

THE STATE OF TEXAS
HAMILTON COUNTY

G. F U Q U A
A-267

ACCESS ROAD
R. COLEMAN 348/008
1375 AC

S. R. W I L S O N
A-862

H. T & B. R R S U R. No. 5
A-415

R. Lee 302/152
193.100 AC

J O H N B A R T O N
86.560 AC
K. Lude 208/500
210 AC

L-1, M28-25-01E, 337.16 feet
L-2, M30-55-38E, 322.42 feet
L-3, M27-02-18E, 458.57 feet
L-4, M35-43-18E, 531.64 feet

Scale 1"=600'
25 Mar, 1999

● Steel Pins Found
○ Steel Pins Set

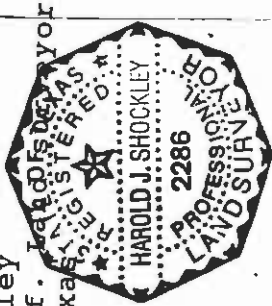
Plat showing survey of 86.560 acres
of land, Hamilton County, Texas,
with Access Easements therethrough.

E-1 N51-56-20W, 375.45 feet
E-2 N22-19-30W, 251.71 feet
E-3 N53-15-35W, 1061.53 feet
E-4 M61-02-45W, 434.47 feet
E-5 M48-35-27W, 200.39 feet
E-6 N31-06-32W, 55.24 feet
E-7 N24-35-53E, 181.45 feet
E-8 N08-11-22W, 141.23 feet
E-9 N30-37-47W, 63.08 feet
E-10 N67-35-42W, 259.87 feet

Harold J. Shockley

Registered Prof.

No. 2286 of Texas



J O H N P. C O L E S
A-123

519.00W, 1350.00

519.00E, 326.00

519.00E, 326.00

519.00W, 1350.00

165.99 AC
1879
Times old C. Rd.

G. GOODSON
A-4457

FIRST TRACT
19.75 AC

SECOND TRACT
120.35 AC

Branch

519.00W, 1350.00

519.00E, 326.00

519.00E, 326.00

519.00W, 1350.00

WARRANTY DEED

Date: APRIL 29, 1999

Grantor: ROBERT LINDSEY LEE, JR., and wife, CONNIE S. LEE

Grantor's Mailing Address (including county):

Route 1, Box 163L
Hamilton, Texas 76531
Hamilton County, Texas

Grantee: HARVEY HOWARD and wife, LAURA HOWARD

Grantee's Mailing Address (including county):

P. O. Box 1920
Granbury, Texas 76048
Hood County, Texas

Consideration: Ten And NO/100 Dollars (\$10.00) and other valuable consideration, in hand paid from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, and for the payment of which no lien, express or implied, is herein retained.

Property (including any improvements):

All that certain tract or parcel of land situated in Hamilton County, Texas and being 106.617 acres of land with 21.068 acres out of the John Barton Survey, A-63, 6.333 acres out of the G. Goodson Survey, A-1457, 75.371 acres out of the H.T. & B. Railroad Survey No. 5, A-415 and 3.845 acres out of the Stephen R. Wilson Survey, A-862 and being a part of that 193.177 acre tract described in Deed to Robert Lee Jr., and wife, Connie Lee per Volume 302, Page 152, Hamilton County Deed Records, said 106.617 acre tract described by metes and bounds as follows:

BEGINNING at a steel pipe for a corner post being in the North line of the H. T. & B. Railroad Company Survey No. 5, A-415 and being N. 19-00 E. 1200 feet from the NEC of the G. Goodson Survey, A-1457, said pipe the NWC of said 193.177 acre tract and the NWC of this;

THENCE S. 68-00-05 E. along an old wire fence being the North line trace of an old abandoned county road, at 2175.5 feet a steel pin found, an exterior corner of this;

THENCE S. 19-21 W. 5.7 feet a steel pin found at the base of a 6 inch corner post, an interior corner of this;

THENCE S. 66-56 E. along fence, at 1499.18 feet a steel pin found

at the base of a 6 inch corner post braced by a rock pile, an exterior corner of this;

THENCE S. 18-33 W. along fence, at 305.8 feet a steel pin found at the base of a railroad tie for a corner post, an interior corner of this;

THENCE S. 66-59 E. along fence, at 716.3 feet a steel pin set, the NEC of this;

THENCE S. 28-55-01 W. 15.0 feet crossing the centerline of a 30 feet Access Easement hereto, at 337.16 feet a steel pin set at the base of a steel T-post in a field fence, an interior corner of this;

THENCE S. 30-55-38 W. along fence, at 322.42 feet a steel pin set at the base of a corner post, an interior corner of this;

THENCE S. 27-02-18 W. 458.57 feet to a steel pin set, an exterior corner of this;

THENCE S. 35-43-18 W. along fence, at 531.64 feet a steel pin set, the SEC of this;

