

Williford Land Surveying
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Clint Williford RPLS#5973

Legal Description

For C.T. Fitzhenry

William Skinner Survey, Abstract No. 35
Simon Sanchez Survey, Abstract No. 31
Freestone County, Texas

396.98 Acres

All that certain lot, tract or parcel of land, part of the William Skinner Survey, Abstract No. 35 and the Simon Sanchez Survey, Abstract No. 31, Freestone County, Texas, being part of that certain called 530.315 acre tract described in a deed to C.T. Fitzhenry from Michael D. McKinney on August 11, 2009 and recorded in Volume 1492, Page 437 of the Official Records of Freestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at a ½" iron rod (found) at a fence corner for the northerly West corner of the above mentioned 530.315 acre tract, the North corner of a called 1.00 acre tract conveyed to W. O. Wetzell, Jr. and Tracie Bains Oliver on September 29, 1999 and recorded in Volume 1093, Page 805, in a Northwest line of the William Skinner Survey, Abstract No. 35, the Southeast line of the Simon Sanchez Survey, Abstract No. 30 and being in the Southeast line of County Road No. 341;

THENCE North 52 deg. 46 min. 23 sec. East with the northerly Northwest line of the 530.315 acre tract, a Northwest line of the William Skinner Survey, the Southeast line of the Simon Sanchez Survey, Abstract No. 30, the Southeast line of County Road No. 341 and the Southeast line of Wildwood Acres Subdivision as recorded in Cabinet B, Envelope 27 of the Plat Records of Freestone County, Texas, a distance of 1,822.39 ft. to a ½" iron rod (set) at a fence corner for the most northerly corner of the 530.315 acre tract and being the northerly West corner of a called 154.200 acre tract conveyed to Mark Barrett and Debra Barrett in Volume 1489, Page 23, from which a buggy axle (found) for an angle corner of the 154.200 acre tract bears North 52 deg. 48 min. 33 sec. East - 20.96 ft.;

THENCE in a southeasterly direction with a Northeast line of the 530.315 acre tract, with the northerly Southwest lines of the 154.200 acre Barrett tract and with a fence as follows:
South 37 deg. 33 min. 36 East a distance of 1,718.54 ft. to a ½" iron rod (set) and
South 35 deg. 26 min. 10 sec. East a distance of 357.81 ft. to a ½" iron rod (set) at a fence corner for an ell corner of the 154.200 acre tract and being a East corner of the 530.315 acre tract;

THENCE South 54 deg. 10 min. 17 sec. West with a Southeast line of the 530.315 acre tract and with the westerly Northwest line of the 154.200 acre Barrett tract, a distance of 584.43 ft. to a ½" iron rod (set) for the West corner of same, an ell corner of the 530.315 acre tract and being the North corner of a called 7.000 acre tract conveyed to Mark Barrett and Debra Barrett in Volume 1497, Page 545;

THENCE South 54 deg. 10 min. 17 sec. West across the 530.315 acre tract and with the Northwest line of the 7.000 acre Barrett tract, a distance of 200.00 ft. to a ½" iron rod (set) for the West corner of same and being an ell corner of this tract;

THENCE South 32 deg. 27 min. 06 sec. East across the 530.315 acre tract and with the Southwest line of the 7.000 acre tract, a distance of 1,200.20 ft. to a ½" iron rod (set) for the South corner of same, the West corner of a 79.07 acre tract surveyed for Mark Barrett on April 20, 2013 and being an angle corner of this tract;

THENCE South 72 deg. 24 min. 47 sec. East continuing across the 530.315 acre tract and with a Southwest line of the 79.07 acre Barrett tract, a distance of 1,924.78 ft. to a ½" iron rod (set) for a South corner of same and being an angle corner of this tract;

THENCE in a northeasterly direction continuing across the 530.315 acre tract and with the Southeast lines of the 79.07 acre Barrett tract as follows:

North 36 deg. 54 min. 44 sec. East a distance of 1,516.26 ft. to a ½" iron rod (set) and
North 22 deg. 58 min. 13 sec. East a distance of 438.58 ft. to a ½" iron rod (set) for the East corner of same and being in a Southwest line of a called 47.26 acre tract conveyed to Clinton E. Seale, Sr. and Vicki Seale in Volume 1557, Page 479;

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THENCE in a southerly direction continuing across the 530.315 acre tract and with the Southwest lines of the 47.26 acre Seale tract as follows:

