

JOSEPH ELLERY LEAGUE
ABSTRACT NUMBER 17
HARDIN COUNTY, TEXAS

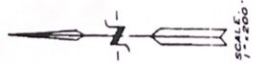
TOTAL - 5.594 ACRES
NET - 5.285 ACRES

REMARKS: THE ABOVE DESCRIBED TRACTS ARE ALMO
STRICTLY ADJACENT TO THE TRACT DESCRIBED
IN DEED CALLED 800 AC TR AS STATED BY DEED
TO SAID 800 AC TR

SURVEYORS CERTIFICATE
PLAT OF A 5.594 ACRE TRACT OF LAND, MORE OR LESS, IN THE JOSEPH ELLERY LEAGUE, ABSTRACT NUMBER 17 IN
HARDIN COUNTY, TEXAS, DEED RECORDED IN VOLUME 604, PAGE 490 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS,
WITH SAID 5.594 ACRE TRACT CONTAINING 0.309 ACRE IN THE OLD SPURGER ROAD, A COUNTY ROADWAY,
LEAVING A NET OF 5.285 ACRES OF LAND, MORE OR LESS, AS SURVEYED UNDER MY SUPERVISION AND DIRECTION
ON APRIL 1 & 2, 1998.



James A. Skinner
JAMES A. SKINNER
P. L. S. No. 1614



5.594 Acre Tract

Being 5.594 acres of land, more or less, in the Joseph Ellery League, Abstract Number 17 in Hardin County, Texas, being out of that 25.691 acre tract conveyed to J. H. Spell and June Spell in deed dated October 1, 1973 and recorded in Volume 604, Page 490 of the Deed Records of Hardin County, Texas, with said 5.594 acre tract being described as follows:

BEGINNING at a 1/2 inch iron rod set for the southwest corner of this tract, being in the south line of said 25.691 acre tract and in the north line of that 12.733 acre tract described in deed recorded in Volume 951, Page 750 of the Deed Records of Hardin County, Texas, and said corner being located South 89° 14' 03" East (deed to 25.691 acre tract called South 89° 14' 03" East) a distance of 852.30 feet from a concrete monument found for the southwest corner of said 25.691 acre tract and the northwest corner of said 12.733 acre tract;

THENCE North 00° 39' 28" East a distance of 371.42 feet to a 1/2 inch iron rod set for the northwest corner of this tract;

THENCE South 89° 14' 03" East at 613.40 feet a 1/2 inch iron rod set in the west right of way line of the Old Spurger Road, a county roadway, continuing for a total distance of 656.11 feet to a 1/2 inch iron rod set for the northeast corner of this tract, being in the east line of said 25.691 acre tract and being in said roadway;

THENCE South 00° 39' 28" West (deed to 25.691 acre tract called South 00° 41' 20" West) with the east line of said 25.691 acre tract a distance of 371.42 feet to a spike set in said roadway for the southeast corner of this tract, same being the southeast corner of said 25.691 acre tract;

THENCE North 89° 14' 03" West with the south line of said 25.691 acre tract (deed to 25.691 acre tract called North 89° 14' 03" West) at 29.81 feet a 2 inch iron pipe found in the west right of way line of said Old Spurger Road, continuing for a total distance of 656.11 feet to the place of BEGINNING.

Said tract of land herein described contains 5.594 acres of land, more or less. The above described tract contains 0.309 acre of land in said Old Spurger Road right of way, leaving a net of 5.285 acres of land west of said roadway.

The bearings stated in the above description are based on the south line of said 25.691 acre tract as having a course of North 89° 14' 03" West, as stated in said referenced deed to said 25.691 acre tract.

James A. Skinner
James A. Skinner
R.P.L.S. No. 1614



Surveyed on April 1 & 2, 1998.

