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STATE OF TEXAS)

COUNTY OF FAYETTE)

LAND BOUNDARY DESCRIPTION

Being 5.013 acres of land, lying and being situated in Fayette County, Texas, out of the Mary Phelps League, Abstract 82, and being a resurvey of a tract called 5.00 acres, more or less, in a Deed from Susan Mercado to Eugene M. Clayton and wife, Susan W. Clayton, dated May 31, 2005, of record in Volume 1312, page 396 of the Official Records of said county, and being more fully described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod, (control monument), found fitted with a 1 inch plastic cap marked R.P.L.S. 1815, at the West corner of said 5.00 acre tract, common with a re-entrant corner of the Roger Schoenst 19.285 acre tract, (Volume 529, page 742 Deed Records);

THENCE North 45 deg. 25' 40" East, along the Northwest line of said 5.00 acre tract, common with the upper Southeast line of the said Roger Schoenst 19.285 acre tract, at 691.50 feet passing a 1/2 inch steel rod, (control monument), found in the fenced Southwest line of county maintained Ullrich Road, and continuing on said course, into said road, a total distance of 711.61 feet, (record call of said 5.00 acre tract, being North 45 deg. 25' 40" East 256.18 varas), to the most Northern East corner of said Schoenst tract and the North corner of said 5.00 acre tract;

THENCE South 44 deg. 56' 43" East, along said Ullrich Road and along the Northeast boundary of said 5.00 acre tract, 306.92 feet, (record call being South 44 deg. 49' 20" East 110.49 varas), to the East corner of said 5.00 acre tract, in said road, common with the Jerry Jacob, et al, North corner of 28.422 acres of residual land out of a parent 33.422 acre tract, (Volume 462, page 924 Deed Records);

THENCE South 45 deg. 25' 40" West, along the Southeast line of said 5.00 acre tract, common with the Northwest fenced line of the said Jerry Jacob, et al, 28.422 acre residual tract, at 22.09 feet passing a 1/2 inch steel rod found, fitted with a 1 inch plastic cap, marked R.P.L.S. 1815, in the fenced Southwest line of Ullrich Road, and continuing on said course, a total distance of 711.31 feet, (record call being South 45 deg. 25' 40" West 256.07 varas), to a 1/2 inch steel rod found at the West corner of the said 28.422 acre residual tract and the South corner of said 5.00 acre tract, located in the Northeast line of the Roger Schoenst 27.021 acre tract, (Volume 772, page 654 Deed Records);

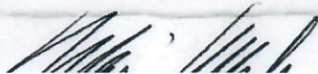
THENCE North 45 deg. 00' 00" West, along the Southwest line of said 5.00 acre tract, at 45.06 feet passing the North corner of the said Roger Schoenst 27.021 acre tract, common with the most Southern East corner of the aforesaid Roger Schoenst 19.285 acre tract, and continuing on said course, a total distance of 306.92 feet to the PLACE OF BEGINNING and containing 5.013 acres of land, of which 0.149 of one acre is located in Ullrich Road.

