

DESCRIPTION

All that certain tract of land containing 592.986 acres, more or less, being out of and a part of the T.D. Yoacum Survey, Abstract 125, and the B.M. Spinks Survey, Abstract 108, Liberty County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 1/2" iron pipe found for the most Northern Northwest corner of the Beulah Estelle Sweetman 420.833 acre tract;

THENCE North 89 deg. 45 min. 07 sec. East, 2922.00 feet along and with an old fence line, and the existing Southerly right of way of a paved county road to the Northeast corner of the tract herein described;

THENCE along and with Southerly right of way of said paved road as fenced the following four (4) courses and distances:

South 70 deg. 22 min. 10 sec. East, 77.83 feet;
South 26 deg. 02 min. 39 sec. East, 57.70 feet;
South 12 deg. 25 min. 56 sec. East, 393.96 feet;
South 21 deg. 03 min. 12 sec. East 64.24 feet to a two (2) inch iron pipe thereon found for a corner, same being the Northwest corner of the H. Alvis McConnell tract, and also being the East line of the aforesaid Scurlock Foundation tract;

THENCE South 01 deg. 12 min. 22 sec. East, 3196.90 feet along and with the East line of the said Scurlock Foundation tract to a 1/2" iron rod set for corner;

THENCE South 55 deg. 30 min. 21 sec. West, 2422.15 feet to a 1/2" iron rod set on the East top bank of the Trinity River for a corner;

THENCE along and with the meanders of the said East top bank of the Trinity River, the following thirty-two (32) courses and distances:

North 48 deg. 41 min. 29 sec. West, 89.74 feet
North 52 deg. 26 min. 05 sec. West, 129.27 feet
North 61 deg. 24 min. 23 sec. West, 285.78 feet
South 71 deg. 07 min. 14 sec. West, 466.46 feet
South 48 deg. 51 min. 19 sec. West, 384.32 feet
South 48 deg. 42 min. 28 sec. West, 768.40 feet
South 71 deg. 58 min. 04 sec. West, 221.90 feet
South 76 deg. 17 min. 35 sec. West, 428.27 feet
South 84 deg. 59 min. 02 sec. West, 438.33 feet
South 83 deg. 57 min. 56 sec. West, 402.29 feet
North 65 deg. 07 min. 49 sec. West, 213.25 feet
North 43 deg. 58 min. 58 sec. West, 286.96 feet
North 16 deg. 54 min. 58 sec. West, 318.40 feet
North 08 deg. 11 min. 38 sec. East, 353.13 feet
North 11 deg. 40 min. 17 sec. West, 325.56 feet
North 09 deg. 59 min. 31 sec. West, 412.61 feet
North 27 deg. 52 min. 08 sec. West, 259.70 feet
North 29 deg. 24 min. 40 sec. West, 198.90 feet
North 34 deg. 00 min. 16 sec. West, 199.18 feet

LEGAL DESCRIPTION

All that certain tract of land containing 592.986 acres, more or less, being out of and a part of the T.D. Yoacum Survey, Abstract 125, and the B.M. Spinks Survey, Abstract 108, Liberty County, Texas, and being more particularly described by metes and bounds as follows:

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 North 27 deg. 52 min. 08 sec. West, 259.70 feet
 North 29 deg. 24 min. 40 sec. West, 198.90 feet
 North 34 deg. 00 min. 16 sec. West, 199.18 feet
 North 41 deg. 39 min. 43 sec. West, 299.67 feet
 North 35 deg. 32 min. 31 sec. West, 122.28 feet
 North 39 deg. 51 min. 58 sec. West, 200.01 feet

LEGAL DESCRIPTION (continued)

North 36 deg. 25 min. 50 sec. West, 100.12 feet
North 50 deg. 54 min. 20 sec. West, 356.31 feet
North 54 deg. 13 min. 35 sec. West, 572.03 feet
North 03 deg. 22 min. 05 sec. West, 206.25 feet
North 10 deg. 37 min. 05 sec. West, 420.22 feet
North 78 deg. 10 min. 55 sec. East, 94.00 feet
South 75 deg. 20 min. 22 sec. East, 242.33 feet
South 60 deg. 28 min. 24 sec. East 255.07 feet
South 84 deg. 39 min. 21 sec. East, 249.23 feet
North 71 deg. 19 min. 34 sec. East, 250.25 feet

THENCE North 88 deg. 07 min. 49 sec. East along an old barbed wire fence 3191.2 feet to a fence post for a corner;

TEHNCE North 01 deg. 06 min. 54 sec. West along a fence line, 1992.99 to a Place of Beginning and containing in all 592.986 acres of land, more or less.

SAVE AND EXCEPT .199 acre tract described in deed dated April 1, 1998, executed by Faye McConnell to Jim Pate recorded in Volume 1716, Page 399 of the Official Public Records of Liberty County, Texas.

NOTE: This Company does not represent that the above acreage or square footage calculations are correct.

FILED FOR RECORD

MAR 20 PM 1:57

Debbie Sellers
COUNTY CLERK

STATE OF TEXAS }
COUNTY OF LIBERTY }
I, Clerk Sellers, hereby certify that this instrument as FILED in the number
(), Book Sellers, hereby certify that this instrument as FILED in the number
of the State and at the time stamped hereon by me, and was duly
RECORDED in the volume and page of the OFFICIAL PUBLIC RECORDS
of Liberty County, Texas as Entered hereon by me or

MAR 25 2002

Debbie Sellers
COUNTY CLERK
LIBERTY COUNTY, TEXAS

GF# 293825

Owner Policy No. 44-901-97- 000293825

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North 35 deg. 32 min. 31 sec. West, 122.28 feet
North 39 deg. 51 min. 58 sec. West, 200.01 feet
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