FILED FOR RECORD
98 JUL -2 PM 2:28

Dee Hatton
DEE HATTON
COUNTY CLERK
HARDIN COUNTY, TEXAS

JUL 2 1998



Dee Hatton
DEE HATTON
COUNTY CLERK
HARDIN COUNTY, TEXAS

75378

WARRANTY DEED

Date: July 2 1998

Grantor: BETTY JUNE SPELL, also known as JUNE SPELL

Grantor's Mailing Address (including county)

HCI Box 4105
Silsbee, Hardin County, Texas 77656

Grantee: RODNEY WAYNE SPELL

Grantee's Mailing Address (including county)

HCI Box 610
Silsbee, Hardin County, Texas 77656

Consideration:

TEN AND NO/100--(\$10.00)--DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

Property (including any improvements):

SEE ATTACHED EXHIBIT "A"

Grantees herein acknowledge that they are being advised by BEVIL B. WRIGHT, the attorney who prepared this instrument, that no abstract of title examination has been made and that he makes no representations or guarantees as to the metes and bounds description of said property, or to superior title herein.

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas lease, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights-of adjoining owners in any walls and fences situated on a common boundary.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

Betty June Spell
BETTY JUNE SPELL

WARRANTY DEED

Date: June 11, 2003

Grantor (including address): BETTY JUNE SPELL, also known as
JUNE SPELL
8256 F.M. 92
Silsbee, Texas 77656
Hardin County

Grantee (including address): RODNEY WAYNE SPELL, and wife
JENNIFER SPELL
4795 Old Spurger Highway
Silsbee, Texas 77656
Hardin County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged

Property:

Being 7.266 acres of land, more or less, in the Joseph Ellery League, Abstract Number 17 in Hardin County, Texas, being out of that 25.691 acre tract conveyed to J. H. Spell and June Spell in deed dated October 1, 1973 and recorded in Volume 604, Page 490 of the Deed Records of Hardin County, Texas, with said 7.266 acre tract being described as follows:

BEGINNING at a concrete monument number H-1052 found for the southwest corner of this tract, same being the southwest corner of said 25.691 acre tract and the northwest corner of that 12.733 acre tract described in deed recorded in Volume 951, Page 750 of the Official Public Records of Hardin County, Texas;

THENCE North 00° 41' 26" East with the west line of this tract and west line of said 25.691 acre tract (deed called N 00° 41' 20" E) a distance of 371.42 feet to a ½ inch iron rod with a cap stamped "SESCO" set for the northwest corner of this tract;

THENCE South 89° 14' 03" East with the north line of this tract a distance of 852.10 feet to a ½ inch iron rod found for the northeast corner of this tract, same being the northwest corner of that 5.594 acre tract out of said 25.691 acre tract conveyed to Rodney Spell in deed recorded in Volume 1150, Page 877 of the Official Public Records of Hardin County, Texas;

THENCE South 00° 39' 28" West with the east line of this tract and the west line of said 5.594 acre tract a distance of 371.42 feet to a ½ inch iron rod found for the southeast corner of this tract, same being the southwest corner of said 5.594 acre tract and being in the south line of said 25.691 acre tract and in the north line of said 12.733 acre tract;

THENCE North 89° 14' 03" West with the south line of this tract and the south line of said 25.691 acre tract (deed called North 89° 14' 03" West) a distance of 852.30 feet to the place of BEGINNING.

Said tract of land herein described contains 7.266 acres of land, more or less.

The bearings stated in the above description are based on the south line of said 25.691 acre tract as having a course of North 89° 14' 03" West, as stated in said referenced deed to said 25.691 acre tract.

COUNTY, KOUNTZE, TX
ALSTON, COUNTY CLERK

06/23/2003 #2003-14828
10:50:40AM B-1376 P-480

Reservations From and Exceptions to Conveyance and Warranty:

All reservations and exceptions appearing of record in Hardin County, Texas.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executor, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

Executed effective as of the date first written above.

Betty June Spell
BETTY JUNE SPELL, also known as
JUNE SPELL

STATE OF TEXAS §
 §
COUNTY OF HARDIN §

The foregoing Warranty Deed was acknowledged before me by BETTY JUNE SPELL, also known as JUNE SPELL on this the 20th day of JUNE, 2003.



