

SURVEYOR'S DESCRIPTION

A parcel of land being a portion of Section 23(Abst. 3446), Block 76, Township 5, T. & P. RR. Surveys, Hudspeth County, Texas, also known as Tract 12, SUNSET RANCHES UNIT SIXTYNINE, and more particularly described by metes and bounds as follows:

COMMENCING for reference at the common corner of Sections 13, 14, 23 & 24, Blk. 76, Tsp. 5, T & P RR Surveys, same being the NE corner of said UNIT SIXTYNINE found marked by a 3/4" iron pipe; thence, South 00 deg. 37 min. 12 sec. East with the east line of said Section 23 for a distance of 1333.55 feet to a 1/2" rebar with cap set; thence, North 89 deg. 52 min. 05 sec. West with the centerline of a 60 foot wide road easement for a distance of 2614.79 feet to a 1/2" rebar with cap stamped "RPLS 4680" set for the NE corner and **POINT OF BEGINNING** of this parcel description;

THENCE, South 00 deg. 36 min. 25 sec. East with the common line of Tract 12 and Tract 13 for a distance of 1333.55 feet to a 1/2" rebar with cap set for the SE corner of this parcel;

THENCE, North 89 deg. 52 min. 05 sec. West with the common line of Tract 12 and Tract 21 for a distance of 653.62 feet to a 1/2" rebar with cap set for the SW corner of this parcel;

THENCE, North 00 deg. 36 min. 25 sec. West with the common line of Tract 11 and Tract 12 and centerline of a 60 foot wide road easement for a distance of 1333.55 feet to a 1/2" rebar with cap set for the NW corner of this parcel;

THENCE, South 89 deg. 52 min. 05 sec. East with the common line of Tract 5 and Tract 12 and centerline of a 60 foot wide road easement for a distance of 653.62 feet to the **POINT OF BEGINNING** of this parcel.

Said parcel contains 20.008 acres more or less.

Said parcel is subject to a 30 foot wide road easement adjacent and parallel to the N'ly boundary line and to a 30 foot wide road easement adjacent and parallel to the W'ly boundary line which contain 1.347 acres more or less.

John P. Gamertsfelder
Texas R.P.L.S. No. 4680
29 May 1998

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