

Legal Description
For Melina Zuje Morales
Greenberry Brewer League, Abstract No. 5
City of Teague
Freestone County, Texas

All that certain lot, tract or parcel of land, part of the Greenberry Brewer League, Abstract No. 5, City of Teague, Freestone County, Texas, being all of that certain called 60 ft. x 147 ft. tract conveyed to Allan Carroll and Cyndy Carroll from Steven L. Pendergrass and Karen G. Pendergrass on July 23, 2007 and recorded in Volume 1413, Page 507 of the Official Records of Freestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 1" iron pipe (found) for the Northeast corner of the above mentioned Carroll tract, the Northwest corner of a called 0.961 acre tract conveyed to Mary Ann Huckaby from First Horizon Loan Corporation on October 2, 2006 and recorded in Volume 1378, Page 168 and being in the South right-of-way of Mulberry Street, from which a 1/4" iron rod (found) for the Northeast corner of same bears South 87 deg. 21 min. 27 sec. East - 186.58 ft.;

THENCE South 00 deg. 08 min. 59 sec. West with the West line of the Huckaby tract and the East line of the Carroll tract, a distance of 147.00 ft. to a 1/2" iron rod (set) for the Southeast corner of same and being the easterly Northeast corner of the residue of a One acre tract conveyed to Dale Pope and Thelma Pope from The City of Teague on July 11, 2005 and recorded in Volume 1327, Page 52, from which a 1/2" iron rod (found) bears South 00 deg. 08 min. 59 sec. West - 74.10 ft.;

THENCE North 87 deg. 21 min. 27 sec. West with the South line of the Carroll tract and the easterly North line of the Pope tract, a distance of 60.00 ft. to a corner in a metal building being an ell corner of same and being the Southwest corner of the Carroll tract, from which a 1/2" iron rod (set) in a fence for reference bears South 87 deg. 21 min. 27 sec. East - 1.64 ft.;

THENCE North 00 deg. 08 min. 59 sec. East with the West line of the Carroll tract and the northerly East line of the Pope tract, a distance of 147.00 ft. to a 1/2" iron rod (set) for the northerly Northeast corner of same, the Northwest corner of the Carroll tract and being in the South right-of-way of said Mulberry Street;

THENCE South 87 deg. 21 min. 27 sec. East with the North line of the Carroll tract and the South right-of-way of Mulberry Street, a distance of 60.00 ft. to the place of beginning and containing 0.202 acre of land.

The bearings recited are based on the West line of a called 0.961 acre tract described in Volume 1378, Page 168 of the Official Records of Freestone County, Texas.

I James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the legal description hereon was prepared from an actual survey made on the ground under my direction and supervision.

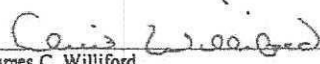

James C. Williford
Registered Professional Land Surveyor No. 5973
November 17, 2008
Job No. 08-135Book: 12/37
Plat accompanies legal description



EXHIBIT "A"