



All that certain lot, tract or parcel of land situated in the SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 946, Hunt County, Texas, and being a part of that 12.573 acres tract of land as described in a Warranty deed from Trubye Lee Stewart to Keith Anderson, dated June 12, 2000 and being recorded in Volume 661, Page 246 of the Real Property Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the Southwest corner of said 12.573 acres;

THENCE N. 00 deg. 01 min. 08 sec. W., a distance of 809.01 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 89 deg. 40 min. 00 sec. E. a distance of 237.85 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the South most east boundary line of said 12.573 acres tract;

THENCE S. 00 deg. 02 min. 43 sec. E. along the South most East boundary line of said 12.573 acres tract, a distance of 809.01 feet to a 1/2" iron rod found for corner at the South most Southeast corner of same;

THENCE S. 89 deg. 39 min. 56 sec. W. along the South most line of said tract, a distance of 238.22 feet to the POINT OF BEGINNING and containing 4.42 acres of land.