

36.43 acres

All that certain lot, tract or parcel of land being a part of Section Thirteen (13) situated in the Alexander Jackson League, A-437, Leon County, Texas, being 36.43 acres of land and being the residue of a called 92 acre tract described in a deed from Dorothy V. Minor, et al to W. J. Durant, dated April 8, 1964 and recorded in Volume 312, Page 649, said Section 13 shown on a plat recorded in Volume 5, Page 188 B, Surveyors Records Leon County, Texas. Said 36.43 acre tract described to wit.

Beginning at a 60 penny nail set over a 1/2" iron rod found in the middle of Leon County Road 314, at the northeast corner of this 36.43 acre tract, being the northwest corner of the Harry D. Payton, 9.774 acre tract, Vol. 905, Pg. 249, reference to said iron rod a 24" post oak X old bears North 5 degrees East, 54.1 feet, a 10" catalpa tree X old bears South 60 degrees East, 48 feet, and a 1/2" iron rod and cap, RPLS/MJR/1858 set at a 28" fence corner bears South 0 degrees 21 minutes 48 seconds West, 74.5 feet;

THENCE South 0 degrees 21 minutes 48 seconds West, (Basis of Bearing per deed, Vol. 905, Pg. 249) 507.46 feet, along the east fence of the Payton tract to a 4" square concrete monument found at angle point in fence, a 10" elm tree marked X old bears South 26 degrees East, 55 feet and a 6" elm tree marked X old bears South 4 degrees 2.4 feet;

THENCE South 36 degrees 16 minutes East, 534.1 feet, continuing along the easterly fence of the Payton tract to a 36" concrete water well found at angle point in fence, being the northeast corner of the Paul Hennessey, 21.07 acre tract, Volume 371, Page 404;

THENCE South 9 degrees 21 minutes East, 1120.5 feet, along the east fence of the Hennessey tract to a 3/4" iron pipe laid over for this southwest corner, being the southeast corner of the Hennessey tract in the northerly fence of a 100 acre tract, Vol. 312, Pg. 649, a 6" cedar post at fence corner bears North 9 degrees 21 minutes West, 2.5 feet, a 12" post oak X old bears North 75 degrees East, 26.1 feet and a 12" post oak X old bears North 11 degrees West, 21.7 feet;

THENCE North 80 degrees 42 minutes 31 seconds East, 855.6 feet, along the northerly fence of said 100 acre tract to a 1" iron rod found at fence corner for this southeast corner,

EXHIBIT A

said point being an angle point in the west fence of the Charles Beck, 40.07 acre tract, Vol. 447, Pg. 257;

THENCE North 8 degrees 16 minutes 49 seconds West, 400.85 feet along the west fence of the Beck tract to a 1/2" iron rod found for the northwest corner of said tract, being the southwest corner of a 14.171 acre tract, owned by Fredrick Austin, (no reference found);

THENCE North 8 degrees 58 minutes West, 840.15 feet along the west fence of the Austin tract, and the George L. Woods, 10 acre tract, Vol. 438, Pg. 483, to a 6" round concrete monument found at 10" fence post, said point being the southeast corner of Ervin D. Hiser, 14.66 acre tract, Vol. 769, Pg. 207;

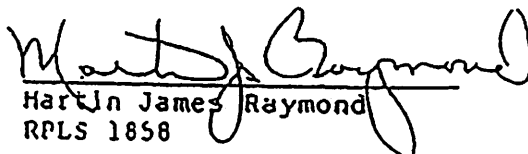
THENCE South 80 degrees 17 minutes West, along the south fence of the Hiser tract, passing at 156 feet a 36" concrete water well in fence, continuing a total distance of 521.7 feet to a 1/2" sucker rod, 18" up, at the southwest corner of the Hiser tract, being an ell corner of his survey, said point being approximately 4.5 feet northerly and 2 feet westerly of existing fence corner, a 10" hickory tree X old bears North 10 degrees West, 6.5 feet and a 12" post oak X old bears North 41 degrees 30 minutes East, 21.0 feet;

THENCE North 9 degrees 43 minutes West, 1128.0 feet, along the west fence of the Hiser tract to a 1/2" iron rod found 10" below surface at the middle of L.C.R. 314, a 1/2" iron rod found at fence corner in the southerly r.o.w. of said road bears South 9 degrees 43 minutes East, 30.8 feet and a 12" post oak X old bears North 16 degrees East, 37.3 feet and a 8" post oak X old bears South 9 degrees West, 30.8 feet;

THENCE along the middle of said road South 50 degrees 45 minutes West, 323.0 feet and South 54 degrees 21 minutes West, 240.86 feet to the point of beginning, containing 36.43 acres of land, more or less.

I hereby certify that the above description depicts an on the ground survey made by me or under my directions, at the request of Mrs Nancy Few, during August 1997 and that the facts as stated herein are those found at the time of said survey.

EXHIBIT A


Martin James Raymond
RPLS 1858

