

FIELD NOTES

8.02 ACRES OF LAND
THE CARROLL TRACT

J. MCANNULTY SURVEY
ABSTRACT NO. 904

FREESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the J. McAnnulty Survey Abstract No. 904 Freestone County, Texas and being a called 8.02 acre tract of land as described in Deed to Keith Carroll and Autumn Carroll recorded as Instrument No. 2302228 of the Official Records of Freestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a point in Freestone County Road No. 660 at the easterly corner of the said Carroll tract and the southerly corner of a called 8.16 acre tract of land as described in Deed to Cicero Watts, Jr., Oscar Brown, Jr., Verlinda Gail Collins and Yolanda K. Brown recorded in Volume 1500, Page 250 of the Official Records of Freestone County, Texas from which a 1/2" iron pipe found bears N 38° 42' 03" W, 19.95 feet;

THENCE, S 49° 57' 48" W, with said Freestone County Road No. 660 and the southeasterly line of the said Carroll tract 228.67 feet to a point in said Freestone County Road No. 660 at the southerly corner of the said Carroll tract and the easterly corner of a called 8.15 acre tract of land as described in Deed to Matthew T. Travis, Sr., and wife, Casey R. Travis recorded in Volume 1631, Page 906 of the Official Records of Freestone County, Texas from which a 1/2" iron rod found bears S 37° 50' 20" E, 4.84 feet, another 1/2" iron rod found bears S 49° 54' 46" W, 229.05 feet and a 1/2" iron pipe found bears N 38° 30' 55" W, 19.78 feet;

THENCE, N 38° 30' 55" W, along the common line of the said Carroll tract and the said Travis tract 1545.87 feet to a 1/2" iron rod found at the westerly corner of the said Carroll tract, the northerly corner of the said Travis tract and in the southeasterly line of a called 27.00 acre Third Tract as described in Deed to Gail Sellers Peyton recorded in Volume 1697, Page 416 of the Official Records of Freestone County, Texas, from which a 1/2" iron rod found bears S 51° 05' 21" W, 228.92 feet;

THENCE, N 49° 54' 12" E, along the southeasterly line of the said Peyton tract and the northwesterly line of the said Carroll tract 223.66 feet to a 1/2" iron rod found at the northerly corner of the said Carroll tract and the westerly corner of the said Watts tract;

THENCE, S 38° 42' 03" E, along the common line of the said Carroll tract and the said Watts tract 1545.98 feet to the POINT OF BEGINNING and CONTAINING 8.02 ACRES OF LAND MORE OR LESS.

*BASIS OF BEARINGS: per Instrument No. 2302228