

Being situated in the Mary Ann Bowlin one league and labor Survey, Abstract No. 39 in the City of Sulphur Springs, Hopkins County, Texas, and being the same tract of land conveyed to Cortlant G. Stephans, by deed recorded in Volume 683, Page 438, Deed Records of Hopkins County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of a tract of land conveyed to Cortlant G. Stephans, by deed recorded in Volume 716, Page 53, Deed Records of Hopkins County, Texas, and being in the East line of Locust Street S. (a Public right-of-way);

THENCE North (bearing base from aforesaid deed 683/438) along said East line of Locust Street S., a distance of 113.21 feet to a "X" set for corner, said corner being the Southwest corner of a tract of land conveyed to Emalee McMillan, a single woman, by deed recorded in Instrument No. 200002763, Official Public Records of Hopkins County, Texas;

THENCE North 87 degrees 19 minutes 47 seconds East, along the South line of said McMillan tract, a distance of 181.05 feet to a 1/2 inch iron rod found for corner, said corner being in the West line of a tract of land conveyed to Michael White, by deed recorded in Instrument No. 2019-6534, Official Public Records of Hopkins County, Texas;

THENCE South 00 degrees 12 minutes 50 seconds West, along the West line of said White tract, a distance of 122.32 feet to a point for corner, said corner being in the West line of a tract of land conveyed to Most Reverend Alvaro Corrada Bishop, Diocese of Tyler or his successors in Office, by deed recorded in Volume 595, Page 142, Deed Records of Hopkins County, Texas, and being in the Northeast corner of said Stephans tract, from which a 1/2 inch iron rod found bears on line Westerly, a distance of 1.88 feet;

THENCE North 89 degrees 47 minutes 10 seconds West, along the North line of said Stephans tract, a distance of 180.40 feet to the POINT OF BEGINNING and containing 21,270 square feet or 0.49 acres of land.