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METES AND BOUNDS DESCRIPTION

348.20 Acre Tract

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All that certain 348.20 acre tract or parcel of land situated in the T. & P. R.R. Co. Survey, Block 6, Section 35, Abstract Number 340, the T. & P. R.R. Co. Survey, Block 7, Section 15, Abstract Number 349, the S. P. R.R. Co. Survey, Block 7, Section 14, original grantee N.E. Booher, Abstract Number 947, filed 28 October 1901, and recorded in volume A page 539 of the Patent Records of Stephens County, Texas, and the O. Peny Survey, Section 14, Abstract Number 1461, Surveyed 22 January 1895, County of Stephens, State of Texas, said tract being all of First Tract, a called 80 acre tract, all of Second Tract, a called 160 3/4 acres, and all of Third Tract, a called 60 acre tract, and all of Fourth Tract, a called 47 1/4 acre tract as described in deed to Elizabeth Ann Bloxom McNallen et vir, Donald E. McNallen, filed 01 June 2007, and recorded in volume 1888 page 57 of the Official Public Records of said Stephens County, said tract being the occupied and bounded tract on the ground as supported by Affidavit of facts by W. R. Black, filed 12 September 1962, and recorded in volume 320 page 554 of the Deed Records of said Stephens County, and further supported by Affidavit of facts by J. W. Dodds, filed 12 September 1962, and recorded in volume 320 page 556 of said deed records, and being more particularly described as follows;

BEGINNING for the northwest corner of the tract described herein at a set 1/2 inch rebar in Stephens County Road Number 154, said rebar being on the west line of said Section 14, and said rebar being the northwest corner of said Fourth tract, and said rebar being on the east line of Tract 3, a called 55.4 acre tract as described in a deed to Elizabeth Ann Bloxom McNallen et vir, Don McNallen, filed 17 August 2009, and recorded in volume 1960 page 17 of said official public records, from said rebar a found capped iron rod being the northeast corner of said Bloxom 55.4 acre tract bears North 00 degrees 10 minutes 13 seconds East, a distance of 26.94 feet, and said rebar being the southwest corner of Tract 2 a called 175.62 acre tract as described in deed to A. R. Knight Trustee of the Lanny Kirk Knight Trust and of the Robyn Ray Knight Trust, filed 01 July 1986, and recorded in volume 695 page 116 of said deed records, and said rebar being South 00 degrees 08 minutes 50 seconds West, a distance of 2566.02 feet from a found 3/8 inch iron rod at the intersection of said CR 154 and Stephens County Road Number 146, aka Coon Trail Road being the northwest corner of said Section 14, same being the northwest corner of said Knight Tract 2, said rebar also having NAD83 NCTZ Grid Coordinates of N:6907741.38 E:1858327.46;

THENCE: North 84 degrees 39 minutes 13 seconds East, with said CR 154 and with the south line of said Knight Tract 2 and with the north line of said Fourth tract and passing at 8.55 feet a found 60d nail and continuing on said course passing at 1970.46 feet a set 1/2 inch rebar on the east side of said CR 154, and continuing on said course with the north line of said Second tract, a total distance of 3297.83 feet to a set 1/2 inch rebar for the most northerly northeast corner of this tract, same being the northeast corner of said Second tract, same being the southeast corner of said Knight Tract 2, from said rebar a wood fence corner post bears North 02 degrees 07 minutes 57 seconds East, a distance of 2.3 feet and from said rebar another wood fence corner post bears South 00 degrees 42 minutes 30 seconds East, a distance of 8 feet, and said rebar being on the west line of Tract 1, a called 100.00 acre tract as described in said Knight deed;

THENCE: South 05 degrees 19 minutes 05 seconds East, with the east line of said Second tract, and the west line of said Knight Tract 1, and along and near a barbed wire fence, a distance of 1320.79 feet to a set 1/2 inch rebar for an inner ell corner of this tract, same being the southwest corner of said Knight Tract 1, same being the occupied and bounded northwest corner of said First tract;

THENCE: North 84 degrees 50 minutes 05 seconds East, with the occupied and bounded north line of said First tract, and the south line of said Knight Tract 1, and passing at 0.8 feet a pipe fence corner post, and continuing on said course with a barbed wire fence, a total distance of 1237.79 feet to a pipe fence corner post for an angle point in the north line of said First Tract, and said post being the southeast corner of said Knight Tract 1, same being the southwest corner of Tract 5, a called 314.4 acre tract as described in a Distribution Deed to Gary Wayne Fambro, filed 27 October 2010, and recorded in volume 1987 page 4 of said official public records;

THENCE: North 85 degrees 06 minutes 01 seconds East, with the occupied north line of said First tract, and with the occupied south line of said Fambro Tract 5, a distance of 1410.36 feet to a pipe fence corner post for the most easterly northeast corner of this tract, same being the occupied northeast corner of said First tract;