THENCE N. 69-23-10 W. along fence, at 761.12 feet a steel pin found in the South line of 27 foot access road herethrough, also

WARRANTY DEED
T:164/A/HOWARD

being in the South line of the S. R. Wilson Survey, A-862, said pin an exterior corner of this;

THENCE N. 18-34 E. along fence being generally common with the Wilson South line at 606.1 feet a steel pin found, an interior corner of this;

THENCE N. 69-51-05 W. along fence being generally common with the Goodson Survey South line, at 752.0 feet crossing into the G. Fuqua Survey, A-267 at 1410.6 feet a steel pin found, an exterior corner of this;

THENCE N. 18-57 E. along fence, at 971.5 feet a steel pin found, an interior corner of this;

THENCE N. 71-15-55 W. along fence, at 1866.87 feet a steel pin found, the SWC of this;

THENCE N. 19-00 E. along a wire fence being generally common with the H.T. & B. Railroad West line, at 573.94 feet the point of Beginning and containing 106.617 acres of land.

TOGETHER WITH THE FOLLOWING ACCESS EASEMENT:

Field Notes of a 30 foot Access Easement through and across that 193.177 acre tract described in Owelty Deed to Robert L. Lee, Jr. and wife, Connie S. Lee, per Volume 302, Page 153, Hamilton County Deed Records and being through a portion of the John Barton Survey, A-63 and a portion of the H. T. & B. Railroad Survey No. 5, A-415, said Easement described by metes and bounds as follows:

Fifteen (15) feet along and either side of a line BEGINNING at a railroad spike set in the North line of County Road 402 and being N. 19-00 E. 417.26 feet from the SWC of said 193.177 acre tract; THENCE along the centerline of an existing ranch road with steel nails set at the corners as follows:

E-1 N. 51-56-20 W. 375.45 feet;

E-2 N. 22-19-30 W. 251.71 feet;

E-3 N. 53-15-35 W. 1061.53 feet;

E-4 N. 61-02-45 W. 434.47 feet;

E-5 N. 48-35-27 W. 200.39 feet;

E-6 N. 31-06-32 W. 55.24 feet;

E-7 N. 24-35-53 E. 181.45 feet;

E-8 N. 08-11-22 W. 141.23 feet;

E-9 N. 30-37-47 W. 63.08 feet;

E-10 N. 67-35-42 W. 259.87 feet

a steel pin set in the centerline of said ranch road from which a steel pin set in a wire fence bears N. 28-55-01 E. 15.0 feet being the SEC of a 106.617 acre tract fractured from said 193.177 acre tract and providing access thereto.

Reservations from and Exceptions to Conveyance and Warranty:

1. Rights to Access Easement as conveyed in Deed from Delvin E. King, et ux, Martha L. King to Randy Lee Cowan, et ux, Nancy Lee of record at Volume 248, page 008, Hamilton County Deed Records and Easement at Volume 177, Page 325 of the Hamilton County Deed Records.

2. Any visible and apparent easement on or across any part of the land and not disclosed by records of the County Clerk of Hamilton County, Texas, including but not limited to roads and utilities in place.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs,

executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

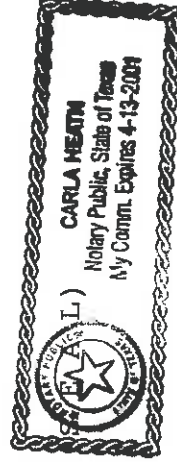
EXECUTED this the 29th day of April, 1999.

Robert L. Lee, Jr.
ROBERT LINDSEY LEE, JR.
Connie S. Lee
CONNIE S. LEE

(Acknowledgment)

THE STATE OF TEXAS
THE COUNTY OF HAMILTON

This instrument was acknowledged before me on this the 29th day of April, 1999 by ROBERT LINDSEY LEE, JR. and wife, CONNIE S. LEE.



Carla Heath
NOTARY PUBLIC, State of Texas

AFTER RECORDING RETURN TO:
HARVEY HOWARD
P.O. BOX 1920
GRANBURY, TEXAS 76048

CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE, IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

FILED
AT 2:55 P M
ON THE 29 DAY OF April
A.D., 19 99

STATE OF TEXAS

COUNTY OF HAMILTON

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the REAL PROPERTY Records of Hamilton County, Texas.



Debbie Rudolph
County Clerk, Hamilton County, Texas

VOL 316 PAGE 724

Debbie Rudolph
COUNTY CLERK, HAMILTON CO., TEXAS
BY Debbie Rudolph DEPUTY

RECORDED 04/30/99

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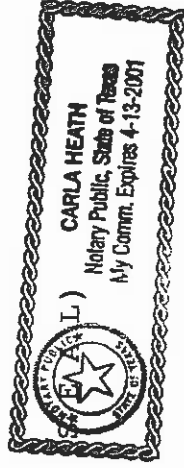
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