

Being a 0.999 acre tract or parcel of land out of the JAMES DYSON SURVEY, ABSTRACT NO. 8, Orange County, Texas, also being out of that certain 513.286 acre tract or parcel of land conveyed to Paul J. Cormier and wife, Jewel E. Cormier by deed recorded in Volume 482, Page 339, Deed Records of Orange County, Texas, said 0.999 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the intersection of the Southwest corner of Lot 1 in Bobcat Trails Subdivision recorded in Volume 10, Page 152, Map Records of Orange County, Texas and the East right of way line of East Ashford Park;

THENCE North 87 deg. 55 min. 48 sec. East along and with the South line of said Lot 1 in Bobcat Trails Subdivision for a distance of 199.18 feet to a 1/2" iron rod found for corner;

THENCE South 02 deg. 05 min. 34 sec. East for a distance of 214.19 feet to a 1/2" iron rod set for the intersection of the North right of way line of State Highway 105 and the South line of said 513.296 acre tract;

THENCE South 85 deg. 44 min. 27 sec. West along and with the North line of said State Highway 105 and the South line of said 513.286 acre tract for a distance of 200.00 feet to a 1/2" iron rod set for corner and the East right of way line of East Ashford Park;

THENCE North 01 deg. 55 mn. 03 sec. West along and with the East right of way line of East Ashford Park for a distance of 221.83 feet to the POINT OF BEGINNING and containing 0.999 acres of land.