

## 18.000 ACRE TRACT

Being an 18.000 acre tract of land, more or less, in the D.W. Brown Survey, W.C.R.R. Section Number 376, Abstract Number 707 in Hardin County, Texas and being out of Tract 23 of the Pine Ridge Acres Subdivision, Plat of which is recorded in Volume 3, Page 181-A of the Plat Records of Hardin County, Texas, with said 18.000 acre tract having 0.616 acre out of that called 1.50 acre tract conveyed from William C. Jordan and Mary A. Jordan to Christopher B. Moore and Anita D. Moore by deed dated October 5, 2010 and recorded under Clerk's File, Instrument Number 2010 – 15786 found in Volume 1791, Page 809 of the Official Public Records of Hardin County, Texas and 17.384 acres out of that called 24.980 acre tract conveyed from Jennifer Cucancic Ross and John Daniel Ross to Christopher B. Moore and Anita Moore by deed dated October 15, 2010 and recorded under Clerk's File, Instrument Number 2010 – 15839 found in Volume 1792, Page 137 of the Official Public Records of Hardin County, Texas. Said 18.000 acre tract being described as follows, to wit:

BEGINNING at a ½ inch iron rod with cap stamped "SESCO" FOUND on the west right of way line of Bevil Boulevard marking the northwest corner of a called 1.593 acre tract conveyed to Chris L. Springfield by deed recorded under Clerk's File, Instrument Number 2013 – 40750 found in Volume 1907, Page 1734 of the Official Public Records of Hardin County, Texas, the southwest corner of said called 1.50 acre tract and the most northerly southwest corner of the herein described property;

THENCE North 00°21' 06" West (Plan calls North 00° 21' 06" West – Basis of Bearings) along the east right of way line of said Bevil Boulevard, the west line of said called 1.50 acre tract, of which a portion of thi was a part, and the most northerly west line of the herein described property a distance of 128.75 feet to a ½ inch iron rod with cap stamped "SESCO" SET on the east right of way line of said Bevil Boulevard, the west line of said called 1.50 acre tract marking the southwest corner of the remainder of said called 1.50 acre tract, of which a portion of this was a part, and the northwest corner of the herein described property;

THENCE North 89° 38" 54" East, leaving the east right of way line of said Bevil Boulevard, through and over said called 1.50 acre tract, of which a portion of this was a part, and through and over said called 24.980 acre tract, of which a portion of this was a part, a distance of 1675.40 feet to a ½ inch iron rod with cap stamped "SESCO" SET on the west line of a called 154.738 acre Tract 5 conveyed to Pine Ridge Land Company, L.L.C. by deed recorded in Volume 1589, Page 807 of the Official Public Records of Hardin County, Texas marking the southeast corner of the remainder of said called 24.980 acre tract, of which a portion of this was a part, and the northeast corner of the herein described property;

THENCE South 00° 21' 00" East along the west line of said called 154.738 acre Tract 5, the east line of said called 24.980 acre tract and the east line of the herein described property a distance of 564.68 feet to a ½ inch iron rod with cap stamped "SESCO" FOUND on the west line of said called 154.738 acre Tract 5 marking the northeast corner of a called 23.286 acre tract conveyed to Chris A. Kebodeaux and Mary L. Kebodeaux by deed recorded under Clerk's File, Instrument Number 2011 – 18965 found in Volume 1809, Page 566 of the Official Public Records of Hardin County, Texas, the southeast corner of said called 24.980 acre tract and the southeast corner of the herein described property;

THENCE North 86° 34' 35" West along the north line of said called 23.286 acre tract, the south line of said called 24.980 acre tract and the south line of the herein described property a distance of 1469.86 feet to ½ inch iron rod with cap stamped "SESCO" FOUND on the north line of said called 23.286 acre tract marking the southeast corner of said called 1.593 acre tract, the southwest corner of said called 24.980 acre tract and the most southerly southwest corner of the herein described property;

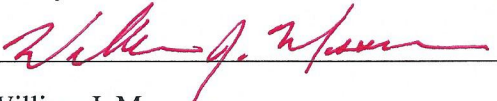
THENCE North 00° 21' 06" West along the east line of said called 1.593 acre tract, the west of said called 24.980 acre tract and the most southerly west line of the herein described property a distance of 339.15 feet to a ½ inch iron rod with cap stamped "SESCO" FOUND on the west line of said called 24.980 acre tract marking the northeast corner of said called 1.593 acre tract, the southeast corner of said called 1.50 acre tract and an interior corner in the west lines of the herein described property;

THENCE South 89° 38' 54" West along the north line of said called 1.593 acre tract, the south line of said called 1.50 acre tract and the most northerly south line of the herein described property a distance of 208.71 feet to the place of BEGINNING.

Said tract of land herein described contains 18.000 acres of land, more or less.

The bearings stated herein are based on the bearing of North 00° 21' 06" West for line of Bevil Boulevard as called for in said called Plan of Subdivision for same herein referenced.

Surveyed March 14, 2016 and a Plan of Property is herein made a part thereof.



William J. Messner  
R.P.L.S. No. 6089  
March 17, 2016

