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Legal Description

For Dustin Parker and Melani Parker
Cesario Chamar Survey, Abstract No. 8
Samuel Defir Survey, Abstract No. 200
Freestone County, Texas

11.15 Acres

All that certain lot, tract or parcel of land, being part of the Cesario Chamar Survey, Abstract No. 8 and the Samuel Defir Survey, Abstract No. 200, Freestone County, Texas and being all of that certain called 11.16 acre tract described in a deed to the Federal National Mortgage Association from Ditech Financial, LLC on October 24, 2018 in Document No. 2018-3487 of the Official Records of Freestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 3/8" iron rod (found) at a t-post for the southerly West corner of the above mentioned 11.16 acre tract, the North corner of a called 20.44 acre tract conveyed to James E. Coutorie, III in Volume 1684, Page 315 and being in the East line of County Road No. 421E;

THENCE in a northeasterly direction with the westerly lines of the 11.16 acre tract and the easterly line of County Road No. 421E as follows:

- 1.) North 38 deg. 29 min. 42 sec. East a distance of 145.40 ft. to a 3/8" iron rod (found) bent in a rock drive,
- 2.) North 11 deg. 52 min. 46 sec. East a distance of 171.97 ft. to a 1/2" iron rod (found),
- 3.) North 10 deg. 34 min. 41 sec. East a distance of 109.56 ft. to a 3/8" iron rod (found),
- 4.) North 10 deg. 39 min. 50 sec. East a distance of 42.87 ft. to a 3/8" iron rod (found) bent,
- 5.) North 23 deg. 35 min. 27 sec. East a distance of 327.16 ft. to a 1/2" iron rod (found) in a creek and
- 6.) North 35 deg. 54 min. 28 sec. East a distance of 140.17 ft. to a 3/8" iron rod (found) in concrete at the base of a fence corner for the North corner of the 11.16 acre tract and being the West corner of a called 5.776 acre First Tract conveyed to Steven D. Cowles in Volume 1321, Page 724;

THENCE in a southeasterly direction with the Northeast lines of the 11.16 acre tract and the Southwest lines of the 5.776 acre Cowles tract as follows:

- 1.) South 24 deg. 22 min. 05 sec. East a distance of 246.61 ft. to a 3/8" iron rod (found) at a fence break and
- 2.) South 59 deg. 48 min. 41 sec. East a distance of 287.26 ft. to a 3/8" iron rod (found) at a fence corner for an angle corner of same, an East corner of the 11.16 acre tract and being the North corner of a called 9.554 acre Third Tract conveyed to said Steven D. Cowles in said Volume 1321, Page 724;