

BEGINNING AT A 2" GALVANIZED PIPE FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF HOLLINGSWORTH STREET (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE WEST RIGHT-OF-WAY LINE OF BRAZOS STREET (A CALLED 50' WIDE RIGHT-OF-WAY), AND BEING THE SOUTHEAST CORNER OF LOT 5, BLOCK 5 (239) OF SAID MORGAN'S ADDITION;

THENCE SOUTH $76^{\circ}36'01''$ WEST, ALONG THE SOUTH LINE OF SAID BLOCK 5 AND THE NORTH RIGHT-OF-WAY LINE OF SAID HOLLINGSWORTH STREET, A DISTANCE 279.66 FEET TO A POINT, FROM WHICH A RAILROAD SPIKE FOUND BEARS SOUTH $76^{\circ}36'01''$ WEST, 20.00 FEET, SAID RAILROAD SPIKE BEING THE SOUTHEAST CORNER OF LOT 15, BLOCK 4 (228) OF SAID MORGAN'S ADDITION;

THENCE NORTH $13^{\circ}20'09''$ WEST, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID HOLLINGSWORTH STREET, A DISTANCE OF 150.00 FEET TO A POINT;

THENCE SOUTH $76^{\circ}39'51''$ WEST, A DISTANCE OF 20.00 FEET TO A POINT;

THENCE NORTH $13^{\circ}20'09''$ WEST, A DISTANCE OF 155.22 FEET TO A FENCE CORNER;

THENCE SOUTH $76^{\circ}21'28''$ WEST, A DISTANCE OF 158.18 FEET TO A POINT, FROM WHICH A 1-1/2" IRON PIPE FOUND BEARS NORTH $13^{\circ}38'32''$ WEST, 97.66 FEET;

THENCE NORTH $88^{\circ}20'24''$ WEST, A DISTANCE OF 410.04 FEET TO A 1/2" IRON ROD FOUND;

THENCE NORTH $20^{\circ}30'06''$ WEST, AT A DISTANCE OF 254.09 FEET PASSING A 2" ALUMINUM DISK STAMPED "WIER & ASSOC INC" FOUND, AND CONTINUING IN ALL A TOTAL DISTANCE OF 266.71 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE NORTHERLY, AN ARC LENGTH OF 48.66 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF $07^{\circ}10'46''$, A RADIUS OF 388.36 FEET, AND A CHORD BEARING NORTH $16^{\circ}54'43''$ WEST, 48.63 FEET TO A 60D NAIL FOUND;

THENCE NORTH $13^{\circ}19'21''$ WEST, AT A DISTANCE OF 208.67 FEET PASSING AN "X" CUT FOUND, FROM WHICH A 2" ALUMINUM DISK STAMPED "WIER & ASSOC INC" FOUND BEARS SOUTH $77^{\circ}52'$ W, 4.0 FEET, AT A DISTANCE OF 275.97 FEET PASSING AN "X" CUT FOUND, FROM WHICH ANOTHER "X" CUT BEARS SOUTH $76^{\circ}17'$ W, 3.9 FEET, AND CONTINUING IN ALL A TOTAL DISTANCE OF 429.37 FEET TO A 2" GALVANIZED PIPE FOUND (DISTURBED);

THENCE NORTH $15^{\circ}19'13''$ WEST, A DISTANCE OF 279.38 FEET TO A 2" ALUMINUM DISK STAMPED "WIER & ASSOC INC" FOUND, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE NORTHERLY, AN ARC LENGTH OF 113.78 FEET ALONG SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF $01^{\circ}21'24''$, A RADIUS OF 4805.36 FEET,

AND A CHORD BEARING NORTH $21^{\circ}58'09''$ WEST, 113.78 FEET TO A 2" GALVANIZED PIPE FOUND;

THENCE NORTH $22^{\circ}38'51''$ WEST, A DISTANCE OF 445.52 FEET TO A 2" GALVANIZED PIPE FOUND, BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE NORTHERLY, AN ARC LENGTH OF 87.11 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF $08^{\circ}08'40''$, A RADIUS OF 612.80 FEET, AND A CHORD BEARING NORTH $18^{\circ}37'03''$ WEST, 87.03 FEET TO A 2" GALVANIZED PIPE FOUND (DISTURBED);

THENCE NORTH $14^{\circ}29'11''$ WEST, A DISTANCE OF 596.86 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE NORTHERLY, AN ARC LENGTH OF 66.19 FEET ALONG SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF $06^{\circ}11'21''$, A RADIUS OF 612.80 FEET, AND A CHORD BEARING NORTH $17^{\circ}40'42''$ WEST, 66.16 FEET TO A 1" IRON PIPE FOUND;

