

All that certain tract or parcel of land situated in the I. C. Skillern Survey, Gregg County, Texas and being all of Lots 13 and 14 and a portion of Lot 15, Block 3245 in the George H. Jones Estates, plat of said Addition being recorded in Plat Book 6, Page 40, and in Volume 378, Page 382, Deed Records, Gregg County, Texas and being more particularly described as follows:

BEGINNING at the NWC, marked with a ½" iron rod and being located at the intersection of the South ROW line of Langston Lane and the East ROW line of Cherokee Street and being the NWC of Lot 13, Block 3245:

THENCE along the NBL of said tract and the NBL of Lot 13 and the South ROW line of Langston Lane S 81° 21' 49" E, 203.06 feet to the NEC of said Tract and the NEC of Lot 13, marked with ½" iron rod;

THENCE along the EBL of said tract and the East boundary lines of Lots 13, 14 and 15, S 04° 58' 56" W, 104.85 feet to the SEC of Lot 13 and the NEC of Lot 14, marked with a 5/8" iron rod, found, 68.02 feet to the SEC of Lot 14, and the NEC of Lot 15, marked with a 5/8" iron rod, found, thence, continuing along the same bearing and the EBL of Lot 15, 42 feet to the SEC of said tract, marked with a 3/8" iron rod, found, for a total distance of 214.87 feet;

THENCE along the SBL of said tract parallel to the SBL of Lot 15, N 82° 27' 21" W, 199.10 feet to the SWC of said tract, marked with a 3/8" iron rod found;

THENCE along the WBL of said tract and the West ROW line of Cherokee Street and the West Boundary lines of Lots 15, 14, and 13, N 04° E, 44 feet to the NWC of Lot 15 and the SWC of Lot 14, marked with a 5/8" iron rod, found, thence, continuing along the same bearing and the WBL of Lot 14, 70.02 feet to the NWC of Lot 14 and the SWC of Lot 13, marked with a 5/8" iron rod, found; thence, continuing along the same bearing and the WBL of Lot 13, 105 feet for a total distance along the WBL of 219.02 feet to the Place of Beginning and containing 1.00 acre of land.

SUBJECT TO any and all mineral reservations of record and outstanding mineral ownership, together with all rights incident thereto, and further, subject to any easements or restrictions of record.