

Being **1.09 acres** of land, more or less, situated in the City of Huntsville, W. N. MOCK SURVEY, Abstract No. 347, Walker County, Texas and being the same tract described as a 1.09 acre tract in "Tract 4" in a Deed from Frank O. Stivers to the **F.O. & E.R. Stivers Family Limited Partnership**, dated April 8, 1998 and recorded in Volume 346, Page 480, Official Records, said tract being part of Lots 3B, 7 and 8 of the **M. A. COLLARD** Subdivision, plat recorded in Volume 163, Page 305, Deed Records, said 1.09 acre tract being more definitely described as follows:

BEGINNING at the southeast corner of said Stivers, same being the southwest corner of a called 0.65 acre tract as described in the "Second Tract" in a Deed from Brian P. Woodward to the Huntsville Bowling Center, recorded in Volume 36, Page 160, Official Records and also being the north line of "Collard Street (called width of 50 feet)", as per said plat, set a 5/8" iron rod with a plastic cap;

THENCE **N88°01'10"W** (Stivers deed call), with the south line of said Stivers tract and the north line of said Collard Street, for a distance of **182.50** feet to the southwest corner of said Stivers tract, same being the southeast corner of the residue of a called 3.281 acre tract as described in a Deed from Morris R. Collard to Bertie Frank Collard, recorded in Volume 171, Page 403, Deed Records, found a 1/2" iron rod;

THENCE **N00°14'10"E**, with the west line of said Stivers tract and the east line of said residue tract, for a distance of **273.70** feet to the northwest corner of said Stivers tract, same being the northeast corner of said residue tract and also being the south line of a called 2.668 acre tract as described in a Deed from Paul Nelson, et al to the Foundation Surgery Affiliate of Huntsville, L.L.C., recorded in Volume 336, Page 843, Official Records, found a 1/2" iron;

THENCE **S88°02'00"E**, with the north line of said Stivers tract and the south line of said 2.668 acre tract, for a distance of **79.15** feet to a point in the top of a 24" concrete culvert for an angle point in the north line of said Stivers tract and the south line of said 2.668 acre tract;

THENCE **S86°47'30"E**, continuing with the north line of said Stivers tract and the south line of said 2.668 acre tract, for a distance of **86.30** feet to the most northerly northeast corner of said Stivers tract, same being the northwest corner of a called 1.65 acre tract as described in the "First Tract" in said Volume 36, Page 160, found a 1/2" iron rod;

THENCE **South**, with an easterly line of said Stivers tract and the west line of said 1.65 acre tract, for a distance of **137.00** feet to an interior corner of said Stivers tract, same being the most westerly southwest corner of said 1.65 acre tract, found a 1/2" iron rod;

THENCE **S88°05'00"E**, with a northerly line of said Stivers tract and a southerly line of said 1.65 acre tract, for a distance of **13.85** feet to the most easterly northeast corner of said Stivers tract, same being an interior corner of said 1.65 acre tract, found a 1/2" iron rod;

THENCE **S00°03'10"E**, with the east line of said Stivers tract and a westerly line of said 1.65 acre tract and also the west line of said 0.65 acre tract, for a total distance of **134.95** feet to the **PLACE OF BEGINNING**.