

TRACT NO. 1:

All that certain lot, tract or parcel of land situated in the H. B. DOWDY SURVEY, A-25, M. RIONDO XI LEAGUE GRANT, Freestone County, Texas, being 51.852 acres of land and being a portion of the residue of a called 130 acre tract of land described in a deed from W. A. Parker et ux to S. B. Moore, dated March 21, 1944 and recorded in Vol. 170, Page 584, Deed Records of FreeStone County, Texas.

Said 51.852 acres described to-wit:

BEGINNING at a nail and tag (RPS 1858) set atop a 4" diameter cresote corner post at the occupied northwest corner of said 106.595 acre tract, said point being the north east corner of the Jess Anderson's tract, WHENCE a 20" diameter post oak tree marked X new bears South 46° 40' 42" East, 17.0 feet;

THENCE North 89° 45' East, along the north line of said 106.595 acre tract, passing at 481 feet the southeast corner of the Mary A. Lidia's 3 acre tract, at 579.8 feet a 1" iron pipe, and ell corner in said 130 acre tract, and at a total distance of 731.68 feet a 1/2" iron rod set for corner, said point being in the westerly line of a called 30 acre tract described in a deed from S. B. Moore et ux to Woodrow W. Gilpin, found of record in Vol. 397, Page 401, Deed Records, Freestone County, Texas;

THENCE South 27° 30' East, 1023.19 feet setting line points at random distance to a 3/8" iron rod found against a 8" diameter cedar corner post, said point being the southwest corner of said 30 acre tract;

THENCE South 8° 58' 33" West, 631.12 feet continuing with fence to a 3/8" iron rod found for the southwest corner of the B. B. Roberts tract;

THENCE South 72° 28' 31" West, 685.05 feet to a 1/2" iron rod set for corner on the top of a stock pond;

THENCE North 82° 49' 52" West, 118.0 feet across the toe of said pond to a 1/2" iron rod set for corner;

THENCE North 13° 36' 53" East, 163.0 feet to a 1/2" iron rod set for corner;

THENCE South 89° 59' 23" West, 371.45 feet to a 1/2" iron rod set for corner in the west fence of said called 130 acre tract;

THENCE North 0° 00' 37" West, 2030.0 feet along said west fence to the point of beginning, containing 51.852 acres of land.

TRACT NO 2:

Being a 50 foot wide ingress and egress easement over and across a called 4.21 acre tract of land described in deed from Mary A. Lidia to Woodrow W. Gilpin, dated April 12, 1972 and recorded in Vol. 419, Page 217, Deed Records, Freestone County, Texas.

Said 50 foot easement described to-wit:

BEGINNING at a 1/2" iron rod set in the south fence line of said 4.21 acre tract for this southeast corner, said point bears South 89° 45' West, 128.0 feet from the most southeast corner of said 4.21 acre tract, being common with the most northeasterly corner of Rankin Gilpins' called 130 acre tract;

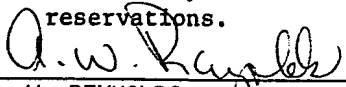
THENCE North 1° 21' East, 321.20 feet to a 1/2" iron rod set for corner in the southerly right of way of U. S. Highway 84;

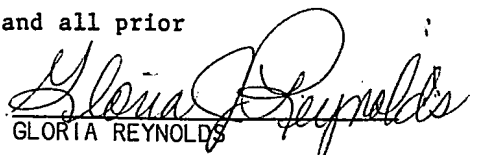
THENCE North 78° 17' West, 50.75 feet along said southerly right of way to a 1/2" iron rod set therein for corner;

THENCE South 1° 21' West, 331.77 feet to a 1/2" iron rod set in the south fence line of said 4.21 acre tract for corner;

THENCE North 89° 45' East, 50.0 feet along said south fence to the point of Beginning containing 0.374 acre of land.

This conveyance is made and accepted SUBJECT TO any and all prior reservations.

  
A. W. REYNOLDS

  
GLORIA REYNOLDS