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METES AND BOUNDS DESCRIPTION 10.54 Acre Tract

All that certain 10.54 acre tract or parcel of land situated in the BRIR Section 116, John W. Marr Survey, Abstract Number 1905, County of Young, State of Texas, said tract being part of a called 16.2 acre tract as described in deed to C. R. Baldwin, filed 11 March 1976, and recorded in volume 506 page 793 of the Deed Records of said Young County, and being more particularly described as follows;

COMMENCING at a found iron rod with a plastic cap marked "Lawson", said rod being the southwest corner of said Baldwin tract, same being the southwest corner of a called 4.985 acre tract as described in deed to Glen Felderhoff, filed 03 April 2013, and recorded in volume 1142 page 694 of said deed records, and said rod being the southeast corner of Tract No. Two a called 7.329 acre tract as described in deed to Danny Lankford et ux, Elaine Lankford, filed 06 July 2007 and recorded in volume 1015 page 458 of said deed records, said rod also being on the north line of Tract No. One, a called 22.341 acre tract as described in said Lankford deed

THENCE: North 09 degrees 10 minutes 12 seconds East, with the west line of said Baldwin tract and the west line of said Felderhoff tract, and the east line of said Tract No. Two, a distance of 290.79 feet to a set 1/2 inch rebar for the **POINT OF BEGINNING** and the southwest corner of the tract being described herein, said rebar being the northwest corner of said Felderhoff tract, and from said rebar a pipe fence corner post bears South 89 degrees 31 minutes 13 seconds West, a distance of 5.35 feet, said rebar also having NAD83 NCTZ Grid Coordinates of N-7081126.32, E-1933596.70;

THENCE: North 09 degrees 10 minutes 12 seconds East, with the west line of said Baldwin tract, and the east line of said Tract No. Two, a distance of 393.12 feet to a found iron rod with a cap marked "Clear Fork" for the northeast corner of said Tract No. Two, same being the southeast corner of a called 584.85 acre tract as described in deed to Garrett Pettus, filed 02 May 1997, and recorded in volume 829 page 372 of said deed records;

THENCE: North 10 degrees 03 minutes 36 seconds East, with the west line of said Baldwin tract, and with the east line of said Pettus tract, and with a barbed wire fence, a distance of 363.01 feet to a pipe fence corner post for the northwest corner of this tract;


THENCE: South 81 degrees 16 minutes 00 seconds East, and passing at 6.2 feet a pipe fence post, and continuing on said course with the south line of a called 3.83 acre tract as described in deed to Coye R. Hamm, Sr. and Johnnie F. Hamm, filed 29 April 1997, and recorded in volume 829 page 262 of said deed records and with a barbed wire fence, a total distance of 591.41 feet to a set 1/2 inch rebar on the west line of State Highway Number 67 (100' row) for the northeast corner of this tract, same being the southeast corner of said Hamm tract;

THENCE: South 00 degrees 58 minutes 26 seconds East, with the west line of said highway, a distance of 650.22 feet to a set 1/2 inch rebar by a pipe fence corner post for the southeast corner of this tract, same being the northeast corner of said Felderhoff tract;

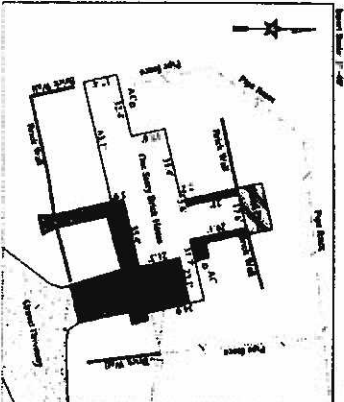
THENCE: South 89 degrees 33 minutes 20 seconds West, with the north line of said Felderhoff tract, and with a barbed wire fence, a distance of 721.69 feet to the **POINT OF BEGINNING** and containing 10.54 acres of land.

NAD83 Grid Bearings and Distances reflect surface measurements.




Eric Brennan, Texas Registered
Professional Land Surveyor
Number 5560
Dated 11 March 2019

METES AND BOUNDS DESCRIPTION
10.54 Acre Tract



FIELDHUT: South to across 33 minutes 20 seconds West, with the north line of said Fieldhut tract, and with a bearing of 118° 18' 30" South, 26 minutes 26 seconds East, with the west line of said highway, a distance of 630.22 feet to said "T" and thence by a pipe fence corner post for the southeast corner of this tract, same being the northeast corner of said Fieldhut tract.

TRINIDAD: South to across 33 minutes 20 seconds West, with the north line of said Fieldhut tract, and with a bearing of 118° 18' 30" South, 26 minutes 26 seconds East, with the west line of said highway, a distance of 630.22 feet to said "T" and thence by a pipe fence corner post for the southeast corner of this tract, same being the northeast corner of said Fieldhut tract.

WABASH: South to across 33 minutes 20 seconds West, with the north line of said Fieldhut tract, and with a bearing of 118° 18' 30" South, 26 minutes 26 seconds East, with the west line of said highway, a distance of 630.22 feet to said "T" and thence by a pipe fence corner post for the southeast corner of this tract, same being the northeast corner of said Fieldhut tract.

NADCO: Grid Bearings and Distances reflect surface measurements.

This file and description was prepared for the exclusive use of the person or persons named in the above statement. Said statement does not extend to any unnamed person without an express recital by the service issuing said person. This survey was prepared for the transaction as stated herein, and IS NOT to be used in any other transactions, and the copyright are hereby reserved.

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The data were analyzed using the procedures and operations of the Statistical Analysis System (SAS) computer program.
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