South 49 deg. 44 min. 30 sec. East a distance of 23.00 ft. to a 1/2" iron rod (set) at a fence intersection, South 00 deg. 50 min. 03 sec. West a distance of 33.31 ft. to a 1/2" iron rod (set) at a fence corner, South 65 deg. 18 min. 05 sec. East a distance of 114.09 ft. to a 1/2" iron rod (set) at a fence break and South 53 deg. 58 min. 49 sec. East a distance of 456.77 ft. to a 1/2" iron rod (set) for the most southerly corner of the 47.26 acre Seale tract, in a Southeast line of the 530.315 acre tract and being in the Northwest line of a called 112.49 acre tract conveyed to Raymond Hayes, Trustee in Volume 871, Page 339, from which a 1/2" iron rod (found) at a fence corner for a East corner of the 530.315 acre tract and being the North corner of the 112.49 acre tract bears North 32 deg. 05 min. 57 sec. East - 118.46 ft.;

THENCE South 32 deg. 05 min. 57 sec. West with a Southeast line of the 530.315 acre tract and the Northwest line of the 112.49 acre Hayes tract, a distance of 1,249.00 ft. to a 1/2" iron rod (found) at a 26" post oak fence corner for the West corner of same and being an angle corner of the 530.315 acre tract;

THENCE South 37 deg. 51 min. 31 sec. East with a Northeast line of the 530.315 acre tract and the Southwest line of the 112.49 acre Hayes tract, a distance of 1,819.41 ft. to a brass disk in concrete marked SW corner of Sanchez 4 (found) for the South corner of the Simon Sanchez Survey, Abstract No. 31, the South corner of the 112.49 acre Hayes tract, the West corner of a called 160.00 acre tract described in Volume 654, Page 125, an ell corner of said William Skinner Survey and being an angle corner of the 530.315 acre tract;

THENCE South 32 deg. 36 min. 34 sec. East with the northerly Southwest line of the 160.00 acre tract and the southerly Northeast line of the 530.315 acre tract, a distance of 333.33 ft. to a 1/2" iron rod (found) at a fence corner for the southerly East corner of same and being the North corner of a called 101.47735 acre tract conveyed to Jeri Burns Cole and husband Bradley Cole on April 20, 1994 and recorded in Volume 931, Page 424;

THENCE in a southwesterly direction with the Northwest lines of the Cole tract, the Northwest line a called 50 acre tract conveyed to G. T. Relferford on December 20, 1989 recorded in Volume 822, Page 327 and with the southerly Southeast lines of the 530.315 acre tract as follows:

South 51 deg. 47 min. 20 sec. West a distance of 1,001.87 ft. to a 1 1/4" iron pipe (found) and South 52 deg. 31 min. 03 sec. West a distance of 2,212.23 ft. to a t-bar (found) at a fence corner for the South corner of the 530.315 acre tract and being the East corner of a called 197.462 acre tract conveyed to Jerry Don Jones and wife, Judy Carol Jones on September 29, 1988 and recorded in Volume 785, Page 534;

THENCE in a northwesterly direction with the southerly Southwest lines of the 530.315 acre tract and the Northeast lines of the Jones tract as follows:

North 37 deg. 24 min. 14 sec. West a distance of 772.72 ft. to a 1/2" iron rod (found) capped "Hill", North 37 deg. 14 min. 52 sec. West a distance of 1,826.53 ft. to a 1/2" iron rod (found) capped "Hill" and North 37 deg. 07 min. 06 sec. West a distance of 2,717.89 ft. to a t-bar (found) at a fence corner of the easterly North corner of the Jones tract, a West corner of the 530.315 acre tract and being an angle corner of a called 49.99 acre tract conveyed to W. O. Wetel, Jr. and Tracie Bains Oliver on September 29, 1999 and recorded in Volume 1093, Page 805;

THENCE North 50 deg. 23 min. 50 sec. East with a Northwest line of the 530.315 acre tract, a distance of 300.90 ft. to a 1/2" iron rod (found) capped "Reed" for an ell corner of the 530.315 acre tract, from which a 60d nail (found) at a fence corner for the East corner of the 49.99 acre Wetzel tract bears South 50 deg. 20 min. 10 sec. West - 24.40 ft.;

THENCE North 36 deg. 21 min. 29 sec. West with the northerly Southwest line of the 530.315 acre tract, a distance of 2,070.68 ft. to the place of beginning and containing 396.98 acres of land.

The bearings recited herein are based on the easterly Northwest line of a called 530.315 acre tract described in Volume 1492, Page 437 of the Official Records of Freestone County, Texas.

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.

