



Being a tract of land situated in the Friedrich Zimmerschild League, Abstract No. 629, Colorado County, Texas, and being a portion of a certain called Tract 3A, as described by deed to Gregory W. Mills and recorded in Volume 887, Page 252, Official Records, Colorado County, Texas, (ORCCT) and being more particularly described by metes and bounds as follows:

**Commencing** at a 1/2 inch iron rod found for the Southwest corner of a certain called 28.278 acre tract as described by deed to Gregory W. Mills and recorded in Volume 823, Page 743, (ORCCT) and being in common with the Northwest corner of a certain called Tract 4A, as described by deed to Ernest G. Norska and recorded in Volume 830, Page 691, (ORCCT), also, being in the east right of way line Farm to Market Highway No. 109;

Thence North 07°17'33" West, with the west line of the called 28.278 acre tract and with the west line of the said Tract 3A, also, being in common with the east right of way line of the said Farm to Market Highway No. 109, a distance of 342.24 feet to a 1/2 inch capped iron rod marked "RPLS 6495" set and being the **Point of Beginning**;

Thence northerly with the west line of the said Tract 3A and being in common with the east right of way line of the said Farm to Market Highway No. 109, the following courses and distances:

North 07°17'33" West, a distance of 127.34 feet to a 1/2 inch capped iron rod marked "RPLS 6495" Set;

North 12°14'33" West, a distance of 149.63 feet to a 1/2 inch capped iron rod marked "RPLS 6495" Set;

North 15°13'33" West, a distance of 25.96 feet to a 1/2 inch capped iron rod marked "RPLS 6495" Set for the Northwest corner of the said Tract 3A and being in common with the Southwest corner of a certain called Tract No. Two, as described by deed to Celestine Noska and recorded in Volume 321, Page 863, Deed Records, Colorado County, Texas, (DRCCT);

Thence North 88°33'00" East, with the north line of the said Tract 3A and being in common with the south line of the said Tract No. Two, a distance of 1841.17 feet to the Northeast corner of the said Tract 3A and being in common with the Northwest corner of a certain called Tract 3C, as described by deed to Gregory W. Mills and recorded in Volume 818, Page 329, (ORCCT), from which a 1/2 inch iron rod found for the Northeast corner of the said Tract 3C bears North 88°33'00" East, a distance of 893.68 feet;

Thence South 01°54'22" East, with the east line of the said Tract 3A and being in common with the west line of the said Tract 3C, at 0.38 feet pass a 1/2 inch iron rod found for reference and continuing a total distance of 305.96 feet to a 1/2 inch capped iron rod marked "RPLS 6495" set, from which a bent 5/8 inch iron rod found for the Southeast corner of the aforesaid Tract 3A bears South 01°54'22" East, a distance of 14.91 feet;

Thence South 88°46'33" West, over and across the aforementioned Tract 3A, a distance of 1796.46 feet to the **POINT OF BEGINNING** and containing 548,793 square feet or 12.599 acres of land.