

**36.85 ACRES – TRACT 2B**

BEING 36.85 acres of land out of the Margaret Saunders Survey, Abstract No. 760, Hamilton County, Texas, and being a part of that tract described as 145 acres, more or less in a Warranty Deed with Vendor's Lien granted to Lakeshore Resources, Inc., dated May 4, 1979 and recorded in Volume 240, Page 62 of Real Property Records of Hamilton County, Texas and further described by metes and bounds as follows:

BEGINNING a cotton spindle with shiner stamped "CCC 4835" set in the east line of said Lakeshore Resources, Inc. tract (240/62), the same being the approximate center of County Road 410 for the southeast corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found for an angle point in the in the irregular north line of that tract described as 164-3/4 acres in a Warranty Deed with Vendor's Lien granted to Lakeshore Resources, Inc., dated October 1, 1997 and recorded in Volume 302, Page 507 of said real properties and for the southeast corner of said Lakeshore Resources, Inc. tract (240/62) bears South 16° 36' 32" West, a distance of 34.30 feet and South 17° 50' 23" West, a distance of 1829.31 feet;

THENCE: into said Lakeshore Resources, Inc. tract (240/62) along the irregular south line of this tract in the following courses and distances:

1. North 78° 27' 11" West, at a distance of 33.36 feet passing a 2-1/2" pipe fence corner on the north side of a cattle guard in the fenced west margin of County Road 410 and continuing along the general course of a wire fence running east to west, in all a distance of 561.14 feet to a 2-1/2" pipe fence corner post found at the end of said fence,
2. North 77° 40' 50" West, a distance of 16.36 feet across a gap in fencing to a 2-1/2" pipe fence corner post at the beginning of a wire fence running east to west for an angle point,
3. North 12° 05' 57" East, across a gap in fencing, at a distance of 18.23 feet passing a cedar fence corner post at the beginning of a wire fence and continuing along the general course of the same, in all a distance of 562.35 feet to a mag nail with a shiner stamped "CCC 4835" set in a cedar fence corner post and continuing along the general course of a wire fence,
4. North 25° 50' 21" West, a distance of 203.48 feet to a mag nail with a shiner stamped "CCC 4835" set in a cedar fence corner post for an angle point,
5. North 78° 13' 09" West, a distance of 626.90 feet to a mag nail with a shiner stamped "CCC 4835" set in a cedar fence corner post for an angle point,
6. South 78° 04' 47" West, a distance of 371.67 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
7. South 66° 17' 36" West, a distance of 8.48 feet to a mag nail with a shiner stamped "CCC 4835" set in a cedar fence corner post at an angle point in said wire fence which continues to the south and joining the remains of an old wire fence and continuing along the same,
8. South 79° 13' 45" West, a distance of 229.51 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set at the base of a 10" live oak for an angle point,
9. North 82° 33' 00" West, a distance of 85.90 feet to a 1/2" iron pin with a yellow plastic cap stamped "CCC 4835" set at the base of a dead tree for an angle point,
10. North 58° 46' 09" West, a distance of 36.50 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for an angle point,

THENCE: along the west line of this tract in the following courses and distances:

1. North 02° 24' 04" East, a distance of 142.79 feet continuing with the remains of an old wire fence to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set at a cedar fence post for an angle point,

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2. North 09° 00' 06" West, a distance of 128.47 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set at a cedar fence post at the end of said old wire fence for an angle point,
3. North 14° 33' 48" East, a distance of 210.92 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
4. and North 18° 20' 08" East, at a distance of 291.41 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference in the fenced south margin of County Road 410 and continuing into said county road, in all a distance of 307.45 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the northwest corner of this tract;

THENCE: South 75° 38' 02" East, a distance of 2128.89 feet along the north line of said Lakeshore Resources, Inc. tract (240/62) and this tract with the approximate center of County Road 410 to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found at the intersection at the transition of the center of County Road 410 from north to west for the northeast corner of said Lakeshore Resources, Inc. tract (240/62) and this tract;

THENCE: South 16° 36' 32" West, a distance of 1169.92 feet along the east line of said Lakeshore Resources, Inc. tract (240/62) and this tract with the approximate center of County Road 410 to the Point of Beginning.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.



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