

1.60 Acres
Madison County, Texas

BEING 1.60 acres (69,840 Square Feet) of land located in the Thomas Boatwright Survey, Abstract Number 8, Madison County, Texas and being out of and a part of that certain called 5.643 acre tract as recorded in Volume 1539, Page 111 of the Deed Records of Madison County, Texas; said 1.60 acre tract being more particularly described by metes and bounds as follows with all bearings being referenced to said deed recorded in Volume 1539, Page 111 of the Deed Records of Madison County, Texas;

COMMENCING at a 1/2 inch iron rod, found for the northeast corner of said 5.643 acre tract;

THENCE South 37°28'13" West, along the southeast line of said 5.643 acre tract, a distance of 300.05 feet to a 5/8 inch iron rod with cap stamped "Bourland Surveying", set for the southeast corner of SAID 5.643 acre tract;

THENCE North 80°02'30" West, along the south line of said 5.643 acre tract a distance of 281.15 feet to a 5/8 inch iron rod with cap stamped "Bourland Surveying", set for southeast corner and the **POINT OF BEGINNING** of the herein described tract;

THENCE North 80°02'30" West, a distance of 477.21 feet to a point in the center of Oak Forest Lane, having for reference a 1/2 inch iron rod, found bearing South 80°02'30" East, a distance of 20.00 feet;

THENCE North 33°47'34" East, along the center of Oak Forest Lane, a distance of 160.00 feet to the northwest corner of the herein described tract, having for reference a 5/8 inch iron rod with cap stamped "Bourland Surveying", set bearing South 80°02'30" East, a distance of 20.00 feet;

THENCE South 80°02'30" East, over and across said 5.643 acre tract, a distance of 477.21 feet to a 5/8 inch iron rod with cap stamped "Bourland Surveying", set;

THENCE South 33°47'34" West, a distance of 160.00 feet to the **POINT OF BEGINNING**, containing 1.60 acres (69,840 Square Feet) of land in Madison County, Texas.