

**METES AND BOUNDS DESCRIPTION
OF A
9.915 ACRE TRACT**

Being 9.915 acres of land, more or less, being the same tract described as 10.00 acres in deed recorded in Document No. 1356, Official Records of Bee County, Texas and being out of 794.82 acres, First Tract, recorded in Volume 310, Page 344, Deed Records of Bee County, Texas and being out of the James A. York Survey, Abstract No. 333, Bee County, Texas and this 9.915 acre tract being more particularly described by metes and bounds as follows:

Beginning at a found iron rod with blue cap for the southeast corner of this tract, said corner also being the northeast corner of a 1.30 acre tract recorded in Volume 983, Page 279, D.R.B.C.T. and said corner being on the west right of way line of F.M. 673;

Thence S 77-00-11 W with the south boundary line of this tract, the same being the north boundary line of said 1.30 acre tract, at 432.08 feet pass the northwest corner of said 1.30 acre tract, the same being the northeast corner of a 6.17 acre tract recorded in Volume 1010, Page 771, D.R.B.C.T., at 1127.81 feet pass the northeast corner of said 6.17 acre tract, the same being the northeast corner of a 2.36 acre tract, in all 1451.69 feet, to a found 5/8-inch iron rod for the southwest corner of this tract, the same being the northwest corner of said 2.36 acre tract and said corner being on the east boundary of a 20.31 acre tract recorded in Volume 862, Page 153, D.R.B.C.T.;

Thence N 05-40-46 W with the west boundary of this tract, the same being the east boundary of said 20.31 acre tract, 297.50 feet, to a found 5/8-inch iron rod for the northwest corner of this tract, the same being the northeast corner of said 20.31 acre tract;

Thence N 77-05-04 E with the north boundary of this tract, 1485.96 feet, to a set 5/8-inch iron rod for the northeast corner of this tract, said corner being the southeast corner of a 10.00 acre tract recorded in Volume 445, Page 356, D.R.B.C.T. and said corner being on the west right of way line of F.M. 673;

Thence S 00-50-25 W with the east boundary of this tract, the same being the west right of way line of F.M. 673, 301.72 feet, to the point of beginning and containing 9.915 acres of land, more or less.

Notes:

1. Bearing are State Plane Grid, Texas South Zone.
2. Drawing and surveyor's report accompany this metes and bounds description.



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