

FIELD NOTES

3.82 ACRES OF LAND  
PART OF THE ROACH TRACT

J.Y. AGUILERA SURVEY  
ABSTRACT NO. 2

TRACT 1  
FREESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the J.Y. Aguilera Survey Abstract No. 2 Freestone County, Texas and being part of a called 20.69 acre tract of land as described in Deed to Dennis G. Roach, Jr., and wife, Laura Roach recorded in Volume 1632, Page 122 of the Official Records of Freestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a t-post found (up 2 feet) at the southerly corner of the said Roach tract, the easterly corner of a called 30.345 acre tract of land as described in Deed to Norma Jean McKnight recorded in Volume 1738, Page 728 of the Official Records of Freestone County, Texas, in the northwesterly line of a called 23.934 acre tract of land as described in Deed to Joe R. Pelayo, Jr., and wife, Krista L. Pelayo recorded in Volume 1734, Page 454 of the Official Records of Freestone County, Texas and in a southwesterly line of Private Road No. 247 (Volume 1632, Pg. 122 & Vol. 1734, Pg. 454);

THENCE, N 32° 22' 13" W, along the southwesterly line of said Private Road No. 247 and the southwesterly line of the said Roach tract 394.83 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the westerly corner of this tract from which a 3/4" iron pipe found at the westerly corner of the said Roach tract bears N 32° 22' 13" W, 20.01 feet;

THENCE, through the said Roach tract as follow: N 59° 00' 00" E, 402.78 feet to a 1/2" iron rod set (red cap "Shallow Creek") in a dirt drive for the northerly corner of this tract, S 38° 19' 21" E, 340.36 feet to a 1/2" iron rod set (red cap "Shallow Creek") in another dirt drive and S 29° 53' 49" E, 55.00 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the easterly corner of this tract, in the southeasterly line of the said Roach tract, in the northwesterly line of a called 22.972 acre tract of land as described in Deed to Tammy Christensen and Shawn Christensen recorded in Volume 1719, Page 816 of the Official Records of Freestone County, Texas and in a northwesterly line of said Private Road No. 247 from which a 3/4" iron rod found bears N 58° 43' 05" E, 15.00 feet;

THENCE, S 58° 43' 05" W, along the southeasterly line of the said Roach tract 435.67 feet to the POINT OF BEGINNING and CONTAINING 3.82 ACRES OF LAND MORE OR LESS.

\*BASIS OF BEARINGS: per northwesterly line of Vol. 1632, Pg. 122