



215 WINCHESTER DR. STE 100 TYLER, TX 75701 PH: 903-405-3464 FAX: 903-405-3474 TBPELS FIRM REG. #10194274

TRACT 2

BEING 11.620 ACRES OF LAND situated in the Edward Pearce Survey, Abstract 795, Smith County, Texas and being part of that certain called 75.132 acre tract conveyed to Stone Branch, L.P. as recorded in Instrument No. 202301007546 of the Official Public Records of Smith County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found in the north line of said called 75.132 acre tract for the southeast corner of that certain called 4.070 acre tract conveyed to Analisa Reshell Smith as recorded in Volume 7589, Page 705 of the Official Public Records of Smith County, Texas and the southwest corner of that certain called 4.070 acre tract conveyed to Glenn C. Austin, et al as recorded in Volume 7643, Page 502 of the Official Public Records of Smith County, Texas, from which an 8" wood fence corner post found for the northeast corner of said called 75.132 acre tract bears N 88°38'05" E - 1734.43';

THENCE South 01°13'11" East across said called 75.132 acre tract a distance of 1325.06 feet to a point in the south line of said called 75.132 acre tract, same being in the centerline of County Road No. 244, from which a ½" iron rod with cap (RPLS 5748) set for reference bears N 01°13'11" W - 30.10';

THENCE with the most easterly south line of said called 75.132 acre tract and generally with the centerline of said County Road No. 244 as follows:

North 81°17'20" West a distance of 0.90 feet

North 71°07'24" West a distance of 184.97 feet

North 63°43'13" West a distance of 249.40 feet, and

North 69°40'18" West a distance of 13.42 feet to a point for corner in same, from which a ½" iron rod found for reference bears N 01°13'11" W - 30.00';

THENCE North 01°13'11" West across said called 75.132 acre tract a distance of 1140.23 feet to a ½" iron rod found in the north line of said called 75.132 acre tract, same being the southeast corner of that certain called 6.105 acre tract described as "Tract 1" in a Deed of Partition and set aside to Carol L. Stansell-Smith, et al as recorded in Volume 4913, Page 145 of the Official Public Records of Smith County, Texas and the southwest corner of that certain called 4.070 acre tract described as "Tract 2" in said Deed of Partition and set aside to Rosie M. Stansell Halton as recorded in Volume 4913, Page 145 of the Official Public Records of Smith County, Texas;

THENCE North 88°38'05" East with the north line of said called 75.132 acre tract and the south line of said Rosie M. Stansell Halton called 4.070 acre tract, at a distance of 204.12' passing a ½" iron rod found for the southeast corner of said Rosie M. Stansell Halton called 4.070 acre tract and the southwest corner of said Analisa Reshell Smith called 4.070 acre tract, and continuing with the north line of said called 75.132 acre tract and the south line of said Analisa Reshell Smith called 4.070 acre tract for a total distance of 408.30 feet back to the **PLACE OF BEGINNING** and containing **11.620 ACRES OF LAND**.