

TRACT ONE:

Being a lot, tract or parcel of land situated in the Hensy Buckler Survey, Abstract No. 063, Cass County, Texas, and being part of that certain called 80.07 acre tract of land conveyed from Mary Womack et al to Byron Terry Jr, by Warranty Deed with Vendor's Lien, as recorded in File No. 2020000774, Official Public Records, Cass County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at the Northwest corner of said 80.07 acre tract, a Northwest corner of a 3.95 acre utility easement, this same day surveyed out, and the Southwest corner of a 12.053 acre tract of land conveyed to Diana Rangle, by deed recorded in Volume 1246, Page 023, Real Property Records, Cass County, Texas, said point lying in the East line of Farm To Market No. 250, (80' R.O.W.), from said point, a Type I concrete right of way monument found for witness, bears North 20 Degrees 14 Minutes 54 Seconds West, a distance of 1,307.15 feet;

THENCE, North 87 Degrees 16 Minutes 15 Seconds East, along the North line of said 80.07 acre tract, a North line of said easement, and the South line of said 12.053 acre tract, passing a Northeast corner of said easement, and continuing the same course, passing the Southeast corner of said 12.053 acre tract, the Southwest corner of a 3.000 acre tract of land conveyed to Charles Bechtel et ux, by deed recorded in File No. 2007005524, Official Public Records, Cass County, Texas, and continuing the same course, passing the Southeast corner of said 3.000 acre Bechtel tract, and the Southwest corner of a 3.000 acre tract of land conveyed to Jerry Porter et ux, by deed recorded in Volume 1176, Page 240, Real Property Records, Cass County, Texas, and continuing the same course in all a total distance of 1,380.60 feet to a 1/2 inch iron rod set with cap marked (BY-LINE) at the Northwest corner of an 11.07 acre tract, Tract No. 7, this same day surveyed out, from said point, a 1/2 inch iron rod found at the Southeast corner of said 3.000 acre tract, bears North 87 Degrees 16 Minutes 15 Seconds East, a distance of 261.31 feet;

THENCE, South 02 Degrees 43 Minutes 45 Seconds East, along the West line of said 11.07 acre tract, a distance of 322.94 feet to a 1/2 inch iron rod set with cap marked (BY-LINE) at the Northeast corner of an 8.17 acre tract, Tract No. 5, this same day surveyed out, from said point, a planted stone found in at an ell corner of said 80.07 acre tract, the Southwest corner of said 11.07 acre tract, and in the East line of said 8.17 acre tract, bears South 02 Degrees 43 Minutes 45 Seconds East, a distance of 127.35 feet;

THENCE, South 87 Degrees 16 Minutes 15 Seconds West, along the North line of said 8.17 acre tract, passing at a distance of 272.70 feet, a 1/2 inch iron rod set with cap marked (BY-LINE) at the Northwest corner of said 8.17 acre tract, and the Northeast corner of a 6.61 acre tract, Tract No. 4, this same day surveyed out, and continuing the same course, passing at a distance of 568.85 feet, a 1/2 inch iron rod set with cap marked (BY-LINE) at the Northwest corner of said 6.61 acre tract, and the Northeast corner of a 6.04 acre tract, Tract No. 3, this same day surveyed out, and continuing the same course, passing at a distance of 850.05 feet, a 1/2 inch iron rod set with cap marked (BY-LINE) at the Northwest corner of said 6.04 acre tract, and the Northeast corner of a 6.18 acre tract, Tract No. 2, this same day surveyed out, and continuing the same course, passing an East line of said Easement, and continuing the same course in all a total distance of 1,278.63 feet to a Type I concrete right of way monument found in the West line of said 80.07 acre tract, in a West line of said easement, in the East line of said Farm To Market No. 250, and the Northwest corner of said 6.18 acre tract;

THENCE, North 20 Degrees 14 Minutes 54 Seconds West, along the West line of said 80.07 acre tract, a West line of said easement, and the East line of said Farm To Market No. 250, a distance of 338.65 feet to the POINT OF BEGINNING and CONTAINING 429,397 square feet or 9.86 acres of land.