LEGAL DESCRIPTION

BEING 28.21 acres of land, more or less, being a part of Block 39, Lindsey Pasture Subdivision as shown by plat in Volume 4 page 142, Plat Records of Montague County, Texas, and being part of the J.Y, Castillo Survey, Abstract No. l?..O, Mont□gue County, Texas and being part of that certain tract described in Warranty Deed to Ar,drew Dye:, fi1r...iof record under Document No. 2I06266, Official Records of Montague Coumy, Tex□s, said 28.:i..1 acres described as follows;

BEGINNING at a found tvvo inch pipe fence corner in the north right of way line of Cardwell Road from which a s.et iron rod at the southwest corner of said Dyer tracts bears S 89 deg. 44 min. 15 sec. **W** a distance of38.52 feet;

THENCE N 00 deg. 57 min. 59 sec.Ea distance of 143 I. I9 feet to a point for corner from which a found 4 inch pipe fence corner bears N O deg. 57 min. 59 sec. E a distance of I .00 foot for comer;

THENCE N 89 deg. 34 min. I 6 sec.Ea distance of 875.74 feet to a point for corner from which a found two inch pipe fence comer bears N 00 deg. .16 min. 22 sec. W a distance of 0.6560 feet;

THENCE S 00 deg. 16 min. 22 sec. Ea distance of 643.00 feet to a found three inch pipe fence comer for corner;

THENCE S 39 deg. 46 min. 59 sec. W a distance of72.00 feet to a found 2 inch pipe fence corner for comer;

THENCE S 02 deg. 17 min. 04 sec. **W** a distance of 736.02 feet to a found 2 inch pipe fence comer for corner;

THENCE S 89 deg. 44 min. 15 sec. **W** a distance of827.51 feet to the POINT OF BEGINNING and containing I ,228,90 I square feet or 28.2 I acres of land, more or less.