

BEING a 2.1515 acre (93,719 square foot) tract of land situated in the James B. Atwood Survey, Abstract No. 19, City of Athens, Henderson County, Texas, and being part of Lot 10, C.H. Coleman Subdivision according to the plat recorded in Cabinet A, Slide 76, Plat Records, Henderson County, Texas, and being part of that certain tract of land described in Special Warranty Deed with Vendor's Lien to Sand Springs Baptist Church recorded in Instrument No. 2014-00005113, Official Public Records, Henderson County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "KHA" set at the north corner of a called 0.18 acre tract of land described in the Deed to the State of Texas recorded in Volume 620, Page 241, Deed Records, Henderson County, Texas, and being in the northwest right-of-way line of State Highway 31 (East Tyler Street), a variable width right-of-way, and being on the northeast line of said Lot 10, from which a 1/2-inch iron rod found bears North 44°50'14" West, a distance of 0.39 feet, and from which a 1/2-inch iron rod found bears North 45°34'29" East, a distance of 789.50 feet;

THENCE South 45°34'29" West, along the said northwest right-of-way line, and along the northwest line of the said called 0.18 acre tract, a distance of 360.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, being at an interior corner of the said called 0.18 acre tract of land, and being at the east end of a right-of-way corner clip at the intersection of the said northwest right-of-way line and the east right-of-way line of FM 1616, an 80-foot wide right-of-way;

THENCE North 89°06'00" West, along the said right-of-way corner clip, and continuing along the northwest line of the said called 0.18 acre tract, a distance of 49.20 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, being at the westernmost northwest corner of the said called 0.18 acre tract, and being in the east right-of-way line of said FM 1616;

THENCE North 0°38'32" West, along the said east right-of-way line, a distance of 565.67 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, being on the northeast line of said Lot 10, from which a 1-inch iron rod found, bears North 0°38'32" West, a distance of 233.97 feet;

THENCE South 44°50'14" East, along the said northeast line, at a distance of 178.44 feet passing a 1/2-inch iron rod found at the south corner of Lot 9A, Replat of C.H. Coleman Subdivision, and addition to the City of Athens according to the plat recorded in Cabinet E, Slide 392, said Plat Records, from which a 1/2-inch iron rod found at the southernmost east corner of said Lot 9A, bears North 45°09'04" East, a distance of 64.71 feet, and continuing in all a total distance of 443.39 feet to the **POINT OF BEGINNING** and containing 2.1515 acres or 93,719 square feet of land, more or less.