

BEING all of that tract of land in Trinity County, Texas, out of the MARIA L. BODEN SURVEY, A-5, and being all of that certain called 40 acres, and all of that Tract 3 of called 3.0 acres, and all of that Tract 5 of called 3.0 acres, and all of that called Tract 6 of called 15.861 acres described in a deed to Gary Willeford as recorded in Volume 748, Page 743 of the Official Records of Trinity County, Texas, and all of that called 4 acres described in a deed to Gary Willeford as recorded in Volume 792, Page 540 of the Official Records of Trinity County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch pipe found at the Northeast corner of said 40 acres and in the West line of the IP Tract 67 of called 1862 acres described in a deed to Trinity Timber L.P. as recorded in Volume 695, Page 144 of the Official Records of Trinity County, Texas, and at the Southeast corner of that Tract 11 of the L. W. Bagwell Partition as recorded in Cabinet A, Slide 237 of the Plat Records of Trinity County, Texas, a 1/2 inch steel rod found bears South 89 degrees 22 minutes 49 seconds West, 0.54 feet for reference;

THENCE South 00 degrees 15 minutes 53 seconds East, at 1389.73 feet pass a 1/2 inch pipe found at the Southeast corner of said Tract 3 and at the Northeast corner of said 4 acres, and at 1825.26 feet pass a 1/2 inch pipe found at the Southeast corner of said 4 acres and at the Northeast corner of said Tract 3, a total distance of 2153.01 feet to a 1/2 inch pipe found at the Southeast corner of said Tract 3 and at a Northeast corner of that Tract 1 of called 40 acres described in a deed to Antony Caridi as recorded in Volume 367, Page 351 of the Official Records of Trinity County, Texas, and in the West line of said 1862 acres;

THENCE South 89 degrees 41 minutes 07 seconds West, at 1206.14 feet pass a 1/2 inch steel rod found at the Southwest corner of said 15.861 acres, a total distance of 1487.22 feet to a 1/2 inch steel rod set at the Southwest corner of said 40 acres;

THENCE North 01 degrees 17 minutes 10 seconds West, 987.05 feet to a 1/2 inch steel rod found at a Northwest corner of said 40 acres and in the South line of that tract of land described in a deed to M. M. Friday as recorded in Volume 44, Page 414 of the Deed Records of Trinity County, Texas;

THENCE South 87 degrees 50 minutes 12 seconds East, 288.59 feet to a 1/2 inch pipe found at a interior corner of said 40 acres and at the Southeast corner of said M. M. Friday tract, a 1/2 inch steel rod found at a fence corner bears South 89 degrees 30 minutes 14 seconds East, 19.95 feet for reference;

THENCE North 00 degrees 07 minutes 40 seconds West, 1198.38 feet to a 1/2 inch steel rod set at the Northwest corner of said 40 acres and at the Northeast corner of said M. M. Friday tract, and in the South line of Tract 8 of said L. W. Bagwell partition, a 1/2 inch steel rod found at the Southwest corner of Tract 7 of said L. W. Bagwell Partition bears North 89 degrees 22 minutes 49 seconds West, 385.70 feet for reference, and a 1/2 inch steel rod found at the Southeast corner of said Tract 8 bears South 89 degrees 22 minutes 49 seconds East, 254.46 feet for reference, a 1/2 inch pipe found bears South 00 degrees 07 minutes 40 seconds East, 21.98 feet for reference;

THENCE South 89 degrees 22 minutes 49 seconds East (Bearing Basis), 1213.77 feet to the POINT OF BEGINNING, containing 66.656 acres of land, more or less.

FILED
at 1:25 o'clock P M
MAR 18 2022

SHASTA BERGMAN
COUNTY CLERK TRINITY CO., TEXAS
[Signature]

THE STATE OF TEXAS
COUNTY OF TRINITY

I hereby certify that the instrument was FILED on the date and at the time designated herein by me and was duly RECORDED in the Official Public Records of Trinity County, Texas in the Volume and Page as noted herein by me.

Shasta Bergman
County Clerk, Trinity County
[Signature]