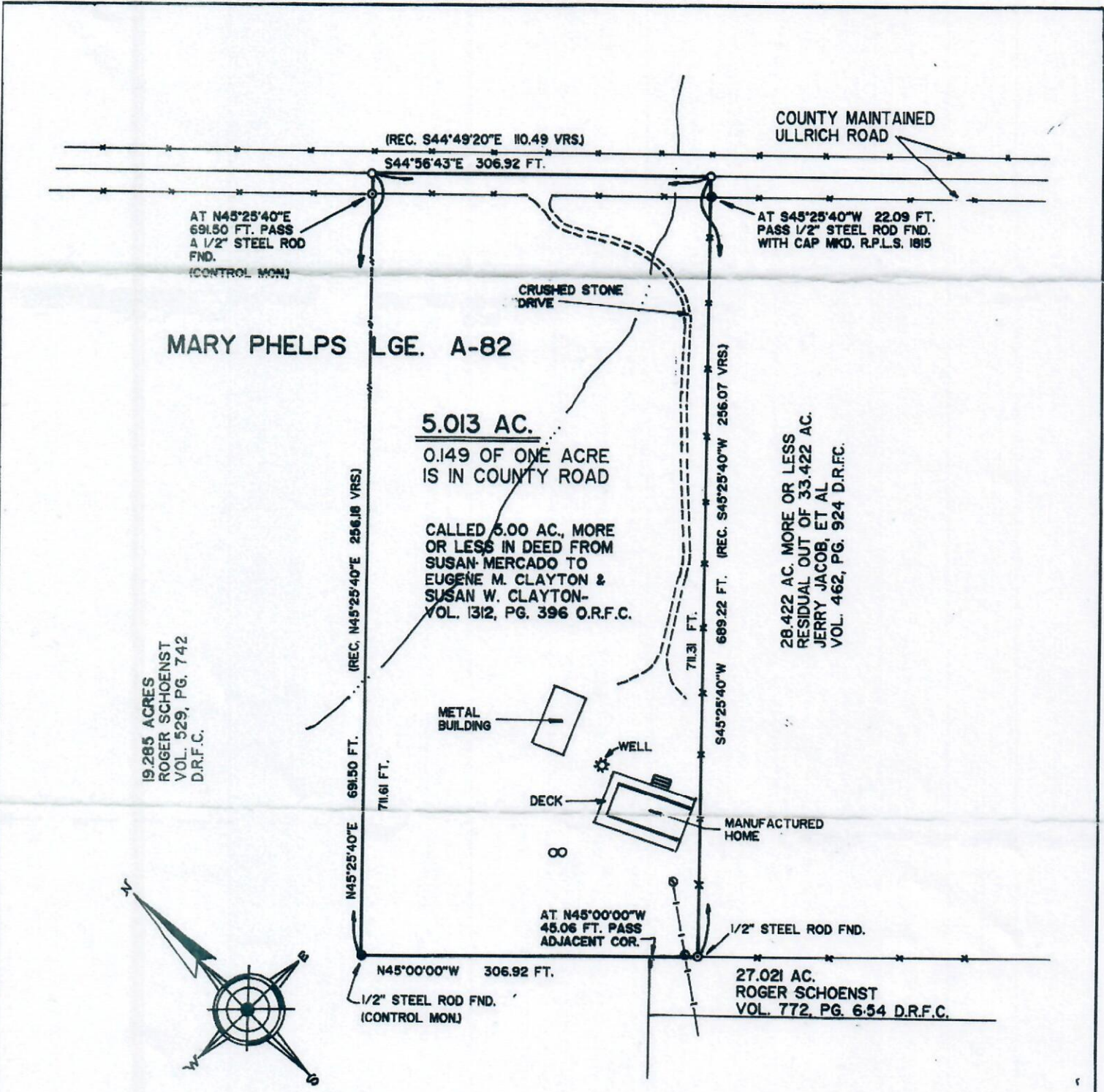
Note: All bearings recited herein refer to the bearing of record along the Northwest line of the said Eugene M. Clayton and Susan W. Clayton 5.00 acre tract, (Volume 1312, page 396 Official Records), as applied to monumentation found. Bearings and distances shown in parenthesis refer to record calls.

Note: In addition to the heretofore land boundary description, a map, marked Map Exhibit B, has been prepared and made a part hereof.

This is to certify that the heretofore land boundary description, has been prepared from an on the ground survey, and that said survey substantially conforms to the standards of a Category 1B, Condition IV Survey.

Date of signature. June 24, 2005.





Note: All bearings shown hereon, refer to the record bearing along the Northwest line of the Eugene M. Clayton and the Susan W. Clayton 5.00 acre tract, (Volume 1312, page 396 Official Records). Bearings and distances shown in parenthesis are of record.

Note: In addition to the map shown hereon, a land boundary description, marked Exhibit A, has been prepared and made a part hereof.

Note: The subject tract is not located in Special Flood Zone A, according to U.S. Department of Housing and Urban Development, Fayette County, Texas, Community-Panel No. 480815 0003 A, dated January 31, 1978.

Easements which apply to the subject tract:

(a) Right of way easement from Susan Mercado to Fayette Electric Coop., Inc., of record in Volume 1136, page 648 Deed Records of Fayette County, Texas.

(b) Right of way easement from Susan Mercado to Industry Telephone Company, of record in Volume 1200, page 658 Official Records of Fayette County, Texas.

(c) Affidavit for Surface Application System, executed by Susan Mercado, of record in Volume 1136, page 641 of the Official Records of Fayette County, Texas.

- Map key:**
- 1/2 inch steel rod fnd.
 - 1/2 inch steel rod fnd. with cap mkd. R.P.L.S.1815
 - ⊙ electric service pole
 - ⊕ water well
 - ⊗ location of septic treatment plant
- Electric service line ————
- Netting wire fence ————
- Barbed wire fence ————