

FREE and ASSOCIATES P.C.

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STATE OF TEXAS

CITY OF BUFFALO

COUNTY OF LEON

SEPTEMBER 16, 2010

0.398 ACRE

These notes describe that certain 0.398 acre in the CITY OF BUFFALO in Leon County, Texas; being part of Lot 10 Block 34 of the City of Buffalo as recorded in Envelope 3A Leon County Map Records, same being contained in a Sheriff's Tax Resale Deed dated April 6, 201 from Jerry Wakefield, Sheriff to Therion Real Estates II, LLC and recorded in Volume 1431 Page 162 Leon County Official Records; this 0.398 acre tract is described more particularly as follows:

BEGINNING at the East corner of Lot 10, same being the East corner of a 0.78 Acre tract (surveyed by the undersigned May 10, 2010) and also being the South corner of Lot 9 and the South corner of a 0.375 Acre tract (surveyed by the undersigned December 3, 1993) in the North side of Jones Street; found a 5/8" steel rod at same; found a 1" steel pipe bearing North 25°-59'-00" East 100.00 feet; thence with the Southeast line of Lot 10, same being the Southeast line of the 0.78 Acre, South 25°-59'-00" West a distance of 100.00 feet to the South corner of Lot 10, same being the South corner of Block 34 and also being the South corner of the 0.78 Acre; found a 1/2" steel rod at same; thence with the Southwest line of Lot 10, same being the Southwest line of Block 34 and also being the Southwest line of the 0.78 Ares, North 64°-01'-00" West a distance of 151.57 feet to the West corner of a 0.378 Acre tract (surveyed out of Lot 10 this date by the undersigned) in the center of Railroad Street and also being the BEGINNING of this description; set a 1/2" steel rod at same below surface;

THENCE continuing with the Southwest line of Lot 10, same being the Southwest line of Block 34 and the 0.78 Acre, North 64°-01'-00" West a distance of 190.80 feet to the West corner of Lot 10 , same being the West corner of Block 34 and the 0.78 Acre in the Southeast right-of-way of the I & GN Railroad; found a 1/2" steel rod at same;

THENCE with the Northwest line of Lot 10, same being the Southeast right-of-way of said Railroad, parallel with but 100 feet from the centerline of said Railroad, North 30°-32'-01" East a distance of 100.32 feet to the North corner of Lot 10, same being the North corner of the 0.78 Acre and the West corner of Lot 9; found a 1/2" steel rod at same;

THENCE with the Northeast line of Lot 10, same being the Northeast line of the 0.78 Acre and the Southwest line of Lot 9, South 64°-00'-01" East a distance of 156.26 feet to the North corner of the 0.378 Acre; set a ½" steel rod at same;

THENCE with the projection of and with the centerline of Railroad Street, South 11°-06'-33" West a distance of 103.47 feet to the PLACE OF BEGINNING.

Containing, according to the dimensions herein stated, an area of 0.398 acre of land.

SURVEYOR'S NOTE: Bearings based on the 0.375 Acre. Access is by frontage on Railroad Street. See plat.



David W. Free



R.P.L.S. No. 4010