



LEON & JAMIE WILLINGHAM

5.991 ACRES

ALL THAT TRACT OR PARCEL OF LAND consisting of 5.991 Acres located in the James Cummings Hacienda, A-31, Austin County, Texas. Subject tract being that same tract, called 6.00 Acres, that is described in a Deed to Leon Willingham, and wife, Jamie Willingham as recorded in Volume 766, Page 140 of the Official Records of Austin County, Texas. Said tract consisting of 5.991 Acres and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at a chain link fence corner post in the East Right-of-way of F. M. Highway 949 and being the Northwest corner of the called 2.9978 Acre tract described in a Deed to Charles W. Gartmann, et ux as recorded in Volume 603, Page 446 O.R.A.C.T. and being the Southwest corner of the called 6.00 Acre tract mentioned above and the Southwest corner of the herein described tract;

THENCE N 21d 30' 00" E, with the East Right-of-way of F. M. Highway 949 and generally with an existing fence line, a distance of 494.23 ft. (Called N 21d 30' 00" E, 494.88 ft.) to a 1/2" iron rod set for the Southwest corner of the called 2.224 Acre tract designated as Tract Three and described in a Deed to Roland Roe as recorded in Volume 497, Page 921 O.R.A.C.T. and being the Northwest corner of the herein described tract;

THENCE S 68d 28' 37" E, with the common line with the Roe Tract and generally with an existing fence line, a distance of 316.23 ft. (Called S 68d 28' 37" E, 316.53 ft.) to a 1/2" iron rod found at a fence corner post and being an angle point in the Roe Tract;

THENCE S 21d 23' 45" W, with the common line with the called 3.592 Acre tract designated as Tract Twelve in the above mentioned Deed and generally with an existing fence line, a distance of 145.29 ft. (Called S 21d 25' 04" W, 145.46 ft.) to a 1/2" iron rod found at a fence corner post and being an angle point in the Roe Tract and in the herein described tract;

THENCE S 68d 29' 28" E, continuing with the common line with the 3.592 Acre Roe Tract and generally with an existing fence line, a distance of 299.96 ft. (Called S 68d 29' 28" E, 299.97 ft.) to a 1/2" iron rod found at a fence corner post in the West line of the called 20.841 Acre tract described in a Deed to Walter A. Virnau, Jr., et ux as recorded in Volume 441, Page 800 D.R.A.C.T. and being the Northeast corner of the herein described tract;

THENCE S 21d 17' 52" W, with the common line with the Virnau Tract and generally with an existing fence line, a distance of 227.40 ft. (Called S 21d 17' 57" W, 227.64 ft.) to a 1/2"

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5.991 ACRES (continued)

iron rod found at a fence corner post and being an angle point in the herein described tract;

THENCE S 21d 52' 21" W, with the common line with the called 31.9102 Acre tract described in a Deed to Steven Herzog as recorded in Volume 447, Page 401 D.R.A.C.T. and generally with an existing fence line, a distance of 120.77 ft. (Called S 21d 52' 21" W, 120.97 ft.) to a 1/2" iron rod found for the Northeast corner of the Gartmann Tract and being the Southeast corner of the herein described tract. From said rod, the existing fence corner post, brs. N 21d 52' 21" W, 5.4 ft.;

THENCE N 68d 33' 17" W, with the common line with the Gartmann Tract and generally, but partly with an existing fence line (the existing fence line is North of this line), a distance of 616.48 ft. (Called N 68d 33' 17" W, 616.72 ft.) to the PLACE OF BEGINNING and containing 5.991 Acres.

NOTES: Bearings shown hereon are based upon the Bearing of N 21d 30' 00" E, along F. M. Highway 949 as called for in description of the 6.00 Acre tract recorded in Volume 766, Page 140 O.R.A.C.T.

Reference is hereby made to plat, of the subject tract, prepared this day.

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GLEN S. ALEXANDER

Glen S. Alexander
Registered Professional Land Surveyor, #4194



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