THENCE: South 05 degrees 13 minutes 38 seconds East, with the occupied east line of said First tract, a distance of 1311.75 feet to a set 1/2 inch rebar on the south line of said Section 35 for the most easterly southeast corner of this tract, said rebar being the northwest corner of Tract 2, a called 160 acre tract, as described in said Knight deed, and said rebar being the northeast corner of Tract 7 as described in a deed to Lanny Kirk Knight, Robyn Knight Johnson, Kelli Knight Windsor, filed 26 November 2012, and recorded in volume 2037 page 68 of said deed records, from said rebar a pipe fence corner post bears South 06 degrees 29 minutes 16 seconds East, a distance of 4.8 feet;

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THENCE: South 85 degrees 01 minutes 06 seconds West, with the south line of said Section 35, and with the north line of said Tract 7, a distance of 2661.98 feet to a set 1/2 inch rebar by a pipe fence corner post for an inner ell corner of this tract and the southwest corner of said Section 35, same being the occupied southwest corner of said First tract, same being the northwest corner of said Tract 7, and said rebar being on the east line of said Second tract;

THENCE: South 05 degrees 06 minutes 49 seconds East, with the east line of said Second Tract, and with west line of said Tract 7, and passing at 33.29 feet a set 1/2 inch rebar being the southeast corner of said Second Tract, same being the southeast corner of said Section 14, and said rebar being the northeast corner of said Third Tract, same being the northeast corner of said Section 15, and continuing on said course with the east line of said Third Tract and along and near a barbed wire fence, a total distance of 1337.00 feet to a set 1/2 inch rebar for the most southerly southeast corner of this tract, same being the occupied and bounded southeast corner of said Third tract, same being the most easterly northeast corner of Tract 3, a called 166 acre tract as described in said Knight (731/171) deed;

THENCE: South 84 degrees 19 minutes 03 seconds West, with the bounded south line of said Third tract, and the north line of said Tract 3 (731/171), and passing at 0.9 feet a set 1/2 inch rebar, and continuing on said course along and near a barbed wire fence, a total distance of 1964.71 feet to a set 1/2 inch rebar for the most southerly southwest corner of this tract, same being the bounded southwest corner of said Third Tract, same being an ell corner of said Tract 3 (731/171), from said rebar a pipe fence corner post bears North 56 degrees 43 minutes 48 seconds East, a distance of 3.2 feet;

THENCE: North 05 degrees 40 minutes 57 seconds West, with the bounded west line of said Tract 1, and with the east line of said Tract 3 (731/171), and passing at 166.75 feet a set 1/2 inch rebar on the east line of said CR 154, and continuing on said course with said road, a total distance of 1320.88 feet to a found iron spike on the north line of said Section 15 for an inner ell corner of this tract, said spike being the most northerly northeast corner of said Tract 3 (731/171), and said spike being on the south line of said Second Tract, same being the south line of said Section 14;

THENCE: South 84 degrees 49 minutes 00 seconds West, with the north line of said Tract 3 (731/171), same being the north line of said Section 15, same being the south line of said Section 14, and passing at 25.0 feet a set 1/2 inch rebar on the west side of said road, and continuing on said course with a barbed wire fence, a total distance of 1559.71 feet to a pipe fence corner post for the most westerly southwest corner of this tract, said pipe being the southwest corner of said Fourth tract, same being the northwest corner of said Tract 3 (731/171), and said post being on the east line of said Tract 2 a called 80.9 acre tract as described in said Bloxom deed (1960/17), from said post a found 1/2 inch rebar with a plastic cap marked 5560 being the southeast corner of said Tract 2 (1960/17), bears South 00 degrees 13 minutes 28 seconds West, a distance of 71.20 feet;

THENCE: North 00 degrees 13 minutes 27 seconds East, with the west line of said Fourth tract, and the east line of said Tract 2 (1960/17), and with a barbed wire fence, a distance of 1259.03 feet to a set 1/2 inch rebar for an angle point in the west line of this tract, said rebar being the northeast corner of said Tract 2 (1960/17), same being the southeast corner of said Tract 3 (1960/17), from said rebar a large post oak bears North 10 degrees 02 minutes 02 seconds East, a distance of 5.5 feet;

THENCE: North 00 degrees 08 minutes 52 seconds East, with the west line of said Fourth tract, and the east line of said Tract 3 (1960/17), and passing at 1384.03 feet a set 1/2 inch rebar on the south side of said CR 154, and continuing on said course a total distance of 1407.10 feet to the POINT OF BEGINNING and containing 348.20 acres of land.

NAD 83 Grid Bearings and Distances Reflect Surface Measurements



Eric Brennan, Texas Registered
Professional Land Surveyor
Number 5560
Dated 12 June 2020