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STATE OF TEXAS

COUNTY OF LEON

REVISED: OCTOBER 4, 2007

136.61 ACRES

These notes describe that certain 136.61 acres in the C. M. LAING SURVEY, Abstract 499, the A. S. BOYKIN SURVEY, Abstract 1100, the S. J. West Survey, Abstract 1064, the J. J. McGUIRE SURVEY, Abstract 633 and the I & GN RAILROAD SURVEY, Abstract 425, located in Leon County, Texas; being part of that 57.84 Acres contained in a Warranty Deed dated May 7, 2004 from George F. Boykin et al to Tom Ferguson and Mary Frances Ferguson and recorded in Volume 1172 Page 500 Leon County Official Records, all of that "73.88 acres" contained in a General Warranty Deed dated August 19, 2005 from Kendal Brantley to Thomas L. Ferguson and Mary Frances Ferguson and recorded in Volume 1222 Page 142 Leon County Official Records, all of that 2.07 Acres contained in a Deed without Warranty from George F. Boykin et al to Tom Ferguson and Mary Frances Ferguson and recorded in Volume 1334 Page 395 Leon County Official Records and part of that "7.12 acres" contained in a Warranty Deed dated April 26, 1995 from Oliver Ellis to O. V. Brewer and Mary Bobbie Brewer and recorded in Volume 404 Page 346 Leon County Deed Records; this 136.61 acre tract is describe more particularly as follows:

BEGINNING at the West corner of the 57.84 Acres, same being the South corner of that 34.93 Acres (recorded in Volume 587 Page 669 LCOR) in the Northeast line of that 1.20 Acres (recorded in Volume 1132 Page 325 LCOR); found a $\frac{3}{4}$ " steel rod at same from which a 22" Red Oak bears South 49° East 5.56 feet; found a 4" x 4" concrete monument bears South 20°-37'-52" East 3.12 feet;

THENCE with the Northwest line of the 57.84 Acres, in the general direction of an existing fence, North 60°-00'-00" East a distance of 2,181.60 feet to the North corner of the 57.84 Acres, same being the East corner of the 34.93 Acres; found a $\frac{3}{4}$ " steel rod at same; found a 4" x 4" concrete monument bearing South 72°-58'-40" West 42.96 feet;

THENCE North 30°-02'-05" West a distance of 14.32 feet to the South corner of that "48.83 acres" (recorded in Volume 1027 Page 474 LCOR); found a $\frac{1}{2}$ " steel rod at same;

THENCE with a line for the Northwest line of the "73.88 acres", in the general direction of an existing fence, North 60°-26'-09" East a distance of 2,590.39 feet (called 2,640 feet) to the North corner of the "73.88 acres"; found a 13" Hickory marked /X// bearing South 28° East 21.70 feet and a 12" Post Oak marked /X// bearing South 07° West 22.00 feet; found a ½" steel rod bearing North 55°-09'-31" East 3.04 feet;

THENCE with a fence for the Northwest line of the "7.12 acres", North 60°-21'-41" East a distance of 144.62 feet to the North corner of the "7.12 acres"; found a 4" x 4" concrete monument at same;

THENCE with a fence for the Northeast line of the "7.12 acres", South 30°-28'-15" East a distance of 1,214.58 feet; found a 4" 4" concrete monument at same;

THENCE with a fence, South 58°-24'-03" West a distance of 134.47 feet to the East corner of the "73.88 acres"; set a ½" steel rod at same; found a 20" Hickory marked /X// bearing South 51° West 46.60 feet;

THENCE with a line for the Southeast line of the "73.88 acres" in the general direction of an existing fence, South 60°-29'-11" West at 1,703.73 feet found a 1-1/2" steel pipe bearing North 29°-30'-40" West 0.34 feet and continuing an additional 947.29 feet for a total distance of 2,651.02 feet (called 2,640 feet) to the East corner of the 57.84 Acres, same being the East corner of the 2.07 Acres; found a 4" x 4" concrete monument with a steel rod at its Northeast base at same;

THENCE with an existing fence for lines of the 2.07 Acres, as follows:

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|------------------------|---|
| South 52°-16'-58" West | 272.88 feet to a 12" Water Oak fence angle; |
| South 57°-17'-07" West | 394.81 feet to a fence angle; |
| South 58°-46'-20" West | 390.44 feet to a 24" Post Oak fence angle; |
| South 68°-24'-05" West | 474.39 feet to an 8" Elm fence angle; |
| South 25°-33'-03" West | 112.33 feet to a 12" Red Oak fence corner on the Northeast side of FM 1511; |

THENCE with a fence on the Northeast side (but not the right-of-way) of FM 1511, North 74°-56'-58" West a distance of 125.81 feet to the intersection of same fence with the Southeast line of the 57.84 Acres; set a ½" steel rod bearing South 61°-02'-40" East 34.63 feet;

THENCE with the Southeast line of the 57.84 Acres, South 61°-02'-40" West a distance of 106.61 feet to the intersection of same line with the centerline of FM 1511; set a ½" steel rod offset North 61°-02'-40" East 71.97 feet; found a 1" steel pipe bearing South 61°-02'-40" West 317.80 feet;

THENCE with the centerline of FM 1511, North 74°-56'-58" West a distance of 335.24 feet to the P.C of a curve to the right; found a concrete right-of-way marker bearing North 15°-03'-02" East 50.00 feet;

THENCE continuing with the centerline of FM 1511, along said curve to the right having a central angle of 13°-27'-48", a radius of 579.62 feet and a chord of North 68°-13'-04" West 135.89 feet to the intersection of same centerline of the Southwest line of the 57.84 Acres; set a ½" steel rod offset North 30°-32'-09" West 115.34 feet; found a ½" steel pipe bearing South 30°-32'-09" East 338.24 feet;

THENCE with the Southwest line of the 57.84 Acres, along an existing fence, North 30°-32'-09" West a distance of 825.05 feet to the PLACE OF BEGINNING.

Containing, according to the dimensions herein stated, an area of 136.61 acres of land.

SURVEYOR'S NOTE: Bearings based on the 57.84 Acres. Access is by frontage on FM 1511 with 0.62 acre being in FM 1511 See plat.

PRELIMINARY
This document shall not be
recorded for any purpose.

David W. Free

R.P.L.S. No. 4010