

JACOB TOWNSEND SURVEY A-25

K.

SECTION 10, TOWNSHIP 10N, RANGE 10E, 1891
REMARKS: AS PART OF THE SURVEY
BY THE SURVEYOR, W. J. P. W.
VOLUME 11 OF PAGE 11, 1891.

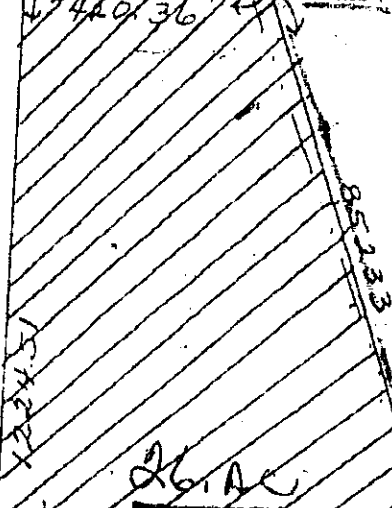
100 FT. WIDE
AT CORNER

248.09

440.36

1531.58

1524.51



SUBJECT TRACT

26 AC

416.20

SAVE AND EXCEPT

APPROX. 36 ACRES

820.42

APPROX. 4.9 ACRES

928.88

108.36

544.72

N

WINFREE

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REMARKS: AS PART OF THE SURVEY
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STATE OF TEXAS)
COUNTY OF CHAMBERS)

FIELD NOTES of a 36.64 acre tract of land situated in the Benjamin Winfree Survey, Abstract Number 28, Chambers County, Texas and being out of and a part of the residue of a called 179.718 acre tract of land conveyed to Eugenia Howard Hunt, et al, by A. Philo Howard, Jr. by deed dated December 1, 1964 and recorded in Volume 260 at Page 609 of the Deed Records of Chambers County, Texas. This 36.64 acre tract of land is more particularly described by metes and bounds as follows, to wit:

NOTE: BEARINGS ARE BASED ON DEED BEARINGS AND FOUND MONUMENTS IN THE EAST LINE OF SAID RESIDUE OF 179.718 ACRE TRACT. REFERENCE IS MADE TO THE PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at a 1 and 1/4 inch iron pipe found for the Northeast corner of this tract, the Northeast corner of said part of residue of 179.718 acre tract, an interior corner of part of 77.354 acres called Tract "T" set aside to Cecil V. Winfree, II and Ernest Ben Winfree, Jr. by partition deed dated March 9, 1983 and recorded in Volume 522 at Page 1 of the Deed Records of Chambers County, Texas, in the North line of said Benjamin Winfree Survey and in the South line of the K. Dugat Survey, A-416, Chambers County, Texas;

THENCE South 00 deg. 05 min. 30 sec. East with the East line of this tract, the East line of said part of residue of 179.718 acre tract and the West line of said part of 77.354 acre tract a distance of 1363.83 feet to a 1/2 inch iron rod with cap found for the Southeast corner of this tract and in a curve in the North or Northwest right of way line of Farm to Market Highway Number 565, 120 feet wide right of way;

THENCE in a Southwesterly direction with the South or Southeast line of this tract and the North or Northwest right of way line of said Farm to Market Highway Number 565, a curve to the left, (concave Southeast), having a central angle of 05 deg. 23 min. 27 sec., a radius of 5789.58 feet, an arc length of 544.72 feet and a chord of South 56 deg. 25 min. 41 sec. West a distance of 544.52 feet to a 1/2 inch iron rod with cap found for the South or Southwest corner of this tract and the East or Southeast corner of a called 3.0 acre tract of land conveyed to TXO Production by Exxon Corporation by deed dated August 11, 1981 and recorded in County Clerk's File Number 3890-B of Chambers County, Texas;

THENCE North 18 deg. 26 min. 01 sec. West with the most Southern West line of this tract and the East or Northeast line of said called 3.0 acres a distance of 408.36 feet to a 1/2 inch iron rod with cap found for an interior corner of this tract and the North or Northeast corner of said called 3.0 acres;

03 665 456

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THENCE South 71 deg. 33 min. 59 sec. West with an interior line of this tract and the North or Northwest line of said called 3.0 acre tract a distance of 76.86 feet to a 1/2 inch iron rod with cap found for an exterior corner of this tract and an exterior corner of a 26.554 acre tract of land conveyed to McGowan Working Partners by Robin Hunt McCorquodale, Trustee by deed dated December 6, 1999 and recorded in Volume 438 at Page 156 of the Official Public Records of Chambers County, Texas;

THENCE North 18 deg. 26 min. 01 sec. West with an interior line of this tract and an exterior line of said 26.554 acre tract of land a distance of 535.51 feet to a 1/2 inch iron rod with cap found for an interior corner of this tract and an exterior corner of said 26.554 acre tract;

THENCE North 89 deg. 39 min. 08 sec. West with an interior line of this tract and an exterior line of said 26.554 acre tract a distance of 416.20 feet to a 1/2 inch iron rod with cap found for an exterior corner of this tract and an interior corner of said 26.554 acre tract;

THENCE North 20 deg. 04 min. 08 sec. West with the most Northern West line of this tract and the most Northern East line of said 26.554 acre tract a distance of 852.33 feet to a 1/2 inch iron rod with cap found for the Northwest corner of this tract, the Northeast corner of said 26.554 acre tract and in the South line of the Joseph Kilgore Heirs residue of a 1106-2/3 acre tract of land described as Tract 4 in O. G. M. Lease dated August 30, 1935 and recorded in Volume 47 at Page 79 of the Deed Records of Chambers County, Texas, in the North line of said Benjamin Winfree Survey and in the South line of the Jacob Townsend Survey, Abstract Number 25, Chambers County, Texas;

THENCE South 89 deg. 39 min. 08 sec. East with the North line of this tract, the North line of said residue of 179.718 acre tract, the South line of said Joseph Kilgore Heirs tract, the North line of said Benjamin Winfree Survey, the South line of said Jacob Townsend Survey and the South line of said Dugat Survey a distance of 1531.58 feet to the PLACE OF BEGINNING, containing within said boundaries 36.64 acres of land.

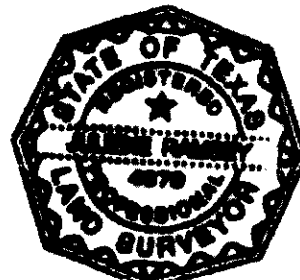
SURVEYED: OCTOBER, 2003.

SURVEYOR'S CERTIFICATE

I, Juliene Ramsey, Registered Professional Land Surveyor Number 4379, do hereby certify that the foregoing description was prepared from a survey made on the ground under my supervision on the date shown and that all lines, boundaries and landmarks are accurately described herein.

WITNESS my hand and seal at Liberty, Texas, this the 21st, day of October, A. D., 2003.

Juliene Ramsey
Registered Professional Land Surveyor
Number 4379
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