

523.48 Acres
Walker County, Texas

Being 530.19 acres of land out of the Jose Ortega Grant, Abstract 35 and the Gorniana Badilla Grant, Abstract 4, Walker County, Texas and being all of that Called Lot 3A, 221.36 acre tract and all of that Lot 3B, 308.95 acre tract as described in Volume 439, Page 303 of the Official Records of Walker County, Texas, SAVE AND EXCEPT, 6.71 acres conveyed to Trinity River Authority for Wright's Creek, as recorded in Volume 421, Page 426 of the Deed Records of Walker County, Texas, leaving a NET 523.48 acres; Said 530.19 acre tract being more particularly described as follows with all bearing being referenced to said deed recorded in Volume 439, Page 303 of the Official Records of Walker County, Texas;

BEGINNING at a 3/8 inch iron rod, found for the north corner of said Lot 3A in the west line of a called 872.27 acre tract as recorded in Volume 1050, Page 172 of the Official Records of Walker County, Texas, for the north corner of the herein described tract;

THENCE South 01°44'33" East, along the west line of said 872.27 acre tract and the east line of said Lot 3A, a distance of 1,545.46 feet to a 1/2 inch iron rod, found for the southeast corner of said Lot 3A;

THENCE South 59°22'06" West, along the southeast line of said Lot 3A, a distance of 1,000.62 feet, to a 3/8 inch iron rod, found for the northeast corner of said Lot 3B and an interior corner of the herein described tract;

THENCE South 12°45'32" West, along the east line of said Lot 3B and the west line of Old Cincinnati Ranch Co. Subdivision, a distance of 3,221.76 feet to a 5/8 inch iron rod with cap stamped "Bourland Surveying", set for the northeast corner of said 6.71 acre tract;

THENCE South 15°02'14" West, crossing Wright's Creek, a distance of 82.79 feet to a re-entrant point for said 6.71 acre tract;

THENCE South 13°24'28" West, a distance of 65.86 feet to a point for corner of the 6.71 acre tract on the a second north bank of Wright's Creek;

THENCE South 13°24'33" West, a distance of 50.70 feet over said Wright's Creek to a 5/8 inch iron rod with cap stamped "Bourland Surveying", set for the southeast corner of said 6.71 acre tract;

THENCE South 13°25'53" West, along the east line of said Lot 3B, a distance of 4,547.01 feet to a 3/8 inch iron rod for the south corner of said Lot 3B;

THENCE North 58°48'01" West, along the southwest line of said Lot 3B, a distance of 2,066.29 feet to a 3/8 inch iron rod, found for the southwest corner of said Lot 3B and an interior corner of a called 523.83 acre tract, described in Volume 1136, Page 470 of the Official Records of Walker County, Texas;

THENCE North 13°13'11" East, along the west line of said Lot 3B, a distance of 3,747.26 feet to a 1/2 inch iron rod, found in the south bank of Wright's Creek, for the southwest corner of said 6.71 acre tract;

THENCE North 06°19'48" West, over and across said Wright's Creek, a distance of 139.68 feet to a 1/2 inch iron rod, found for the northwest corner of said 6.71 acres tract;

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THENCE North 05°58'27" East, a distance of 1,376.16 feet to a 5/8 inch iron rod with cap stamped "Bourland Surveying", set in the centerline of a dirt road known as Harper Branch Road;

THENCE South 59°26'58" West, a distance of 2,403.13 feet along the southeast line of said Lot 3A, to a 5/8 inch iron rod with cap stamped "Bourland Surveying", set for the south corner of said Lot 3A;

THENCE North 60°00'23" West, a distance of 1,096.65 feet to a fence post, found for the southwest corner of said Lot 3A;

THENCE North 48°19'54" East, along the northwest line of said Lot 3A, a distance of 1,200.00 feet to a 5/8 inch iron rod with cap stamped "Bourland Surveying", set for an angle point;

THENCE North 43°40'37" East, continuing along the northwest line of said Lot 3A, a distance of 1,033.64 feet to a 1/2 inch iron rod, found for an angle point

THENCE North 60°37'12" East, along the northwest line of said Lot 3A, a distance of 5,533.70 feet to the **POINT OF BEGINNING**, containing 530.19 acres of land in Walker County, Texas.