

all that
certain piece or parcel of land, situated in Hardin County, and
described as follows:

Field notes to a 17.008 acre tract of land

Being a 17.008 acre tract of land what was known
as a 17.06 acre tract of land from M.C. Jordan to Jack
McMahon and L.D. Butcher dated September 2, 1970 and
Recorded in Volume 569, Page 574 of the Deed Records
Hardin County, Texas. Also a part of a 160.0 acre tract
of land Recorded in Volume 128, Page 17 dated December
1, 1931 Hardin County, Texas. Also a part of the Hardin
County School Land, Abstract #253 Hardin County, Texas.

To find the beginning corner of this 17.008 acre
tract of land, begin at a concrete monument found for the
Northeast corner of the said 160.0 acre tract from which
a 12" inch White Oak marked "X" bears North $77^{\circ} 00'$ East
13.50 feet, a 15" inch White Oak marked "X" bears South
 $3^{\circ} 00'$ East 13.10 feet, a 12" inch Tulipifera gum marked
"X" bears North $50^{\circ} 00'$ East 17.80 feet, a 8" inch Tuli-
pifera gum marked "X" bears South $7^{\circ} 00'$ West 8.50 feet,
Kirby Lumber Co. set this monument with brass dice #168.
Thence, South $1^{\circ} 09'$ West a distance of 1,947.23 feet along
a red painted hacked line to a two inch iron pipe for the
Northeast and beginning corner of the tract herein described.

THENCE South $1^{\circ} 09'$ West a distance of 732.70 feet
along the East line of the said 160.0 acre tract to a
one inch iron pipe for the Southeast corner of the tract
herein described.

THENCE North $88^{\circ} 22'$ West a distance of 1,014.10 feet
to a two inch iron pipe for the Southwest corner of the
tract herein described.

THENCE North $10^{\circ} 32' 30"$ East a distance of 110.08 feet
to a two inch iron pipe for the Northwest corner of the
tract herein described.

THENCE South 88° 24' East a distance of 1,009.08 feet
to THE PLACE OF BEGINNING AND CONTAINING 17.008 ACRES OF
LAND.

Being a (40') Forty Foot Road Easement out of a 160.0 acre
tract of land recorded in Vol. 128, Page 17, dated Dec. 1,
1931, Hardin County, Texas. Also a part of the Hardin County,
School Land Abstract #253 Hardin County, Texas.

To find the Beginning Corner of this (40') Forty Foot road
easement, Begin at a concrete monument set for the Northeast
Corner of the said 160.0 acre tract from which a 12" inch
White Oak "X" bears North 77° 00' East a distance of 13.50
feet, a 15" inch White Oak "X" bears South 3° 00' East a
distance of 13.10 feet, a 12" inch Tulipifera gum "X" bears
North 50° 00' East a distance of 17.50 feet, a 8" inch Tuli-
pifera gum "X" bears South 7° 00' West a distance of 5.80
feet. Kirby Lumber Company set this monument with Brass
Dice #168. Thence South 1° 09' West a distance of 1,198.0
feet along a Red painted and hacked line to a 1 1/4" inch
iron pipe set for the Northeast Corner of a 51.627 acre
tract. Thence North 89° 54' West a distance of 1,017.79
feet to an iron pipe set for the Northwest Corner of a
51.627 acre tract, same being the Northeast and Beginning
Corner of the tract herein described. Thence North 89°
54' West a distance of 40.0 feet to a 1 1/4" inch iron pipe
set for the most South Southwest Corner of a 50.0 acre
tract from which a 12" inch pin oak "X" bears South 21°
30' East a distance of 18.25 feet, a 10" inch magnolia
"X" bears North 87° 00' East a distance of 20.0 feet for
the most North Northwest Corner of the tract herein described.
Thence South 1° 19' East a distance of 272.02 feet along a
fence line to a 1 1/4" inch iron pipe set for a corner of
the tract herein described.

Thence South 1° 33' West a distance of 1,562.20 feet along
a fence line to a 1/4" inch Reinf. rod set at a fence Corner
for a Corner of the tract herein described.

Thence North 89° 30' West a distance of 599.57 feet to a
1 1/4" inch iron pipe set in the East margin of a oil road
for a corner of the tract herein described.

Thence South 34° 10' West a distance of 48.06 feet along the
East margin of said oilroad to a iron pipe set for the
most South Southwest Corner of the tract herein described.

Thence South 89° 30' East a distance of 666.21 feet to an
iron pipe set for a corner of the tract herein described.

Thence North 1° 33' East a distance of 1,602.20 feet to an
iron pipe set for a Corner of the tract herein described.

Thence North 1° 19' West a distance of 272.02 feet to the
Place of Beginning, and containing 2.284 acres of land.

This conveyance is a surface estate only and is made
subject to any and all valid and subsisting covenants,
conditions, reservations (including mineral reservations),
restrictions and easements of record which are applicable
to the property herein conveyed.