

**99.93-ACRE TRACT
LEGAL DESSCRIPTION**

**THE STATE OF TEXAS
COUNTY OF JACKSON**

BEING a 99.93-acre tract of land out of the John Alley League, Abstract 3, Jackson County, Texas and being that called 100.00-acre tract, 99.93-acres by resurvey, that is described in deed dated November 6, 1975 from Robert E. Byers, et ux, et al to Mabel C. Brooks recorded in Volume 527, Page 162 of the Deed Records of Jackson County, Texas and this 99.93-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an existing 1 1/2- inch pipe in the north line of County Road No. 286 at the northwest corner of the above-mentioned 100.00-acre tract and the northeast corner of Douglas G. Krenek and Ramona A. Krenek 100.00-acre tract that is described in deed recorded in Volume 193, Page 627 of the Official Records of Jackson County, Texas, for the northwest corner of the herein described 99.93-acre tract, said pipe also being in the south line a 458.66-acre tract that is described in Contract of Sale recorded In Volume 579, Page 13 of the Deed Records of Jackson County, Texas, said pipe also being in the north line of that 60-foot wide right-of-way easement for public road and drainage purposes conveyed to Jackson County that is described in Right-of-Way Easement Deed recorded in Volume 612, Page 639 of the Deed Records of Jackson County, Texas;

THENCE North 84° 40' 00" East with the common line between said Brooks 100.00-acre tract and said 458.66-acre tract, also with the north line of County Road No. 286 and the north line of said Jackson County 60-foot wide easement, for a distance of 1581.09 feet to a 5/8-inch iron rod set at the north corner of said Brooks 100.00-acre tract and the northwest corner of the Boyd D. Elder and wife Ruby Lee Elder 100.00-acre tract that is described in deed recorded in Volume 463, Page 223 of the Deed Records of Jackson County, Texas for the northeast corner of the herein described 99.93-acre tract;

THENCE South 04° 41' 00" East, with the common line between said Brooks 100.00-acre tract and said Elder 100.00-acre tract, also across County Road No. 286 and said Jackson County 60-foot wide easement, for a distance of 2751.38 feet to an existing 1 1/2-inch pipe at the southeast corner of said Brooks 100.00-acre tract and the southwest corner of said Elder 100.00-acre tract for the southeast corner of the herein described 99.93-acre tract, said pipe also being in the north line of that 635.42-acre tract that is described in deed recorded in Volume 60, Page 390 of the Official Records of Jackson County, Texas;

THENCE South 84° 31' 59" West, with the common line between said Brooks 100.00-acre tract and said 635.42-acre tract, for a distance of 1581.13 feet to an existing 1 1/2-inch pipe at the southwest corner of said Brooks 100.00-acre tract and the southeast corner of the above-mentioned Krenek 100.00-acre tract for the southwest corner of the herein described 99.93-acre tract;

THENCE North 04° 41' 00" West, (deed call bearing and reference bearing), with the common line between said Brooks 100.00-acre tract and said Krenek 100.00-acre tract, also across County Road No. 286 and the above-mentioned Jackson County 60-foot wide easement, for a distance of 2755.06 feet to the **POINT OF BEGINNING**, Containing 99.93-acres of land.

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99.93-ACRE TRACT
LALAL DESCRIPTION

Reference is hereby made to that plat of even date accompanying this legal description.

The foregoing legal description is based on an actual survey made on the ground under my supervision in January 2003.



Michael D. Gabrysch 1-30-03
Ganem & Kelly Surveying, Inc.
By: Michael D. Gabrysch
Registered Professional Land Surveyor
Texas No. 3672