



“A LAND SURVEYING COMPANY”

248.55 ACRES IN THE
Jose De La Garza Survey
Abstract 22
Walker County Texas

BEING a 248.55 acre tract of land in the Jose De La Garza Survey, Abstract 22, Walker County, Texas and being all of a called 133 acre tract of land and a called 83 acre tract of land as recorded in County Clerk's File No. 01436, and being all of a called 43.73 acre tract of land as recorded in County Clerk's File No. 01545, and being the same tract of land as described in the affidavit of exemption from platting as recorded in Volume 981, Page 768 of the County Deed Records. Said 248.55 acre tract being more particularly described as follows; with all bearings referenced to NAD 83 Texas Central Zone.

BEGINNING at a 5/8" iron rod set in the northerly Right of Way of State Highway 150, and the southwest corner of the 19.48 acre Cheesman tract as recorded in Volume 685, Page 546 of the County Deed Records.

THENCE N 70° 08' 24" W along the northerly line of State Highway 150, a distance of 169.29' to a 1/2" iron rod found for corner of the herein described tract;

THENCE along a curve to the left having a radius of 1195.92 a chord that bears N 82° 38' 17" W a chord length of 520.14 to a 1/2" iron rod found for corner.

THENCE S 84° 47' 08" W along the northerly line of State Highway 150, a distance of 819.84' to the centerline of Caney creek for the southwesterly corner of the herein described tract;

THENCE northerly along the centerline of Caney Creek the following:

THENCE N 07deg 04'57" E a distance of 15.32 feet;
THENCE N 23deg 06'20" E a distance of 169.24 feet;
THENCE N 39deg 04'16" E a distance of 113.94 feet;
THENCE N 04deg 30'52" E a distance of 86.04 feet;
THENCE N 48deg 27'03" W a distance of 44.10 feet;
THENCE N 81deg 19'05" W a distance of 73.87 feet;
THENCE N 34deg 29'39" W a distance of 99.34 feet;
THENCE N 60deg 32'36" W a distance of 195.96 feet;
THENCE N 25deg 18'49" W a distance of 74.00 feet;
THENCE N 61deg 56'03" E a distance of 83.84 feet;
THENCE N 11deg 55'43" E a distance of 60.21 feet;
THENCE N 19deg 20'36" W a distance of 74.93 feet;
THENCE N 12deg 18'41" W a distance of 57.86 feet;
THENCE N 71deg 39'50" E a distance of 58.02 feet;
THENCE S 53deg 40'08" E a distance of 34.61 feet;
THENCE S 82deg 44'59" E a distance of 49.45 feet;
THENCE N 32deg 15'36" E a distance of 45.20 feet;
THENCE N 32deg 51'09" W a distance of 106.76 feet;
THENCE N 39deg 10'05" W a distance of 90.35 feet;
THENCE N 82deg 59'21" W a distance of 72.48 feet;
THENCE N 40deg 27'36" W a distance of 48.24 feet;
THENCE N 13deg 08'15" E a distance of 25.32 feet;
THENCE N 61deg 45'45" E a distance of 64.21 feet;
THENCE N 00deg 09'28" W a distance of 45.23 feet;
THENCE N 34deg 25'40" W a distance of 92.74 feet;
THENCE N 56deg 14'20" E a distance of 42.32 feet;
THENCE S 58deg 11'27" E a distance of 71.57 feet;
THENCE N 49deg 45'09" E a distance of 58.78 feet;
THENCE N 40deg 28'27" W a distance of 113.16 feet;
THENCE N 23deg 11'51" E a distance of 34.37 feet;
THENCE N 58deg 16'04" E a distance of 80.42 feet;
THENCE N 79deg 11'44" E a distance of 83.56 feet;
THENCE N 00deg 56'35" E a distance of 28.57 feet;
THENCE N 50deg 31'38" W a distance of 78.12 feet;
THENCE N 12deg 00'04" W a distance of 47.64 feet;
THENCE N 48deg 34'29" E a distance of 39.54 feet;
THENCE S 86deg 56'38" E a distance of 59.16 feet;
THENCE N 23deg 36'01" E a distance of 73.23 feet;
THENCE N 63deg 39'13" W a distance of 45.37 feet;
THENCE S 68deg 29'24" W a distance of 137.28 feet;
THENCE N 26deg 40'53" W a distance of 146.63 feet;
THENCE N 27deg 08'21" E a distance of 33.13 feet;
THENCE N 65deg 57'23" E a distance of 64.63 feet;
THENCE S 81deg 49'22" E a distance of 55.62 feet;
THENCE S 84deg 24'22" E a distance of 36.87 feet;
THENCE N 56deg 56'02" E a distance of 28.34 feet;
THENCE N 04deg 35'54" E a distance of 31.38 feet;
THENCE N 24deg 42'32" W a distance of 47.56 feet;
THENCE S 80deg 54'52" W a distance of 117.11 feet;
THENCE N 43deg 03'20" W a distance of 118.05 feet;
THENCE N 17deg 23'41" W a distance of 65.88 feet;
THENCE N 04deg 00'40" W a distance of 35.88 feet;
THENCE N 43deg 21'16" E a distance of 26.09 feet;
THENCE S 75deg 01'21" E a distance of 20.77 feet;
THENCE S 34deg 31'37" E a distance of 62.56 feet;
THENCE N 75deg 23'16" E a distance of 17.03 feet;
THENCE N 28deg 50'10" E a distance of 130.33 feet;
THENCE N 18deg 02'42" W a distance of 48.03 feet;
THENCE N 31deg 12'02" E a distance of 91.50 feet;
THENCE N 25deg 56'10" W a distance of 41.74 feet;
THENCE N 71deg 50'47" W a distance of 48.93 feet;
THENCE N 47deg 18'48" W a distance of 43.37 feet;
THENCE N 14deg 19'18" E a distance of 35.40 feet;
THENCE N 83deg 36'41" E a distance of 40.89 feet;
THENCE S 60deg 18'45" E a distance of 62.90 feet;
THENCE S 89deg 35'31" E a distance of 93.36 feet;
THENCE N 30deg 01'38" E a distance of 32.36 feet;
THENCE N 65deg 45'23" E a distance of 12.16 feet;
THENCE N 29deg 40'36" W a distance of 122.37 feet;
THENCE N 24deg 50'55" E a distance of 24.77 feet;
THENCE S 70deg 39'45" E a distance of 53.42 feet;

