**LEGAL DESCRIPTION**

**BEING** a tract of land out of the A. Wright Survey, Abstract No. 866, Hamilton County, Texas and being part of a called 207.0813 acre tract of land described in deed to HBar Holdings LLC recorded in Volume 630, Page 726 of the Real Property Records, Hamilton County, Texas and being more particularly described as follows:

**BEGINNING** at a 3/8” iron rod found in the west right-of-way line of Farm-to-Market Road No. 1602 (a variable width right-of-way) for the northeast corner of said 207.0813 acre tract and being the northeast corner of this tract; (Grid Coordinates: N:10597864.94, E:3044131.82)

**THENCE** with said west right-of-way line of F.M. 1602, the following courses and distances:

South 31°29'50" East, a distance of 1169.49 feet to a 5/8” iron rod found for corner;

South 31°38'50" East, a distance of 341.23 feet to a 1/2" iron rod with plastic cap stamped “H&P RPLS 6827” set for the southeast corner of this tract;

**THENCE** departing said west right-of-way line over and across said 207.0813 acre tract, the following courses and distances:

South 58°21'10" West, a distance of 759.39 feet to a 1/2" iron rod with plastic cap stamped “H&P RPLS 6827” set for the southwest corner of this tract;

North 32°00'35" West, a distance of 1505.85 feet to a 1/2" iron rod with plastic cap stamped “H&P RPLS 6827” set in the north line of said 207.0813 acre tract for the northwest corner of this tract;

**THENCE** with said north line of the 207.0813 acre tract, North 57°59'25" East, a distance of 772.00 feet to the **POINT OF BEGINNING** and being 26.5000 acres or 1,154,342 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.