METES AND BOUNDS DESCRIPTION:

BEGINNING at a 10-inch iron rod with a yellow plastic cap stamped "OCPA" thereon referred to as "w/cap"; set for corner on the northwesterly right-of-way line of said Lot 1, Block 2, being 134.46 feet from the southwest corner of said Lot 1, Block 2; thence South 30 degrees 13 minutes 46 seconds East, a distance of 148.44 feet; thence North 30 degrees 13 minutes 46 seconds West, along the common said northwesterly right-of-way line and southwesternly line of said Lot 1, Block 2, bearing at a bearing angle of 45 degrees 19 minutes 37 seconds West of South, a distance of 68.06 feet; thence South 45 degrees 19 minutes 37 seconds West, along the northerly and westerly line of said Lot 1, Block 2, 68.06 feet; thence North 45 degrees 19 minutes 37 seconds East, a distance of 308.00 feet to a 10-inch iron rod found for the northeasterly corner of said Lot 1.

THENCE North 75 degrees 46 minutes 14 seconds East, departing said northwesterly right-of-way line and along the north line of said Lot 2, a distance of 15.40 feet to a 10-inch iron rod with cap stamped "TPLO 4868"; thence South 30 degrees 13 minutes 46 seconds East, along the northwesterly line of said Lot 2, Block 1, a distance of 30.40 feet; thence South 45 degrees 19 minutes 37 seconds West, along the northerly and westerly line of said Lot 2, Block 1, 30.40 feet; thence North 45 degrees 19 minutes 37 seconds East, a distance of 191.00 feet to a point for corner.

THENCE South 59 degrees 30 minutes 38 seconds West, continuing over and across said Lot 1, Block 2, a distance of 144.18 feet to the POINT OF BEGINNING and containing 40,653 square feet or 0.9502 acres of land, more or less.