Carrie Hunter
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

RODNEY WAYNE SPELL
4795 Old Spurgen Highway
Silsbee, Texas 77656

7.266 Acre Tract

Being 7.266 acres of land, more or less, in the Joseph Ellery League, Abstract Number 17 in Hardin County, Texas, being out of that 25.691 acre tract conveyed to J. H. Spell and June Spell in deed dated October 1, 1973 and recorded in Volume 604, Page 490 of the Deed Records of Hardin County, Texas, with said 7.266 acre tract being described as follows:

BEGINNING at a concrete monument number H-1052 found for the southwest corner of this tract, same being the southwest corner of said 25.691 acre tract and the northwest corner of that 12.733 acre tract described in deed recorded in Volume 951, Page 750 of the Official Public Records of Hardin County, Texas;

THENCE North 00° 41' 26" East with the west line of this tract and west line of said 25.691 acre tract (deed called N 00° 41' 20" E) a distance of 371.42 feet to a ½ inch iron rod with a cap stamped "SESCO" set for the northwest corner of this tract;

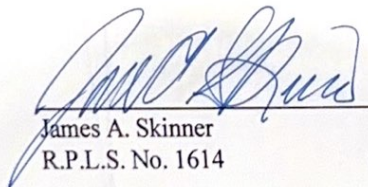
THENCE South 89° 14' 03" East with the north line of this tract a distance of 852.10 feet to a ½ inch iron rod found for the northeast corner of this tract, same being the northwest corner of that 5.594 acre tract out of said 25.691 acre tract conveyed to Rodney Spell in deed recorded in Volume 1150, Page 877 of the Official Public Records of Hardin County, Texas;

THENCE South 00° 39' 28" West with the east line of this tract and the west line of said 5.594 acre tract a distance of 371.42 feet to a ½ inch iron rod found for the southeast corner of this tract, same being the southwest corner of said 5.594 acre tract and being in the south line of said 25.691 acre tract and in the north line of said 12.733 acre tract;

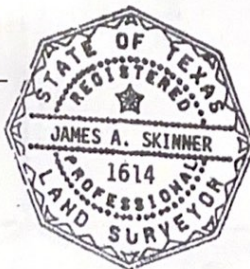
THENCE North 89° 14' 03" West with the south line of this tract and the south line of said 25.691 acre tract (deed called North 89° 14' 03" West) a distance of 852.30 feet to the place of BEGINNING.