THENCE NORTH $20^{\circ}34'04''$ WEST, A DISTANCE OF 97.37 FEET TO A 1/2" IRON ROD FOUND, BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE NORTHERLY, AN ARC LENGTH OF 75.40 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF $07^{\circ}15'48''$, A RADIUS OF 594.80 FEET, AND A CHORD BEARING NORTH $17^{\circ}01'21''$ WEST, 75.35 FEET TO A 2" GALVANIZED PIPE FOUND;

THENCE SOUTH $76^{\circ}36'33''$ WEST, A DISTANCE OF 36.83 FEET TO A POINT, FROM WHICH A 2" ALUMINUM DISK STAMPED "WIER & ASSOC INC" FOUND BEARS SOUTH $76^{\circ}36'33''$ WEST, 5.00 FEET;

THENCE NORTH $13^{\circ}22'47''$ WEST, A DISTANCE OF 1269.30 FEET TO A POINT;

THENCE NORTH $03^{\circ}50'41''$ WEST, A DISTANCE OF 124.18 FEET TO A POINT, FROM WHICH A 2" ALUMINUM DISK STAMPED "WIER & ASSOC INC" FOUND BEARS NORTH $74^{\circ}23'15''$ WEST, 17.21 FEET;

THENCE NORTH $12^{\circ}37'12''$ WEST, A DISTANCE OF 57.37 FEET TO A POINT;

THENCE NORTH $76^{\circ}39'41''$ EAST, A DISTANCE OF 14.48 FEET TO A POINT;

THENCE NORTH $13^{\circ}02'18''$ WEST, A DISTANCE OF 98.19 FEET TO A POINT;

THENCE NORTH $76^{\circ}39'41''$ EAST, A DISTANCE OF 15.85 FEET TO A POINT;

THENCE NORTH $13^{\circ}20'19''$ WEST, A DISTANCE OF 35.00 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE NORTHERLY, AN ARC LENGTH OF 116.47 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF $08^{\circ}33'21''$, A RADIUS OF 780.00 FEET, AND A CHORD BEARING NORTH $09^{\circ}40'44''$ WEST, 116.37 FEET TO A POINT;

THENCE NORTH $01^{\circ}58'33''$ WEST, A DISTANCE OF 764.88 FEET TO A 1" IRON PIPE FOUND;

THENCE NORTH $06^{\circ}17'26''$ WEST, A DISTANCE OF 24.09 FEET TO A POINT;

THENCE NORTH $78^{\circ}49'04''$ EAST, A DISTANCE OF 15.75 FEET TO A POINT, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH $11^{\circ}10'56''$ WEST, 33.31 FEET;

THENCE SOUTH $11^{\circ}10'56''$ EAST, AT A DISTANCE OF 256.81 FEET PASSING A 2" ALUMINUM DISK STAMPED "WIER & ASSOC INC" FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF HORTON STREET (A CALLED 30' WIDE RIGHT-OF-WAY), AND CONTINUING IN ALL A TOTAL DISTANCE OF 458.25 FEET TO A POINT;

THENCE NORTH $88^{\circ}26'23''$ EAST, A DISTANCE OF 47.32 FEET TO A POINT;

THENCE NORTH $02^{\circ}14'09''$ EAST, A DISTANCE OF 199.22 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF SAID HORTON STREET;

THENCE NORTH $88^{\circ}20'13''$ EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HORTON STREET, A DISTANCE OF 193.23 FEET TO A POINT;

THENCE SOUTH $01^{\circ}58'42''$ EAST, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID HORTON STREET, A DISTANCE OF 423.68 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF TAYLOR STREET (A CALLED 30' WIDE RIGHT-OF-WAY);

THENCE NORTH $88^{\circ}24'26''$ EAST, A DISTANCE OF 154.53 FEET TO A POINT, BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID TAYLOR STREET WITH THE WEST RIGHT-OF-WAY LINE OF EVANS STREET (A 50' WIDE RIGHT-OF-WAY);

THENCE SOUTH $01^{\circ}38'03''$ EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID EVANS STREET, A DISTANCE 150.00 FEET TO A POINT;

THENCE NORTH $88^{\circ}21'57''$ EAST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID EVANS STREET, A DISTANCE OF 50.00 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID EVANS STREET;

THENCE NORTH $01^{\circ}38'03''$ WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID EVANS STREET, A DISTANCE OF 150.00 FEET TO A POINT, BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID EVANS STREET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID TAYLOR STREET;

THENCE NORTH 88°21'57" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID TAYLOR STREET, A DISTANCE OF 295.00 FEET TO A POINT, BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID TAYLOR STREET WITH THE WEST RIGHT-OF-WAY LINE OF ELMO STREET (A CALLED 50' WIDE RIGHT-OF-WAY);