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THENCE N 46deg 17'54" E a distance of 106.01 feet;
THENCE N 24deg 33'30" W a distance of 91.21 feet;
THENCE N 09deg 28'44" E a distance of 42.96 feet;
THENCE N 29deg 19'43" W a distance of 47.26 feet;
THENCE S 63deg 03'19" W a distance of 52.07 feet;
THENCE S 11deg 41'37" W a distance of 44.23 feet;
THENCE S 43deg 53'51" W a distance of 99.50 feet;
THENCE N 29deg 43'36" W a distance of 189.41 feet;
THENCE N 19deg 55'34" E a distance of 96.08 feet;
THENCE N 03deg 43'29" W a distance of 63.42 feet;
THENCE N 25deg 14'51" E a distance of 66.38 feet;
THENCE N 18deg 12'16" W a distance of 77.46 feet;
THENCE S 67deg 52'12" W a distance of 95.62 feet;
THENCE N 57deg 41'39" W a distance of 29.85 feet;
THENCE N 13deg 52'49" E a distance of 141.64 feet;
THENCE N 64deg 25'53" E a distance of 87.59 feet;
THENCE N 46deg 31'45" W a distance of 94.56 feet;
THENCE S 38deg 36'36" W a distance of 79.46 feet;
THENCE S 53deg 27'20" W a distance of 83.75 feet;
THENCE N 19deg 44'58" W a distance of 62.90 feet;
THENCE S 80deg 57'00" W a distance of 91.97 feet;
THENCE N 41deg 29'59" W a distance of 40.63 feet;
THENCE N 01deg 07'07" E a distance of 31.92 feet;
THENCE N 14deg 21'55" E a distance of 177.28 feet;
THENCE N 12deg 10'11" E a distance of 96.58 feet;
THENCE N 42deg 41'49" W a distance of 85.27 feet;
THENCE N 00deg 48'31" E a distance of 165.37 feet;
THENCE N 77deg 25'09" E a distance of 53.74 feet;
THENCE N 58deg 44'19" E a distance of 157.88 feet;
THENCE N 81deg 57'16" W a distance of 97.86 feet;
THENCE N 24deg 55'12" W a distance of 58.99 feet;
THENCE N 46deg 11'21" E a distance of 69.94 feet;
THENCE N 09deg 35'31" W a distance of 90.87 feet;
THENCE N 26deg 47'54" E a distance of 118.66 feet;
THENCE N 35deg 55'27" W a distance of 91.26 feet;
THENCE N 45deg 58'52" W a distance of 84.92 feet;
THENCE N 15deg 48'46" W a distance of 27.78 feet;
THENCE N 06deg 57'46" E a distance of 111.13 feet;
THENCE N 10deg 01'02" E a distance of 66.10 feet;
THENCE N 58deg 22'16" W a distance of 42.59 feet;
THENCE S 51deg 38'55" W a distance of 66.21 feet;
THENCE S 24deg 53'14" W a distance of 92.52 feet;
THENCE N 88deg 38'47" W a distance of 52.17 feet;
THENCE N 16deg 01'09" W a distance of 73.80 feet;
THENCE N 36deg 13'52" E a distance of 48.56 feet;
THENCE N 11deg 13'31" E a distance of 96.71 feet;
THENCE N 33deg 50'22" W a distance of 89.27 feet;
THENCE N 81deg 05'42" W a distance of 158.17 feet;
THENCE N 58deg 00'51" W a distance of 34.93 feet;
THENCE N 37deg 54'28" E a distance of 124.15 feet;
THENCE N 14deg 33'23" E a distance of 33.07 feet;
THENCE N 47deg 21'35" W a distance of 95.06 feet;