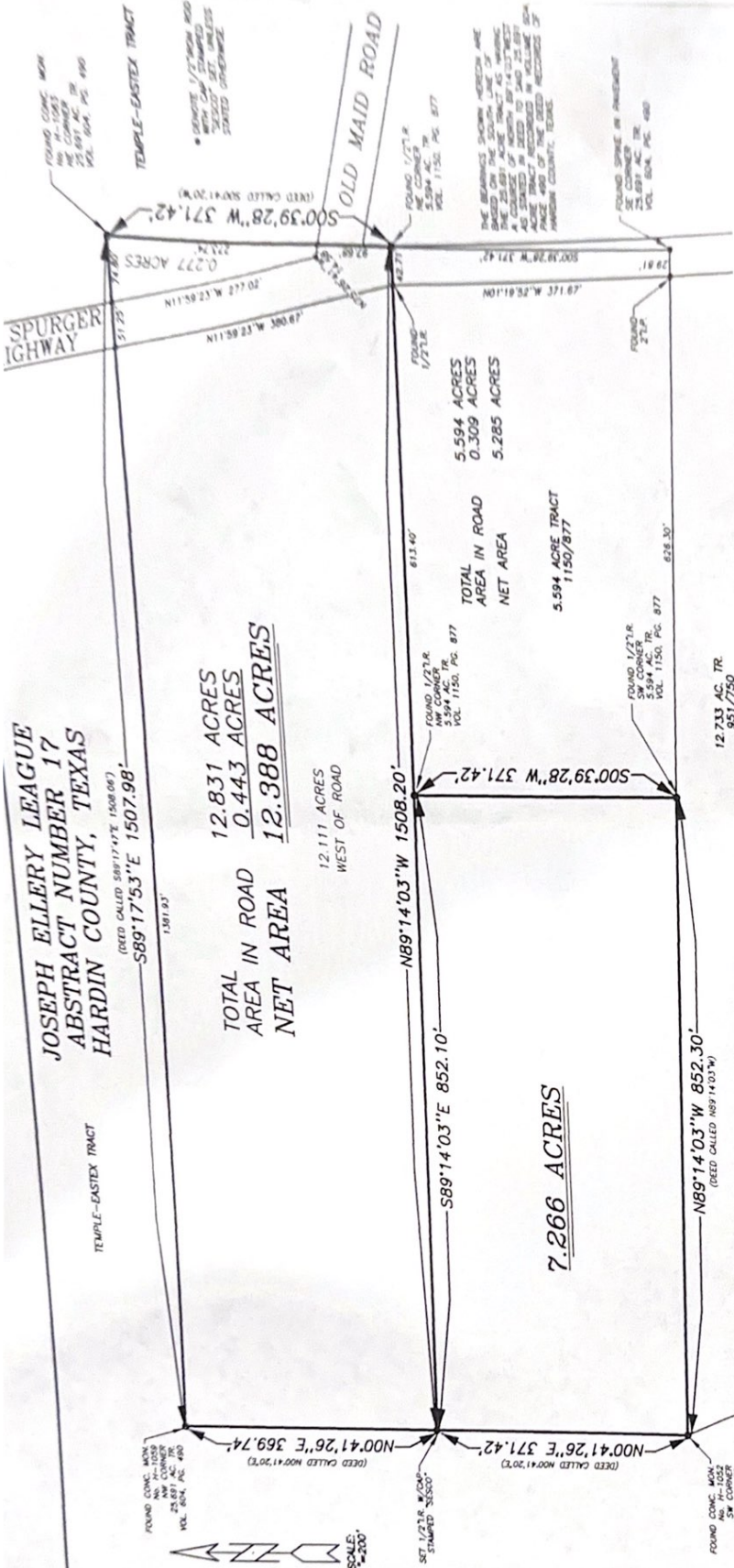
Said tract of land herein described contains 7.266 acres of land, more or less.

The bearings stated in the above description are based on the south line of said 25.691 acre tract as having a course of North 89° 14' 03" West, as stated in said referenced deed to said 25.691 acre tract.


James A. Skinner
R.P.L.S. No. 1614

Surveyed on May 7, 2003.





JOSEPH ELLERY LEAGUE
ABSTRACT NUMBER 17
HARDIN COUNTY, TEXAS

TOTAL
AREA IN ROAD 12.831 ACRES
0.443 ACRES
NET AREA 12.388 ACRES

7.266 ACRES

SURVEYORS CERTIFICATE
PLAT OF A 7.266 ACRE TRACT AND A 12.831 ACRE TRACT IN THE JOSEPH ELLERY LEAGUE,
ABSTRACT NUMBER 17 IN HARDIN COUNTY, TEXAS, BEING OUT OF THAT 25.691 ACRE TRACT
CONVEYED TO J. H. SPELL AND JUNE SPELL IN DEED RECORDED IN VOLUME 604, PAGE 490
OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS, WITH SAID 12.831 ACRE TRACT CONTAINING
0.443 ACRES IN THE OLD SPURGER HIGHWAY AND OLD MAID ROAD, COUNTY ROADWAYS, LEAVING
A NET OF 12.388 ACRES OF LAND, MORE OR LESS, AS SURVEYED UNDER MY SUPERVISION
AND DIRECTION ON MAY 7, 2003.



James A. Skinner
JAMES A. SKINNER
R.P.L.S. No. 1614

PREPARED BY
SKINNER SURVEYING
SERVICES COMPANY
P.O. BOX 67
SILSBEE, TEXAS 77656
409-355-2074