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Legal Description

For R. D. Quinn and Carol L. Quinn
Isaac Caradine Survey, Abstract No. 116
John McClannahan Survey, Abstract No. 416
Freestone County, Texas

All that certain lot, tract or parcel of land, part of the Isaac Caradine Survey, Abstract No. 116 and the John McClannahan Survey, Abstract No. 416, Freestone County, Texas and being all of that certain called 0.138 acre tract conveyed to Buddy Cox from Grady Banks and wife, Vernell Banks on August 22, 1994 and recorded in Volume 941, Page 612 of the Official Records of Freestone County, Texas, all of that certain called 40 acre Tract One save and except 3 acres and all of that certain called 3.000 acre Tract Two conveyed to Darwin E. Robertson and wife, Jo Ann Robertson from Helen Margaritte Cox on May 23, 2006 and recorded in Volume 1377, Page 675 of the Official Records of Freestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at the Southwest corner of the above mentioned 0.138 acre tract and being in the East right-of way of State Highway No. 75 from which a t-bar (found) bears North 77 deg. 20 min. 07 sec. East – 1.22 ft.;

THENCE North 03 deg. 52 min. 03 sec. West with the East right-of-way of State Highway No. 75, the West line of the 0.138 acre tract and the 3.000 acre Tract Two and the northerly West line of the residue of the above mentioned 40 acre Tract One, a distance of 673.50 ft. to a ½” iron rod (set) at a pipe fence corner post for the Northwest corner of same and being the Southwest corner of a called 31 acre tract conveyed to B. J. McIlveen from L. C. McIlveen on May 15, 1958 and recorded in Volume 282, Page 137;

THENCE North 89 deg. 43 min. 22 sec. East with the North line of the residue of the 40 acre Tract One and the South line of the McIlveen tract, a distance of 2,611.90 ft. to a 5/8” iron rod (found) for the Southeast corner of same, the Northeast corner of the residue of the 40 acre Tract One and being in the West line of a called 208 1/3 acre tract conveyed to Hazel Aycock and husband, D. O. Aycock from Mrs. Lyda Compton on December 12, 1969 and recorded in Volume 394, Page 53;

THENCE South 00 deg. 04 min. 23 sec. East with the West line of the Aycock tract and the East line of the residue of the 40 acre Tract One, a distance of 675.75 ft. to a t-bar (found) for the Southeast corner of same and being the Northeast corner of said Ella Banks tract, from which a 12” post oak (found) bears North 02 deg. 48 min. East – 14.5 and a 26” post oak (found) bears North 74 deg. 39 min. West – 38.7;

THENCE West with the North line of the Ella Banks tract, the South line of the residue of the 40 acre Tract One and the South line of the 3.000 acre Tract Two, at 2,282.49 ft. pass a t-bar (found) for the Southeast corner of same and being the southerly Southwest corner of the residue of the 40 acre Tract One and continue a total distance of 2,527.90 ft. to a ½” iron rod (set) for the Southwest corner of the 3.000 acre Tract Two and the Southeast corner of the 0.138 acre tract from which a 36” post oak (found) bears South 18 deg. 46 min. West – 42.1 ft.;

THENCE South 77 deg. 20 min. 07 sec. West with the South line of the 0.138 acre tract and the North line of the Ella Banks tract, a distance of 40.39 ft. to the place of beginning and containing **39.809** acres of land.

I James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the legal description hereon was prepared from an actual survey made on the ground under my direction and supervision.



James C. Williford
Registered Professional Land Surveyor No. 5973
June 27, 2007
Job No. 07-064 Book: 4/43
Plat accompanies legal description

