

LEGAL DESCRIPTION

DESCRIPTION OF A 445.71-ACRE TRACT OF LAND, SITUATE IN THE FERNANDO DEL VALLE 11 LEAGUE GRANT, ABSTRACT NUMBER 29 IN LEON COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT 1312-ACRE TRACT OF LAND DESCRIBED IN DEED TO N.B. THOMASON AS RECORDED IN VOLUME 3, PAGE 330 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS (D.R.L.C.T.), ALL OF THAT 425.5-ACRE TRACT DESCRIBED IN DEED TO MRS. LOU THOMASON ROGERS AS RECORDED IN VOLUME 60, PAGE 235 OF SAID D.R.L.C.T., ALL OF THAT 436.1-ACRE TRACT DESCRIBED IN DEED TO MAX M. ROGERS AS RECORDED IN VOLUME 291, PAGE 269 OF SAID D.R.L.C.T. AND ALL OF THAT 436.1-ACRE TRACT DESCRIBED AS THE SECOND TRACT IN DEED TO MARY LOU HORNBuckle AS RECORDED IN VOLUME 785, PAGE 264 OF THE OFFICIAL RECORDS OF LEON COUNTY, TEXAS (O.R.L.C.T.), SAID 445.71-ACRE TRACT BEING REFERRED TO HEREINAFTER AS THE ABOVE REFERENCED TRACT OF LAND AND 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 1/2-inch-diameter iron rod found marking the south line of Egypt Road, the southwest line of that 284.367-acre tract of land, described as Part Three, Tract Thirteen and partitioned to Julian Grady Wakefield, Jr. in that partition deed recorded in Volume 448, Page 340 of said D.R.L.C.T. and the northeast line of that 281.407-acre tract of land described as Part One, Tract Three and partitioned to Wilma Wyle Wingfield in said partition deed from which point, the common north corner of said 281.407-acre tract and said 284.367-acre tract bears North 30°45'55" West, a distance of 24.47 feet;

THENCE South 30°45'55" East, with the common lines between said 284.367-acre tract and said 281.407-acre tract, and over and across that 816.1-acre tract of land described in deed to W.A. Thomason as recorded in Volume 48, Page 599 of said D.R.L.C.T., a distance of 3,376.64 feet to an angle point;

THENCE North 57°11'15" East, continuing with said common lines and over and across said 816.1-acre tract, a distance of 228.96 feet to an angle point;

THENCE South 32°49'31" East, continuing with said common lines and over and across said 816.1-acre tract, at a distance of 1,965.32 feet passing a 1-inch-diameter iron rod found marking said line and the northeast corner 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. and continuing on the same course with the common line between said 284.367-acre tract, said 281.407-acre tract and said 100-acre tract, a total distance of 2541.58 feet to a 1/2-inch-diameter iron rod found marking an angle point;

THENCE North 57°12'49" East, continuing with the last said common lines and over and across said 816.1-acre tract, a distance of 59.84 feet to a 4-inch-diameter concrete sewer tile found marking said line, the southern-most northeast corner of said 100-acre tract and the northwest corner and **POINT OF BEGINNING** of the above referenced tract of land;

THENCE North 57°22'52" East, with the common line between the above referenced tract of land and said 284.367-acre tract, a distance of 7,160.86 feet to a 4-inch-diameter concrete sewer tile found marking an angle point;

THENCE North 32°37'39" West, with the lower northwest line of said 284.367-acre tract, a distance of 780.48 feet to a 1/2-inch-diameter iron rod found marking the southeast line of Tract 16A as shown on the Plat of Survey for Darrell Hall, known locally as The Darrell Hall Subdivision of the Matheny Land as recorded in Volume 4, Page 117, Envelope 162A of the Map Records of Leon County, Texas (M.R.L.C.T.), said Tract 16A being more particularly described as Tract II in deed to Guadeloupe Leal as recorded in Volume 1394, Page 482 of said O.R.L.C.T.;

THENCE North 57°08'16" East, with the south line of Tract 16A, at a distance of 660.69 feet, passing a 1/2-inch-diameter iron rod found marking the southeast corner of said Tract 16A and the southwest corner of Tract 16B also shown on said Plat of Survey for Darrell Hall and more particularly described as Tract I in the above referenced deed to Guadeloupe Leal and continuing on the same course with the southeast line of said Tract 16B, at a distance of 2936.97 feet, a t-post fence corner bears at a right angle right, a distance of 0.7 feet, in all a total distance of 3,295.50 feet to the top of bank over the Trinity River;

THENCE with the meanders of said top of bank, the following courses and distances:

South 20°14'28" East, a distance of 183.54 feet;
South 0°50'56" West, a distance of 81.40 feet;
South 12°11'32" East, a distance of 104.52 feet;
South 16°34'15" East, a distance of 90.26 feet;
South 43°20'11" East, a distance of 139.57 feet;
South 41°26'45" East, a distance of 156.60 feet;
South 56°29'35" East, a distance of 131.55 feet;
South 55°45'37" East, a distance of 100.27 feet;
South 66°06'57" East, a distance of 162.53 feet;
South 62°39'26" East, a distance of 1066.82 feet;
South 59°34'58" East, a distance of 329.28 feet;
South 30°18'35" East, a distance of 293.54 feet;
South 24°59'55" West, a distance of 92.86 feet;

South 34°53'02" West, a distance of 270.44 feet;
South 66°07'01" West, a distance of 157.52 feet;
South 57°55'04" West, a distance of 255.63 feet;
South 65°49'37" West, a distance of 159.94 feet;
South 65°01'08" West, a distance of 252.25 feet;
South 68°47'20" West, a distance of 200.76 feet;
South 62°25'18" West, a distance of 218.99 feet;

THENCE South 59°16'02" West, continuing with said top of bank, a distance of 97.35 feet to the north or northeast corner of 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 said O.R.L.C.T.;

THENCE South 89°10'51" West, departing said top of bank and with a north line of said 497.60-acre tract, a distance of 569.19 feet to a metal rod in a 4-inch-diameter concrete sewer tile found marking an angle point;

THENCE South 57°08'56" West, with the northwest line of said 497.60-acre tract, a distance of 8,621.41 feet to a 5/8-inch-diameter iron rod with a plastic cap stamped "TABLEROCK SURVEY LLC" set to mark the east-most south corner of the above referenced tract of land;

THENCE North 32°56'44" East, with a line common with said 497.60-acre tract, a distance of 310.96 feet to a 1-inch-diameter iron rod found in a 4-inch-diameter concrete sewer tile;

THENCE South 57°03'16" West, with a line common with said 497.60-acre tract, a distance of 442.78 feet to a 4-inch-diameter concrete sewer tile found marking the northeast line of the residue of the above described 281.407-acre tract of land;

THENCE North 32°50'21" West, with the northeast line of said residue, at a distance of 727.58 feet passing a corner on the above described 100-acre Boles Family Revocable Living Trust tract and continuing on the same course with the common line between the above referenced tract of land, said 281.407-acre tract and said 100-acre tract, in all a total distance of 1,221.92 feet to the **PLACE OF BEGINNING** and containing 445.71 acres (19,415,110 square feet) of land, more or less.