THENCE N 71deg 11'59" W a distance of 60.75 feet to the northwesterly corner of the herein described tract, from which a 5/8" iron rod bears S 61 deg 33' 54" W a distance of 135.94 feet.

THENCE N 61° 33' 54" E along the southerly line of the 111.321 acre Hatcher tract recorded in Volume 431 Page 221 of the County Deed Records, a distance of 1661.16' to a 1" iron pipe found in the westerly line of the Hatcher 81.467 acre tract of land as recorded in Volume 202, Page 695 of the County Deed Records, also being the southeasterly corner of the said 111.321 acre tract, and being the northeasterly corner of the herein described tract;

THENCE S 29° 05' 02" E along the westerly of the 81.467 acre Hatcher tract, a distance of 1222.03 to a pipe fence corner found for the southwesterly corner of the said Hatcher Tract, and being an interior angle point of the herein described tract;

THENCE N 61° 23' 21" E along the southerly line of the 81.467 acre Hatcher tract, a distance of 1286.76 to a fence corner marked with a flagged 60D nail found in the westerly line of the Hatcher 274.678 acre tract of land as recorded in Volume 399, Page 72 of the County Deed Records, also being the southeasterly corner of the called 81.467 tract, and being the easterly northeasterly corner of the herein described tract;

THENCE S 29° 29' 14" E along the westerly line of the 274.678 acre Hatcher tract, a distance of 1546.39' to a fence corner marked with a 60D nail at the northerly corner of a called 130.72 acre Hatcher tract of land as recorded in Volume 0108, Page 321 of the County Deed Records, and being an exterior corner of the herein described tract;

THENCE S 59° 29' 01" W along the northerly line of the 130.72 acre Hatcher tract, a distance of 2330.99 to a fence corner marked with a 60D nail found for corner of the said Hatcher Tract, and being an interior angle point of the herein described tract;

THENCE S 06° 21' 43" W along the said Hatcher and Cheesman tract, a distance of 2835.14 to the **POINT OF BEGINNING** and containing in all 248.55 acres of land.

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