corner at a $\frac{1}{2}$ " iron rod set in the westerly line of Pecan Valley, a subdivision in Ellis County as recorded in Cabinet B Slide 279 of the Map Records of Ellis County;

THENCE South $29^{\circ} 43' 28''$ East along the westerly line of said Pecan Valley a distance of 135.0 feet to a point for corner at a $\frac{1}{2}$ " iron rod set;

THENCE South $60^{\circ} 02'$ West along the southerly line of said Lot 6 and the northerly line of said Lot 5 a distance of 507.09 feet to the PLACE OF BEGINNING and containing 1.5724 acres.