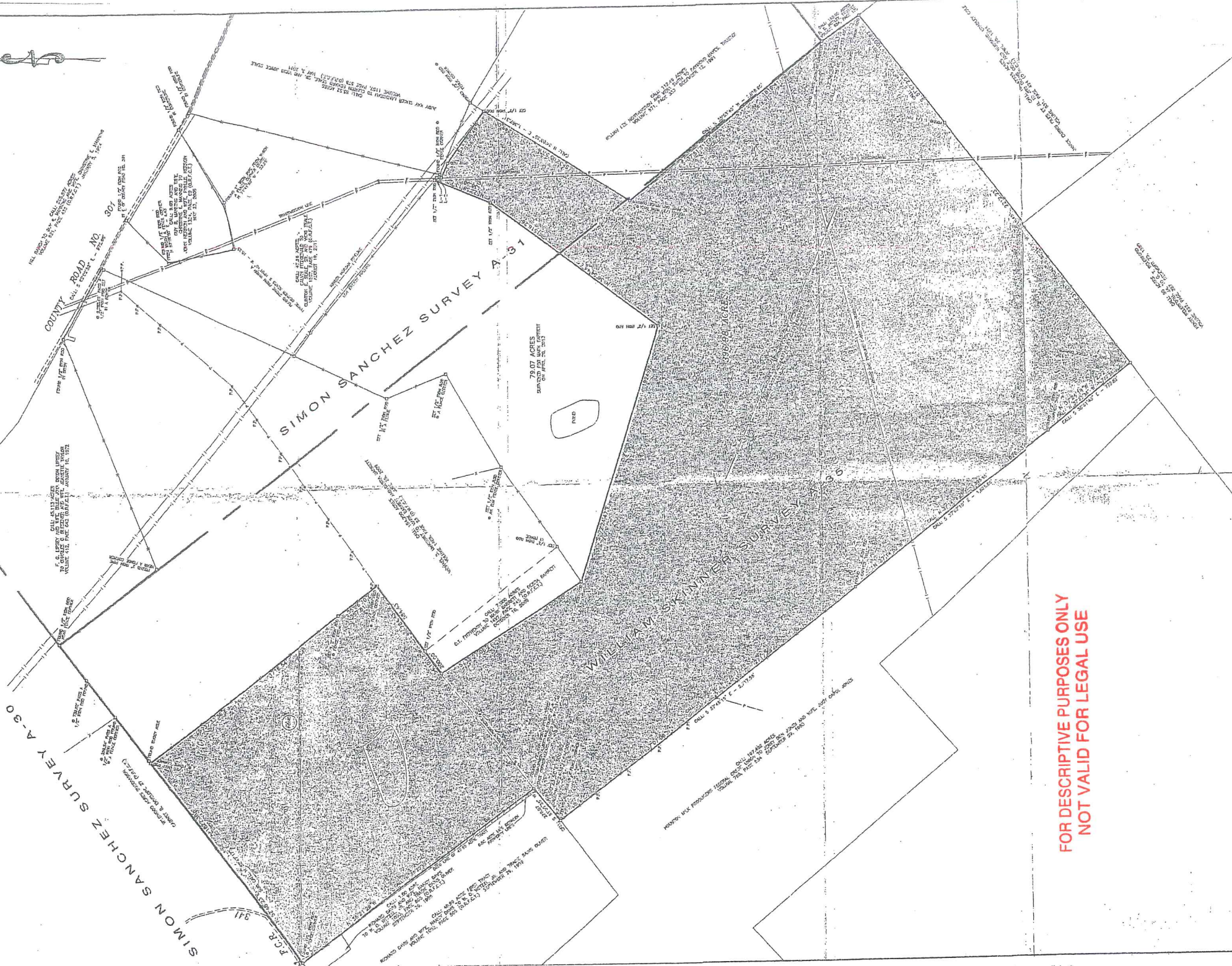


James C. Williford
Registered Professional Land Surveyor No. 5973
July 23, 2009
Job No. 13-047 Book: 15/28 & 16/8
Plat accompanies legal description



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A WRITTEN INSTRUMENT ACCORDING TO THE STATUTE OF TEXAS, AND THE INSTRUMENT BEING A CORRECT COPY OF THE ORIGINAL RECORD OF THE INSTRUMENT, IS HEREBY CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD OF THE INSTRUMENT.

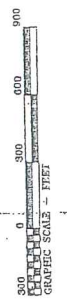


WILLIFORD LAND SURVEYING
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 TELEPHONE (713) 587-2600 FAX (713) 587-2607

SURVEY FOR
C. T. FITZGERALD

SHOWING
**PART OF THE WILLIAM SKINNER SURVEY,
 A - 35 AND THE SIMON SANCHEZ SURVEY,
 A - 31, FREESTONE COUNTY, TEXAS**

DRAWN BY: C. WILLIFORD
 CHECKED BY: [Signature]
 DATE: 7-23-2009
 FIELD BOOK: 15228 + 163
 SCALE: 1" = 300' JOB NO.: 152517



I, James C. Williford, Registered Professional Land Surveyor No. 69733, do hereby certify that this is a true and correct copy of the original survey made on the ground under my direction and supervision.

James C. Williford, Registered Professional Land Surveyor No. 69733

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