BEGINNING AT a point on the south line of Murphy Street, along the north line of survey 48 block of the town of Murphy, T. & R., survey in Fannin County, Texas, which point is a perpendicular distance of 40 feet east from the center line of Grant Avenue produced; Thence, in a southeasterly direction and parallel with the center line of Grant Avenue produced 200 feet to a point which is the initial and beginning point of this tract; Thence, in a southeasterly direction and parallel with the center line of Grant Avenue produced 200 feet to the south line of a 60 acre tract of which this tract is a part; Thence, in a northeasterly direction and with the south line of said 60 acre tract 150 feet to a point; Thence, in a northeasterly direction and parallel with the center line of Grant Avenue produced 125 feet to a point; Thence, in a northerly direction and parallel with the south line of Murphy Street the foot to the place of beginning.

[Signature]

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Scale 1 inch = 100' feet