

Being 17.05 acres of land, more or less, out of and a part of Abst. 1191, W. A. Turner Survey, Newton County, Texas, and being a part of a certain 69.717 acre tract known as "Tract 3" as described in a deed from Charlie C. Sheppard, et ux, to Charlie Clinton Sheppard, et al, dated August 4, 1973, and recorded in Vol. 257, Pg. 455, of the Newton County Deed Records. The said 17.05 acres of land being more fully described by metes and bounds as follows, to-wit:

BEGINNING at an iron pipe stamped "N. E. 3 H. T. & B. S. T. Co." for the Southwest corner of said 69.717 acre tract and the Southwest corner of said W. A. Turner Survey, from which a 22" Pin Oak brs. S. 13½ W. 28.3 ft. (orig.) an 8" Pine brs. N. 14½ E. 4.8 ft.

THENCE S. 88-36' E. with the South line of said 69.717 acre tract and the South line of said W. A. Turner Survey, at 1057.43 ft. to a concrete marker for the Southeast corner of said 69.717 acre tract, from which a 40" Pin Oak brs. N. 18 E. 53.7 ft. (orig.) a Do 22" (dead) brs. N. 53½ E. 58.5 ft. (orig.)

THENCE N. 00-08' E. with the East line of said 69.717 acre tract at 716.52 ft. to a concrete marker for corner.

THENCE N. 88-36' W. at 1016.16 ft. to a concrete marker for corner in the West line of said W. A. Turner Survey.

THENCE S. 3-26' W. with said line at 716.80 ft. to the place of beginning, containing 17.05 acres of land as herein described.

The Grantors herein also grant to Grantee herein a 25 ft. easement running in a northerly direction along the western boundary line of the Charlie C. Sheppard 95.23 acre tract.