THENCE SOUTH 01°38'03" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID ELMO STREET, A DISTANCE OF 25.00 FEET TO A POINT, FROM WHICH AN "X" CUT FOUND BEARS SOUTH 33°37' WEST, 18.0 FEET, SAID POINT BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID ELMO STREET WITH THE NORTHWEST RIGHT-OF-WAY LINE OF BOONE STREET (A CALLED 50' WIDE RIGHT-OF-WAY);

THENCE SOUTH 59°55'34" WEST, ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID BOONE STREET, A DISTANCE OF 215.00 FEET TO A POINT;

THENCE SOUTH 77°48'01" EAST, DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID BOONE STREET, A DISTANCE OF 74.33 FEET TO A POINT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID BOONE STREET;

THENCE NORTH 59°55'34" EAST, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID BOONE STREET, A DISTANCE OF 154.09 FEET TO A POINT, BEING THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID BOONE STREET WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SABINE AVENUE (A CALLED 50' WIDE RIGHT-OF-WAY);

THENCE SOUTH 29°33'03" EAST, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SABINE AVENUE, AT A DISTANCE OF 248.18 FEET, PASSING A 3/8" IRON ROD FOUND, AT A DISTANCE OF 476.00 FEET, PASSING A 1" IRON PIPE FOUND, FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 34°15' WEST, 0.2 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 860.00 FEET TO A 1/2" IRON ROD FOUND, SAID IRON ROD BEING THE EAST CORNER OF SAID LOT 1, BLOCK 3 (181), MECHANIC'S ADDITION AND THE NORTH CORNER OF SAID LOT 2, BLOCK 3 (181), MECHANIC'S ADDITION;

THENCE SOUTH 59°59'58" WEST, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SABINE AVENUE, A DISTANCE OF 139.93 FEET TO A 2" GALVANIZED PIPE FOUND;

THENCE NORTH 87°08'04" WEST, A DISTANCE OF 631.89 FEET TO A 2" IRON PIPE FOUND;

THENCE SOUTH 25°49'40" EAST, AT DISTANCE OF 146.19 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", AT A DISTANCE OF 630.11 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", AND CONTINUING IN ALL A TOTAL DISTANCE OF 1137.97 FEET TO A 1/2" IRON ROD FOUND;

THENCE SOUTH 30°37'11" EAST, A DISTANCE OF 89.71 FEET TO A 1/2" IRON ROD FOUND;

THENCE SOUTH 67°00'40" EAST, A DISTANCE OF 338.74 FEET TO A 2" GALVANIZED PIPE FOUND;

THENCE SOUTH 13°07'41" EAST, A DISTANCE OF 468.48 FEET TO A 2" GALVANIZED PIPE FOUND;

THENCE SOUTH 10°01'59" WEST, A DISTANCE OF 64.09 FEET TO A 2" GALVANIZED PIPE FOUND;

THENCE SOUTH 13°34'45" EAST, A DISTANCE OF 1102.80 FEET TO A 2" GALVANIZED PIPE FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF CLEBURNE STREET (A CALLED 50' WIDE RIGHT-OF-WAY);

THENCE NORTH 76°25'15" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CLEBURNE STREET, A DISTANCE OF 132.94 FEET TO A 2" GALVANIZED PIPE FOUND, BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID CLEBURNE STREET WITH THE WEST RIGHT-OF-WAY LINE OF SAID BRAZOS STREET;

THENCE SOUTH 13°35'20" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BRAZOS STREET, A DISTANCE OF 50.00 FEET TO A POINT;

THENCE SOUTH 76°25'15" WEST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID BRAZOS STREET, A DISTANCE OF 132.95 FEET TO A 2" GALVANIZED PIPE FOUND;

THENCE SOUTH 13°34'45" EAST, AT A DISTANCE OF 148.47 FEET, PASSING A 2" GALVANIZED PIPE FOUND IN THE NORTH RIGHT-OF-WAY LINE OF PARK STREET (A CALLED 50' WIDE RIGHT-OF-WAY), CONTINUING IN ALL A TOTAL DISTANCE OF 199.01 FEET TO A 1" IRON PIPE FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID PARK STREET;

THENCE NORTH 76°46'42" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID PARK STREET, A DISTANCE OF 133.16 FEET TO A 2" GALVANIZED PIPE FOUND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID PARK STREET WITH THE WEST RIGHT-OF-WAY LINE OF SAID BRAZOS STREET;

THENCE SOUTH 13°34'24" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BRAZOS STREET, A DISTANCE OF 504.89 FEET TO THE PLACE OF BEGINNING AND CONTAINING 81.406 ACRES (3,546,025 SQUARE FEET) OF LAND, MORE OR LESS.

TRACT 2: