

BEGINNING at the NEC of the Cook Subdivision of the John P. House Survey, in the East line of said survey and being about 1980 varas N 19 deg. E from the SEC of the House Survey, this beginning corner being the SEC of said 666.55 acres;

THENCE N 19 deg. E 1945 varas with the East line of the John P. House Survey and East fence line of said tract to a corner post for the NEC of the 666.55 acres;

THENCE N 71 deg. 09' 33" W with the North fence line of said tract, passing an inside corner of same at 1424.2 varas, in all 1668 varas to the West fence line of said 666.55 acres;

THENCE S 19 deg. W 1940.37 varas with said West line to the SWC of same in the North line of a road;

THENCE S 71 deg. E 1668 varas with the North line of the road and South fence line of the 666.55 acres to the place of BEGINNING, containing 574.02 acres of land; as surveyed by Arvin McDonald, Registered Public Surveyor, on April 10, 1974.

Said tract being the same land conveyed by Mayberry and Associates, Inc. to Albert F. Mikulencak, Jr. by deed dated January 14, 1977, and recorded in Volume 331, page 402 of the Coryell County, Texas Deed Records.

SUBJECT TO any or all mineral or royalty interests heretofore conveyed or retained and now owned by grantor herein and any and all outstanding and existing oil, gas, and mineral leases covering the above described real property. But this conveyance includes the interest of grantor in said minerals or said leases.