METES AND BOUNDS DESCRIPTION OF A 4.63 ACRE TRACT OF LAND BEING OUT OF SURVEY No. 27, BLOCK 146, T. ST. L. RY CO SURVEY PECOS COUNTY, TEXAS, AND BEING THE SAME TRACT DESCRIBED IN VOLUME 470, PAGE 236 DEED RECORDS, IN THE OFFICE OF THE COUNTY CLERK OF PECOS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND WITH CAP "SK ENGR" IN THE NORTH LINE OF SAID SURVEY 27 AND THE SOUTH LINE OF SURVEY 24 FOR THE NORTH WEST CORNER OF THIS TRACT AND THE NORTHEAST CORNER OF A 2.718 ACRE TRACT DESCRIBED IN VOLUME 752, PAGE 413, DEED RECORDS AND FROM WHENCE A 1" IRON PIPE MARKED "BUNKER EST" BEARS S 89 Deg. 54' 14" W - 200.0 FT.;

THENCE N 89 Deg. 54' 14" E - 355.6 FT. WITH THE NORTH LINE OF SAID SURVEY 27 TO A 1/2" IRON PIN FOUND WITH CAP "SK ENGR" FOR THE NORTH EAST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF SURVEY 24 BEARS N 89 Deg. 54' 14" E - 50.6 FT (DEED CALL);

THENCE S 00 Deg. 00' 10" E - 316.5 FT. PARTLY WITH CURB TO A "X" FOUND MARKED ON CONCRETE IN THE NORTHWEST LINE OF A 100 FT. DRAINAGE EASEMENT FOR AN EXTERIOR CORNER OF THIS TRACT;

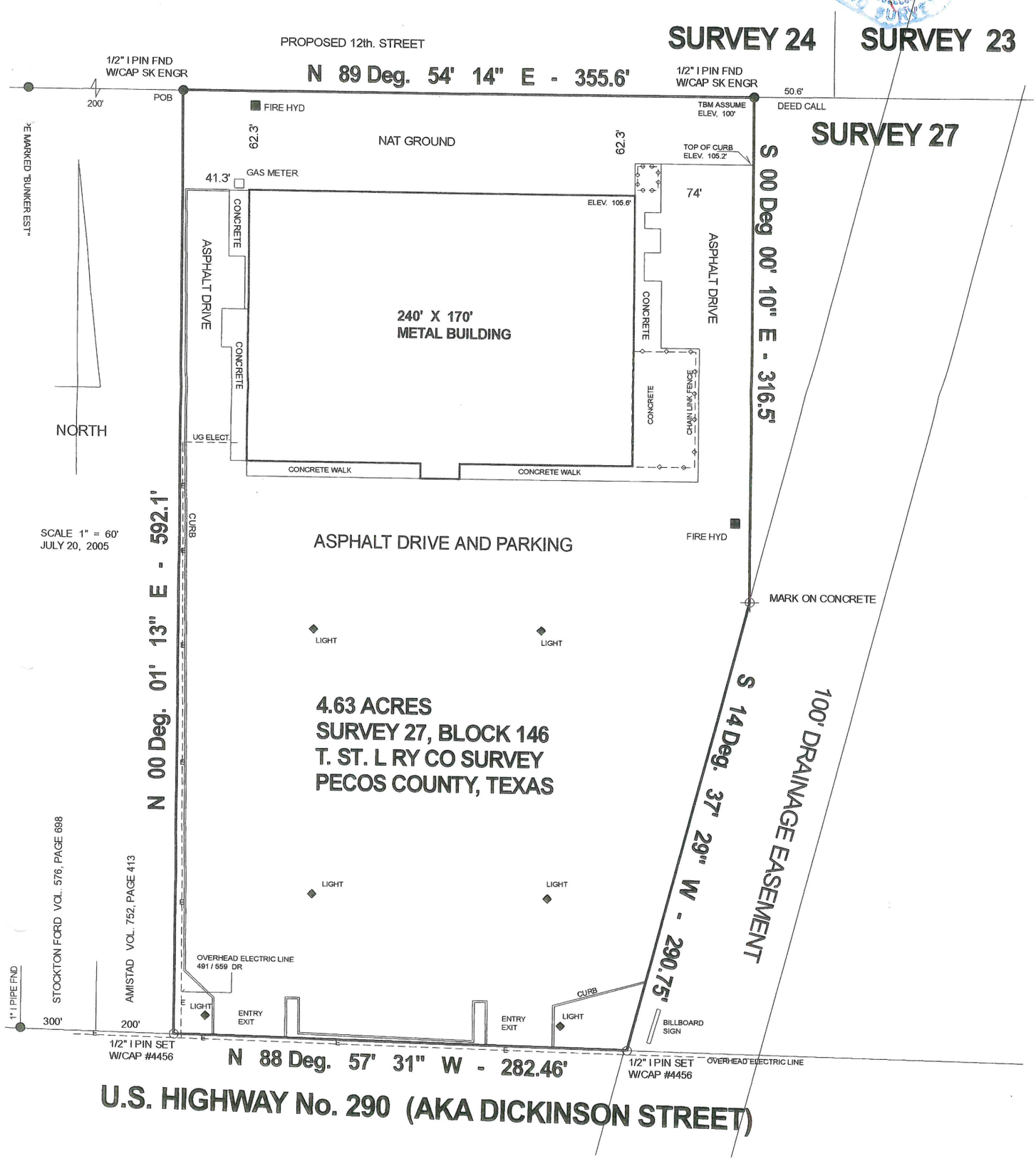
THENCE S 14 Deg. 37' 29" W - 290.75 FT. WITH THE NORTHWEST LINE OF SAID DRAINAGE EASEMENT AND PARTLY WITH CURB TO A 1/2" IRON PIN SET WITH CAP #4456 IN THE NORTH LINE OF U.S. HWY. No 290 (AKA DICKINSON STREET) FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 88 Deg. 57' 31" W - 282.46 FT. WITH THE NORTH LINE OF U.S. HIGHWAY No. 290 TO A 1/2" IRON PIN SET WITH CAP #4456 FOR 1E SOUTHWEST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF SAID 2.718 ACRE TRACT AND FROM WHENCE A 1" IRON PIPE . OUND BEARS N 88 Deg. 57' 31" W - 500.0 FT.;

THENCE N 00 Deg. 01' 13" E - 592.1 FT. WITH THE EAST LINE OF SAID 2.718 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 4.63 ACRES OF LAND MORE OR LESS.

I, ROY CATES DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

THIS SITE IS NOT IN A FLOOD ZONE.
FIRM FEMA FLOOD MAP COMMUNITY No. 480525 0005 B
11/1/85

ROY CATES
505 SKYLARK LANE
MONAHANS, TEXAS 79756
TEXAS RPLS #4456
432-943-7809

JULY 21, 2005