

NOTE: THIS PROPERTY DOES NOT
LIE WITHIN A 100 YEAR FLOOD
PLANE.

DESCRIPTION

State of Texas
County of Cass
Peter M. Keeton Survey, A-612
5.40 Acres

Being a 5.40 acres tract of land situated in the Peter M. Keeton Survey, A-612, Cass County, Texas, being part of the called 20 acres tract of land conveyed from Homer B. Steger et al to Raymond P. Hudson and wife, Clara Ostella Hudson, by Warranty Deed dated July 17, 1963, recorded in Volume 441, page 603, of the Deed Records of Cass County, Texas, said 5.40 acres tract of land being more particularly described as follows:

Beginning at a 1/2" iron rod set in the west right-of-way line of Texas Farm Road No. 2328 and in the North line of said called 20 acres tract, a distance of 1,729.4 feet southerly from Texas Farm Road No. 995, for the northeast corner of this tract.

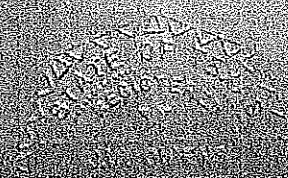
Thence: S. 89° 50' 45" W. with the north line of said called 20 acres tract 525.00 feet to a 5/8" iron rod for the northwest corner of this tract.

Thence: S. 14° 17' 33" E. 309.19 feet to a 1/2" iron rod set at an angle point, and S. 27° 07' 36" E. 183.07 feet to a 1/2" iron rod set in the south line of said called 20 acres tract for the southwest corner of this tract.

Thence: S. 89° 48' 56" E. with said south line and generally along a fence 461.80 feet to a 5/8" iron rod found in the west right-of-way line of Texas Farm Road No. 2328 for the southeast corner of this tract.

Thence: N. 11° 43' 30" W. along said west right-of-way line 475.37 feet to the place of beginning, and containing 5.40 acres of land, more or less, and being all that remains of the original 20.1237 acres tract (called 20 acres tract) after conveyance of 12.8855 acres to John O. Bailey et ux by Deed dated June 22, 1990, recorded at Volume 876, page 758; the conveyance of 0.0784 acre to John O. Bailey et ux by Deed Dated November 23, 1992, recorded at Volume 928, page 492; the conveyance of 0.5774 acre to Joe M. Pixley by Deed dated June 11, 1990, recorded at Volume 876, page 27; and 1.1824 acres which lies under the right-of-way of Texas Farm Road No. 2328.

This is to certify that this description reflects a survey made upon the ground under my supervision April 8, 1993, that the metes and bounds shown hereof truly represent the boundaries of the property, that there are no encroachments or easements on or across the property except as shown.



J. W. Reeves
Registered Professional Land Surveyor No. 566