**LEGAL DESCRIPTION**

**BEING** a tract of land being approximately 0.33 acres out of the W. G. Huffman Survey, Abstract No. 1540, Hamilton County, Texas, being approximately 0.03 acres out of the W. Sharp Survey, Abstract No. 957, Hamilton County, Texas and being approximately 22.27 acres out of the W. Hodo Survey, Abstract No. 1624, Hamilton County, Texas and being part of called 249.99 acre tract of land described in deed to Brian L. Haile, recorded in Volume 607, Page 766 of the Real Property Records, Hamilton County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod with plastic cap stamped “H&P RPLS 6827” set in the west right-of-way line of Farm-To-Market Road No. 2414 (a variable width right-of-way) for the northeast corner of this tract; (Grid Coordinates: N:10515683.40, E:2959835.90)

**THENCE** with said west right-of-way line, the following courses and distances:

South 10°41'47" East, a distance of 390.01 feet to an iron rod with plastic cap stamped “H&P RPLS 6827” found for corner at the beginning of a non-tangent curve to the right having a central angle of 01°55'59", a radius of 17138.73 feet, and chord bearing and distance of South 9°43'47" East, 578.18 feet;

In a southeasterly direction with said curve to the right, an arc distance of 578.20 feet to a 1/2" iron rod with plastic cap stamped “H&P RPLS 6827” set for the southeast corner of this tract from which a 1/2" iron rod with plastic cap stamped “H&P RPLS 6827” found bears South 7°54’17” East, 513.69 feet;

**THENCE** departing said west right-of-way line, over and across said 249.99 acre tract, South 74°30'16" West, a distance of 1069.97 feet to a cotton gin spindle set for the southwest corner of this tract;

**THENCE** with the centerline of said caliche road, the following courses and distances:

North 15°38'39" West, a distance of 47.86 feet to a cotton gin spindle set for corner;

North 13°52'28" West, a distance of 275.26 feet to a cotton gin spindle set for corner;

North 19°35'29" West, a distance of 321.85 feet to a cotton gin spindle set for corner;

North 9°35'01" West, a distance of 243.04 feet to a cotton gin spindle set the northwest corner of this tract;

**THENCE** departing said centerline, over and across said 249.99 acre tract, the following courses and distances:

North 78°50'45" East, a distance of 580.81 feet to a 1/2" iron rod with plastic cap stamped “H&P RPLS 6827” set for corner;

North 62°27'13" East, a distance of 584.72 feet to the **POINT OF BEGINNING** and containing 22.62 acres or 985,139 square feet of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas Central Zone (4203), North American Datum of 1983 per the AllTerra Trimble Global Positioning System RTKnet.