

### LEGAL DESCRIPTION

DESCRIPTION OF A 50-FOOT WIDE INGRESS AND EGRESS EASEMENT OVER AND ACROSS THE RESIDUE OF THAT 281.407-ACRE TRACT OF LAND DESCRIBED AS PART ONE, TRACT THREE AND PARTITIONED TO WILMA WYLE WINGFIELD IN THAT PARTITION DEED RECORDED IN VOLUME 448, PAGE 340 OF THE DEED RECORDS OF LEON COUNTY, TEXAS (D.R.L.C.T.), THAT 497.60-ACRE TRACT OF LAND DESCRIBED IN DEED TO ALVIN KMIEC AND THELMA RUTH KMIEC AS RECORDED IN VOLUME 370, PAGE 405 OF THE OFFICIAL RECORDS OF LEON COUNTY, TEXAS (O.R.L.C.T.) AND THAT 604.27-ACRE TRACT OF LAND DESCRIBED IN DEED TO MAXEY ROGERS AND MARY LOU HORNEBUCKLE AS RECORDED IN VOLUME 448, PAGE 415 OF SAID O.R.L.C.T., SAID 50-FOOT-WIDE EASEMENT BEING SITUATE 50 FEET EASTERLY OF, PARALLEL WITH AND ADJACENT TO THE FOLLOWING DESCRIBED BASELINE, SAID BASELINE BEING MORE PARTICULARLY DESCRIBED WITH ALL BEARINGS, DISTANCES AND AREAS BEING GRID, REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE IN U.S. SURVEY FEET AS FOLLOWS:

**COMMENCING** at a 4-inch-diameter concrete sewer tile found marking western-most southwest corner of that 436.1-acre tract of land described as the Second Tract in deed to Mary Lou Hornbuckle as the recorded in Volume 785, Page 264 of said O.R.L.C.T., the wester-most northwest corner of said 497.60-acre Kmiec tract and the northeast line of said 281.407-acre Wingfield tract.

**THENCE** North 32°50'21" West, with the common line between said 436.1-acre tract and said 281.407-acre tract, a distance of 50.00 feet;

**THENCE** South 59°33'52" West, over and across said 281.407 acre tract, a distance of 28.09 feet to the northeast line of that 100-acre tract of land described in deed to Boles Family Revocable Living Trust as recorded in Volume 1805, Page 534 of said O.R.L.C.T. for the **POINT OF BEGINNING** of the herein described Baseline;

**THENCE** in a southeasterly direction, with the northeast line of said 100-acre tract of land, the following courses and distances:

South 31°30'07" East, a distance of 30.26 feet;  
South 36°52'15" East, a distance of 39.23 feet;  
South 36°53'21" East, a distance of 212.59 feet;  
South 36°43'49" East, a distance of 68.97 feet;  
South 32°50'39" East, a distance of 422.28 feet;

THENCE South 26°59'21" East, continuing with said northeast line, at a distance of 513.54 feet passing the southeast corner thereof, from which point a 1/2-inch-diameter iron rod found marking the southwest corner of said 497.60-acre Kmiec tract and the north line of said 604.27-acre tract bears North 57°42'31" East, a distance of 60.29 feet and extending the herein described Baseline for a total distance of 631.67 feet to intersect the north line of that 50-foot-wide Easement described in that Road Right of Way Agreement recorded in Volume 625, Page 707 for the **POINT OF TERMINATION** of the herein described Baseline, extending or shortening the northeast line of the herein described 50-Ingress and Egress Easement to intersect the eastern line of the said Road Right-of-Way at its southern end and the southeast and southwest lines of said 436.1-acre tract and containing a total of 1.618 acres (70,503 square feet) of which 0.842 acres (36,662 square feet) are within said 497.60-acre Kmiec tract, 0.628 acres (27334 square feet) are within the 281.407-acre tract and 0.149 acres (6507 square feet) are within the 604.27-acre tract.