

## LEGAL DESCRIPTION

Being a lot, tract or parcel of land situated in the Elbert Matthews Survey, Abstract No. 083, Camp County, Texas, and being all of that certain tract of land conveyed from Nancy Higuera et al to David Hoover et al, by Warranty Deed with Vendor's Lien, as recorded in Volume 170, Page 499, Official Public Records, Camp County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with cap stamped (BY-LINE) at the West corner of said Hoover tract, and the South corner of a tract of land conveyed to Paige Kalgren, by deed as recorded in Volume 500, Page 201, Official Public Records, Camp County, Texas, said point being in the commonly accepted East line of Lafayette Street, from said point, a 3/8 inch iron rod found at the West corner of a tract of land described in Volume 468, Page 280, Official Public Records, Camp County, Texas, bears North 31 Degrees 43 Minutes 16 Seconds West, a distance of 373.93 feet, and a 1/2 inch iron rod found at the West corner of a tract of land described in Volume 500, Page 201, Official Public Records, Camp County, Texas, bears North 30 Degrees 09 Minutes 48 Seconds West, a distance of 110.69 feet;

THENCE, North 64 Degrees 47 Minutes 01 Seconds East, with a line common to said Hoover tract, and said Kalgren tract, and passing at a distance of 181.85 feet, a 1/2 inch iron rod set with cap stamped (BY-LINE) for witness, and continuing on for a total distance of 188.16 feet to a point for corner in an existing building at the North corner of said Hoover tract, the East corner of said Kalgren tract, and the West corner of a called Tract One conveyed to the Misioneras Guadalupanas De Santa Ana, by deed as recorded in Volume 438, Page 060, Official Public Records, Camp County, Texas, from said point, a 5/8 inch iron pipe found at the North corner of a tract of land described in Volume 441, Page 064, Official Public Records, Camp County, Texas, bears North 25 Degrees 17 Minutes 08 Seconds West, a distance of 225.74 feet, another 5/8 inch iron pipe found at the North corner of said 468/280, bears North 25 Degrees 17 Minutes 08 Seconds West, a distance of 370.27 feet, and a two inch iron pipe found at the North corner of said Tract One, bears North 64 Degrees 47 Minutes 01 Seconds East, a distance of 204.77 feet;

THENCE, South 25 Degrees 17 Minutes 08 Seconds East, with a line common to said Hoover tract, and said Tract One, a distance of 75.04 feet to a mag nail set in a rock at the East corner of said Hoover tract, and the South corner of said Tract One, said point being in the North line of a called 0.69 acre tract conveyed to Paul O'Dell Sr, by deed as recorded in Volume 506, Page 104, Official Public Records, Camp County, Texas, from said point, a two inch square tube found at the East corner of said Tract One, and the North corner of a called Tract Two conveyed to the Misioneras Guadalupanas De Santa Ana, by deed as recorded in Volume 438, Page 060, Official Public Records, Camp County, Texas, bears North 64 Degrees 47 Minutes 01 Seconds East, a distance of 196.07 feet;

THENCE, South 64 Degrees 47 Minutes 01 Seconds West, with a line common to said Hoover tract, and said 0.69 acre tract, a distance of 187.69 feet to a point for corner in a shared concrete drive at the South corner of said Hoover tract, and the West corner of said 0.69 acre tract, said

point being in a curve to the left in the East line of said Lafayette Street, with a radius of 502.20 feet, a delta angle of 08 Degrees 34 Minutes 09 Seconds, the chord of which bears North 25 Degrees 38 Minutes 35 Seconds West, for a chord distance of 75.04 feet, from said point, a 1/2 inch iron rod found at an angle point in the West line of said 0.69 acre tract, bears South 21 Degrees 40 Minutes 06 Seconds East, a distance of 93.42 feet, another 1/2 inch iron rod found at the South end of said curve, bears South 22 Degrees 44 Minutes 41 Seconds East, a distance of 50.60 feet, and a 1/2 inch iron rod found, bears North 64 Degrees 47 Minutes 01 Seconds East, a distance of 0.30 feet;

THENCE, along the arc of said curve, and a line common to said Hoover tract, and said Lafayette Street, for an arc length of 75.11 feet to the POINT OF BEGINNING and CONTAINING 14,031 square feet or 0.32 acres of land.