

LEGAL DESCRIPTION

Being a lot, tract or parcel of land situated in the Josiah Pomroy Survey, Abstract No. 186, Rains County, Texas, and being all of that certain called 0.829 acre tract of land conveyed from Donna Fairchild et al to R. F. Hathcox, by Warranty Deed, as recorded in Volume 290, Page 616, Real Records, Rains County, Texas, and being all of that certain called 0.704 acre tract of land, called Tract One, conveyed from Ellen Atkins to Melinda Alison et al, by Warranty Deed, as recorded in File #2022-1449, Official Public Records, Rains County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GNSS. Area and distances reflected hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at the Northwest corner of said 0.704 acre tract, the Northeast corner of a called 1.308 acre tract of land conveyed to Brian Roberts et ux, by deed recorded in File #2015-2340, Official Public Records, Rains County, Texas, a Southeast corner of a called 161.36 acre tract of land conveyed to The Sabine River Authority of Texas, by deed recorded in Volume 197, Page 369, Deed Records, Rains County, Texas, and Southwest corner of a called 39.01 acre tract of land, called Tract 2 - Parcel 1, conveyed to The Sabine River Authority of Texas, by deed recorded in Volume 195, Page 264, Deed Records, Rains County, Texas, from said point, an S.R.A. t-iron found, bears South 84 Degrees 08 Minutes 52 Seconds West, a distance of 48.53 feet;

THENCE, North 84 Degrees 08 Minutes 52 Seconds East, along the North line of said 0.704 acre tract, and a South line of said 39.01 acre tract, a distance of 74.42 feet to an S.R.A. t-iron found for corner;

THENCE, North 72 Degrees 22 Minutes 59 Seconds East, continuing along the North line of said 0.704 acre tract, and a South line of said 39.01 acre tract, and passing at a distance of 27.47 feet, a 3/8 inch iron rod found (bent) at the Northeast corner of said 0.704 acre tract, and the Northwest corner of said 0.829 acre tract, and continuing the same course for a total distance of 99.78 feet to an S.R.A. t-iron found at the Northeast corner of said 0.829 acre tract, and an ell corner of said 39.01 acre tract;

THENCE, South 32 Degrees 25 Minutes 58 Seconds East, along the East line of said 0.829 acre tract, and a West line of said 39.01 acre tract, a distance of 150.00 feet to an S.R.A. t-iron found for corner;

THENCE, South 27 Degrees 22 Minutes 28 Seconds East, continuing along the East line of said 0.829 acre tract, and a West line of said 39.01 acre tract, a distance of 68.52 feet to an S.R.A. t-iron found at the Southeast corner of said 0.829 acre tract, and the North corner of a called 0.751 acre tract of land conveyed to Ellen Atkins, by deed recorded in Volume 434, Page 206, Real Records, Rains County, Texas, from said point, an S.R.A. t-iron found, bears South 21 Degrees 15 Minutes 26 Seconds East, a distance of 89.48 feet;

THENCE, South 40 Degrees 35 Minutes 29 Seconds West, along the Southeast line of said 0.892 acre tract, and the Northwest line of said 0.751 acre tract, a distance of 179.27 feet to a 3/8 inch iron rod found for corner at the Southeast corner of said 0.829 acre tract, and a Northwest corner of said 0.751 acre tract, said point lying on the Northeast side of County Road No. 3330;

THENCE, South 89 Degrees 13 Minutes 55 Seconds West, continuing along the South line of said 0.829 acre tract, a distance of 39.21 feet to a point for corner at the Southwest corner of said 0.829 acre tract, and the Southeast corner of said 0.704 acre tract, from said point, a 3/8 inch iron rod found, bears North 04 Degrees 43 Minutes 54 Seconds West, a distance of 9.35 feet;

THENCE, South 88 Degrees 47 Minutes 32 Seconds West, along the South line of said 0.704 acre tract, and generally along said County Road No. 3330, a distance of 107.51 feet to a point for corner at the Southwest corner of said 0.704 acre tract, said point lying in the East line of said 1.308 acre tract, from said point, a 60D nail found at the Southeast corner of said 1.308 acre tract, bears South 03 Degrees 31 Minutes 07 Seconds East, a distance of 3.60 feet;

THENCE, North 03 Degrees 31 Minutes 07 Seconds West, along the West line of said 0.704 acre tract, and the East line of said 1.308 acre tract, a distance of 289.14 feet to the **POINT OF BEGINNING** and **CONTAINING** 1.53 acres of land.