



STATE OF TEXAS)
COUNTY OF WASHINGTON)

ALL THAT CERTAIN 47.797 acre tract or parcel of land lying and being situated in Washington County, Texas, out of the C. Fleasner Survey, Abstract 130, and the J Fisher Survey, Abstract 131, and being a portion of the residue of a tract said to contain 96.46 acres described in a deed to Benjamin Elms et ux., recorded in Volume 303, Page 649, et seq., Deed Records of Washington County (D.R.W.C.). Said 47.797 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8" iron rod found in the southeasterly right-of-way of F. M. Highway 237 for the north corner of a tract said to contain 56.53 acres described in a deed to Eugene Muehlbrad (Volume 434, Page 344, et seq., D.R.W.C.), the west corner of a tract said to contain 5.398 acres described in a deed to 11 Oaks RV Park LLC recorded in Volume 1454, Page 555, et seq., Official Records of Washington County (O.R.W.C.), and the original west corner of said parent tract;

THENCE with said southeasterly highway right-of-way, North 42°06'23" East, at 24.00 feet pass a found concrete monument, at 203.22 feet pass a found axle for the most northerly corner of said 11 Oaks RV Park LLC called 5.398 acre tract and the west corner of a called 5.414 acre tract described in a deed to Molly B. Johnson (Volume 1263, Page 664, et seq., O.R.W.C.), at 582.50 feet pass a 1/2" iron rod found for the north corner of said Molly B. Johnson tract and the west corner of a called 2.01 acre tract described in a deed to Raymond Henry et ux. (Volume 1268, Page 273, et seq., O.R.W.C.), at 1256.77' pass a 1/2" iron rod found for the west corner of the residue of a called 10.63 acre tract described in a deed to Steven Elms et ux. (Volume 1158, Page 649, et seq., O.R.W.C.), at 1410.39 feet pass a 1/2" iron rod found for the north corner of a called 1.66 acre tract described in a deed of trust to Thomas E. Black, Jr. (trustee)(Volume 1412, Page 430, et seq., O.R.W.C.), at 1745.12 feet pass the north corner of said residue of Steven Elms et ux. tract, and continuing for a total distance of 2000.36 feet to a 1/2" iron rod set for an exterior corner of the herein described tract and the PLACE OF BEGINNING;

THENCE continuing with said southeasterly highway right-of-way, North 42°06'23" East, a distance of 90.03 feet to a 1/2" iron rod set for the northwest corner of said parent tract;

THENCE departing said highway right-of-way, South 49°23'24" East, at 2.77 feet pass a 3/8" iron rod found for the called west corner of a tract said to contain 156.69 acres described in a deed to SR True North 2017, LLC (Volume 1619, Page 716, et seq., O.R.W.C.), and continuing with the common line thereof for a total distance of 2168.50 feet to a point in a barbed wire fence corner post, from which a found 5/8" iron rod with aluminum cap marked "RPLS 5953" bears North 49°23'24" West, a distance of 0.47 feet;

THENCE with the common northwest line of said called 156.69 acre SR True North 2017, LLC tract, South 42°11'16" West, a distance of 1958.06 feet to a found 1/2" iron rod an exterior corner thereof, the north corner of a tract said to contain 104.50 acres described in a deed to Sue Ellen Stevens et vir (Volume 1069, Page 196, et seq., O.R.W.C.), the east corner of said called 56.53 acre Eugene Muehlbrad tract and the south corner of the herein described tract;

THENCE with the common northeast line of said called 56.53 acre Eugene Muehlbrad tract, North 52°52'55" West, a distance of 1100.03 feet to a 1/2" iron rod set for an exterior corner hereof;

THENCE severing said parent tract, North 42°06'23" East, a distance of 878.10 feet to a 1/2" iron rod set for an angle point;

THENCE North 59°28'27" East, a distance of 524.89 feet to a 1/2" iron rod set for an angle point;

THENCE North 42°06'23" East, a distance of 622.03 feet to a 1/2" iron rod set for a reentrant corner hereof;

THENCE North 49°23'24" West, a distance of 1157.55 feet to a 1/2" iron rod set for a reentrant corner hereof;



THENCE South $67^{\circ}18'26''$ West, a distance of 69.40 feet to a 1/2" iron rod set for an exterior corner hereof;

THENCE North $49^{\circ}23'24''$ West, a distance of 39.11 feet to the Place of Beginning and containing 47.797 acres of land.

Notes:

1. Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All bearings are grid. All distances are surface value.
2. All 1/2" iron rods set with plastic ID cap marked "RPLS 4705".
2. This survey is valid only if it bears the seal and original signature of the surveyor.
3. This description is accompanied by a plat of even date herewith.

June 25, 2019.

Robert C. Schmidt

Robert C. Schmidt, TX RPLS No. 4705

