

50.433 ACRES

All that certain lot, tract or parcel of land within the Maria G. Estrada Survey, Abstract No. 7, Smith County, Texas, and being all of a called 50.449 acre tract described in Deed from L.A. Chandler and Jack A. Bloom to Charles Knight and wife, Betty Knight, dated November 10, 1980 and recorded in Volume 1839 on Page 617 of the Deed Records of Smith County, Texas, and this 50.433 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod found for the Northwest corner of said 50.449 acre tract, the Southerly Southwest corner of a called 57.587 acre tract described in Deed to Troy Nolan Long and recorded in Volume 3369 on Page 707 and in the East line of a called 35.752 acre tract described in Deed to Doris Coulter Pierce and recorded in Volume 2839 on Page 170, from said corner a 14" Red Oak bears South 61 deg. 25 min. West - 27.8 feet, a 12" Red Oak bears North 47 deg. 03 min. West - 37.0 feet, a 6" Elm bears North 01 deg. 20 min. East - 19.7 feet and a 8" Post Oak bears North 60 deg. 20 min. East - 11.8 fee (all marked //X//);

THENCE South 89 deg. 25 min. 43 sec. East, with the North line of said 50.449 acre tract, a distance of 588.53 feet, to a 1/2" Iron Rod found for the Southeast corner of said 57.587 acre tract and the Westerly Southwest corner of a called 58.587 acre tract described in Deed to Troy Nolan Long and recorded in Volume 3369 on Page 707;

THENCE South 89 deg. 24 min. 50 sec. East, a distance of 870.01 feet, to a 1/2" Iron Rod found for the Northeast corner of said 50.449 acre tract and a reentrant corner of said 57.587 acre tract;

THENCE South 00 deg. 13 min. 56 sec. East, a distance of 1058.56 feet, with a West line of said 58.587 acre tract, to a 1/2" Iron Rod found for the Easterly Southeast corner of said 50.449 acre tract and the North corner of a called 3.631 acre tract described in Deed to James G. Metcalfe, et ux and recorded in Volume 1889 on Page 751;

THENCE South 38 deg. 05 min. 00 sec. West, a distance of 952.53 feet, to a 1/2" Iron Rod found for the Southerly Southeast corner of said 50.449 acre tract and the Southwest corner of a called 2.215 acre tract described in Deed to James G. Metcalfe, et ux and recorded in Volume 1644 on Page 472 and being in the Northeast right-of-way of County Road 315;

THENCE with the South line of said 50.449 acre tract and the Northeast line of said County Road as follows:

North 52 deg. 00 min. 19 sec. West - 187.30 feet, to a 1/2" Iron Rod set,
North 56 deg. 00 min. 49 sec. West - 164.57 feet, to a 1/2" Iron Rod set,
North 60 deg. 34 min. 19 sec. West - 253.42 feet, to a 1/2" Iron Rod set, and
North 64 deg. 43 min. 48 sec. West - 423.97 feet, to a 1/2" Iron Rod found for the Southwest corner of said 50.449 acre tract and the Southeast corner of a called 9.88 acre tract described in Deed to Preston Looney and recorded in Volume 1311 on Page 593;

THENCE North 00 deg. 31 min. 41 sec. East, a distance of 566.44 feet, to a 1/2" Iron Pipe found for the Northeast corner of said 50.449 acre tract, the Northeast corner of said 9.88 acre tract and the Southeast corner of said 35.752 acre tract, from which a 8" Pine bears North 64 deg. 45 min. West - 65.4 feet, a 16" Elm bears South 03 deg. 54 min. West - 20.1 feet and a 12" Elm bears North 01 deg. 39 min. West - 27.6 feet (all marked //X//);

THENCE North 00 deg. 35 min. 46 sec. East, a distance of 743.89 feet, to the POINT OF BEGINNING AND CONTAINING 50.433 ACRES.

I, Willie H. Warren, Jr., do hereby certify that these Field Notes were prepared from a survey made on the ground during the Month of March, 1994.
GIVEN UNDER MY HAND & SEAL, this the 17th day of March, 1994.