

## TRACT B

BEING 3.90 ACRES, MORE OR LESS, IN THE FRANCIS SMITH SURVEY, ABSTRACT 57, BURLESON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 1.5285 ACRES AND CALLED TRACT 1 IN A DEED RECORDED IN VOLUME 432, PAGE 780, DRBCT (DEED RECORDS OF BURLESON COUNTY, TEXAS), BEING PART OF THAT TRACT DESCRIBED AS 2.02 ACRES AND CALLED TRACT 2 IN A DEED RECORDED IN VOLUME 432, PAGE 780, DRBCT, BEING ALL OF THAT TRACT DESCRIBED AS 1.7 ACRES IN A DEED RECORDED IN VOLUME 627, PAGE 294, OPRBCT (OFFICIAL PUBLIC RECORDS OF BURLESON COUNTY, TEXAS) BEING PART OF THAT TRACT DESCRIBED AS 2.46 ACRES IN A DEED RECORDED IN VOLUME 379, PAGE 202, DRBCT, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 5/8" iron rod found with a plastic cap stamped "Hodde & Hodde 5197" in the southeast line of the B.B. Hunt Subdivision, Block 2, for the north corner of that tract described as 1.0 acre in a deed recorded in Volume 759, Page 92, OPRBCT (Official Public Records of Burleson County, Texas), for the west corner of the 2.02 acre tract and for a westerly corner of this description;

**THENCE** leaving the 1.0 acre tract and the **POINT OF BEGINNING**, with the southeast line of the B.B. Hunt Subdivision, Block 2 and the northwest line of the 2.02 acre tract **N 41°50'36" E a distance of 219.43 feet** to a 1/2" iron rod set for the east corner of Lot 8 and the south corner of the 2.46 acre tract;

**THENCE** crossing the 2.46 acre tract, the 2.02 acre tract and the 1.5285 acre tract **N 56°16'02" E a distance of 409.09 feet** to a 1/2" iron rod set in a curve in the west line of State Highway 36 and in the east line of the 1.5285 acre tract for the north corner of this description;

**THENCE** with the west line of State Highway 21, the east line of the 1.5285 acre tract and the east line of the 1.7 acre tract, along a curve to the right with a **delta of 05°15'00"**, a **radius of 2814.79**, an **arc of 257.93 feet** and a **chord which bears S 06°38'47" E a distance of 257.84 feet** to a 1/2" iron rod set;

**THENCE** with the west line of State Highway 36 and the east line of the 1.7 acre tract **S 04°01'17" E a distance of 316.06 feet** to a 1/2" iron rod set in the northeast line of Fir Street (record 30 foot width) for the south corner of the 1.7 acre tract and the southeast corner of this description;

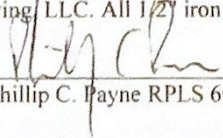
**THENCE** leaving State Highway 36 with the northeast line of Fir Street and the southwest line of the 1.7 acre tract **N 47°17'49" W a distance of 229.38 feet** to a 1/2" iron rod set in the northwest line of a called 20' alley way for the southeast corner of the 2.02 acre tract;

**THENCE** leaving the 1.7 acre tract, with the northwest line of the alley way and a southeasterly line of the 2.02 acre tract **S 41°50'36" W a distance of 232.73 feet** to a 5/8" iron rod found with a plastic cap stamped "Hodde & Hodde 5197" for the south corner of the 2.02 acre tract, for the east corner of the previously mentioned 1.0 acre tract and the southwest corner of this description;

**THENCE** leaving the alley way, with the northeast line of the 1.0 acre tract and the southwest line of the 2.02 acre tract the following two courses:

1. **N 47°06'43" W a distance of 76.40 feet** to a 5/8" iron rod found with a plastic cap stamped "Hodde & Hodde 5197", and
2. **N 47°17'49" W a distance of 216.10 feet** to the **POINT OF BEGINNING**. There are contained within this description 3.90 acres, more or less.

The bearing basis for this survey refers to grid north of the Texas State Plane Coordinate System, NAD 83, Central Zone. This description refers to a plat known as Job No. 299 and was made from an on the ground survey by Payne Land Surveying LLC. All 1/2" iron rods set are capped with a plastic cap stamped "Payne 6064"

  
Phillip C. Payne RPLS 6064