

1.365 Acres
Trinity County, Texas

Being 1.365 Acres (59,459 square feet), of land, being all of lot thirty-five (35), thirty-six (36) and thirty-seven (37), of QUAIL CREEK, a subdivision situated in the G.W. Wilson Survey, Abstract Number 630, in Trinity County, Texas and being those same tracts of land recorded in Volume 937, page 342 and Volume 943, Page 518 of the Official Records of Trinity County, Texas, said 1.365 acre tract, being more particularly described by metes and bounds as follows with all bearings being referenced to the deeds recorded in Volume 937, Page 342 of the Official Public Records of Trinity County, Texas;

BEGINNING at a 1/2 inch iron rod found, in the southeast right-of-way line of a roadway called Wilderness Run, a 50 foot wide street, same being at the PC of a curve to the left, on the intersection with the southwest right-of-way line of a roadway Called Foxcroft Lane, being also the northwest corner of said lot number 35;

THENCE, continue along said curve to the left, and the north line of the herein described tract, an arch of 46.96 feet, having a chord that bears, North 79°21'13" East, a distance of 42.31 feet, to a 5/8 inch iron rod with cap stamped " Bourland Surveying", set in southwest right-of-way line of said Foxcroft Lane, same being the northeast corner of lot 35 and the northeast corner for the herein described tract;

THENCE, South 55°48'02" East, along the southwest right-of-way line of said Foxcroft Lane, and the northeast line of said lot number 35, a distance of 70.16 feet, to a 1/2 inch iron rod found, in the east corner of said lot 35, being also the most northerly-east corner of the herein described tract;

THENCE, South 34°30'27" West, along the common, northwest line of said lot 34, and the southeast line of said lot 35, a distance of 200.00 feet, to a 1/2 inch iron rod found, in the north corner of said lot 37, same being the west corner of said lot 34, and the east corner of lot 36, also being an inside corner of the herein described tract;

THENCE, South 55°48'02" East, along the common, northeast line of said lot 37, and the southwest line of said lot 34, a distance of 100.00 feet, to a 3/8 inch iron rod found, for the west corner of lot 33, and the east corner of said lot 37, same being the south corner of said lot 34, and the most southerly-east corner of the herein described tract;

THENCE, South 34°30'27" West, along the common, northwest line of lot 38, and the southeast line of said lot 37, a distance of 200.00 feet, to a 5/8 inch iron rod with cap stamped " Bourland Surveying", set in the northeast right-of-way line of said Wilderness Run, same being the south corner of said lot 37, also being the west corner of said lot 38, and the south corner of the herein described tract, from which a 3/8 inch iron rod found bears southeast 1.57 feet;

THENCE, North 55°48'02" West, along the common, northeast right-of-way line of said Wilderness Run, and the southwest line of said lot 37, and the southwest line of said 1.365 acre tract, at 100.00 feet, pass a 5/8 inch iron rod found, on the west corner of said lot 37, same being the south corner of said lot 36, and continuing North 55°48'02" West, in all a total distance of 159.78 feet, to a 5/8 inch iron rod with cap stamped " Bourland Surveying", set in the northeast right-of-way line of said Wilderness Run, same being at the PC of a curve to the left, and the southwest corner of said lot 36;

THENCE, continue along said curve to the left, and the west line of the herein described tract, an arch of 63.05 feet, having a chord that bears, North 10°38'47" West, a distance of 56.72 feet, to a 5/8 inch iron rod found, in southeast right-of-way line of said Wilderness Run, same being the northwest corner of said lot 36, and the northwest corner for the herein described tract;

THENCE, North 34°30'27" East, along the common, northwest line of lot 36, and the southeast right-of-way line of said Wilderness Run, at 159.78 feet, pass a 1/2 inch iron rod found, at the west corner of said lot 35, and the north corner of said lot 36, and continuing North 34°30'27" East, in all a total distance of 329.94 feet, to the **POINT OF BEGINNING** and containing 1.365 acres (59,459 square feet), of land in Nacogdoches County, Texas.