

METES AND BOUNDS DESCRIPTION OF 311.9585 ACRES - DAVID & NORMA NEEL

A TRACT OR PARCEL OF LAND CONTAINING 311.9585 ACRES BEING A COMBINATION OF FOUR TRACTS: FIRST TRACT 05 1/2 ACRES CONVEYED TO JOSEPH JOHNSON BY FRIENCH SIMPSON IN INSTRUMENT DATED DECEMBER 15, 1919 RECORDED IN VOLUME 73, PAGE 562 OF THE DEED RECORDS OF ROBERTSON COUNTY ALSO DESCRIBED IN INSTRUMENT IN VOLUME 111, PAGE 475 OF THE DEED RECORDS OF ROBERTSON COUNTY, SECOND TRACT 105 1/2 ACRES SO CALLED CONVEYED TO T. J. SMITH IN INSTRUMENT DATED MAY 19, 1936 RECORDED IN VOLUME 111, PAGE 175 OF THE DEED RECORDS OF ROBERTSON COUNTY, THIRD TRACT 47.10 ACRES SO CALLED CONVEYED TO WILL R. SCOTT IN INSTRUMENT DATED APRIL 19, 1919 RECORDED IN VOLUME 72, PAGE 104 OF THE DEED RECORDS OF ROBERTSON COUNTY ALSO DESCRIBED IN VOLUME 111, PAGE 475 OF THE DEED RECORDS OF ROBERTSON COUNTY AND FOURTH TRACT (ALSO CALLED FIRST TRACT) 105 1/2 ACRES CONVEYED TO T. J. SMITH BY KATIE RUTH STRICKER FRALEY IN INSTRUMENT DATED MAY 14, 1957 RECORDED IN VOLUME 182, PAGE 513 OF THE DEED RECORDS OF ROBERTSON COUNTY ALL IN THE JOHN FISHER HEADROGUE 1/4 LEAGUE, ABSTRACT 13 IN ROBERTSON COUNTY, TEXAS, SAID 311.9585 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a 5/8 inch iron rod found at the Northwest corner of the herein described tract and marking the Northwest corner of said Second Tract described in instrument in Volume 111, Page 475 of the Deed Records of Robertson County being in the South boundary of the Joseph Webb League and the North boundary of the John Fisher Headroque 1/4 League, at the intersection of the Easterly right-of-way line of the Southern Pacific Railroad (100 ft. right-of-way);

THENCE North 60 degrees 24 minutes 08 seconds East with said South boundary of said Webb League, the North boundary of the Fisher 1/4 League and the North boundary of that tract described in Volume 111, Page 475 of Second Tract a distance of 545.85 ft. to a post marking the Northwest corner of an existing 1,9992 acre cemetery;

THENCE South 29 degrees 35 minutes 52 seconds East with the Westerly boundary of said cemetery a distance of 300.000 ft. to a post marking the Southwest corner of South corner of said 1,9992 acre Cemetery Tract;

THENCE North 60 degrees 24 minutes 08 seconds East a distance of 290.28 ft. to a post marking the Easterly or Southeast corner of said Cemetery Tract;

THENCE North 29 degrees 35 minutes, 52 seconds West with the Easterly boundary of said Cemetery Tract a distance of 300.00 ft. to a post marking the Northeast corner of said Cemetery Tract and the upper Northwest corner of the herein described tract;

THENCE North 60 degrees 24 minutes 08 seconds East with an old fence line and the North boundary of said Fisher and the South boundary of said Webb League a distance of 586.15 ft. to an old oak tree marking the Northeast corner of the herein described tract at the intersection of two old barbed wire fences;

THENCE South 29 degrees 24 minutes 56 seconds East with said old fence line and with the Westerly boundary of the John Fisher Headroque 1/4 League 50.9 acre tract and with the Easterly boundary of said Third Tract described in Volume 72, Page 104 of the Deed Records of Robertson County a distance of 2421.71 ft. to a 3/8 inch iron rod set at a post marking the upper Southeast corner of the herein described tract and marking the Southwest corner of the John Fisher Headroque 1/4 League 50.9 acre tract in the Northerly boundary of the E. Conitz 20 called 70 acre tract;

THENCE South 38 degrees 11 minutes 34 seconds West with an old fence line and the Northerly boundary of said Conitz Tract a distance of 849.53 ft. to a tree found at a corner marking a re-entrant corner of the herein described tract and marking the Northwest corner of said Conitz Tract at an old oak tree at corner marking the Southwest corner of said 47.10 acre tract in the East boundary of said Second Tract described in Volume 111, Page 475 of the Deed Records of Robertson County;

THENCE South 31 degrees 38 minutes 13 seconds East with an old fence line and the Easterly boundary of Second Tract and the Easterly boundary of First Tract conveyed to Joseph Johnson in Volume 73, Page 562 of the Deed Records of Robertson County a total distance of 2022.15 ft. to a 5/8 inch iron rod found at a fence corner marking the Southwesterly corner of said Conitz 70 acre tract and in the North boundary of the E. Conitz 140 acre tract at an old fence corner;

THENCE South 39 degrees 11 minutes 53 seconds West with an old fence line and the North boundary of said Conitz so called 140 acre tract and with the Southern right-of-way line of said First Tract described in Volume 73, Page 562 of the Deed Records of Robertson County a distance of 2103.62 ft. to a 1/2 inch iron rod found at a very old fence corner marking a re-entrant corner of the herein described tract and in the Westerly corner of said Conitz 140 acre tract at an old fence corner;

THENCE South 30 degrees 01 minutes 20 seconds East with the West boundary of said Conitz 140 acre tract and the East boundary of Fourth Tract or 56.4 acre tract (called also First Tract) conveyed to T. J. Smith in instrument in Volume 182, Page 513 of the Deed Records of Robertson County a distance of 1947.21 ft. to an old oak tree found at the Southeast corner of the herein described tract in the West boundary of said Conitz Tract and the Northeasterly corner of the I. O. Davis so called 35 acre tract;

THENCE South 60 degrees 50 minutes 32 seconds West with an old fence line and the North boundary of said Conitz Tract and the South boundary of said original 56.4 acre Fourth Tract described in Volume 182, Page 513 of the Deed Records of Robertson County a distance of 1568.14 ft. to a 6 inch crossed post found at the Southwest corner of the herein described tract and in the Southwest corner of said Fourth Tract and being in the Easterly right-of-way line of Turkey Creek Road (gravel road);

THENCE North 11 degrees 58 minutes 33 seconds West with a fence line and the Easterly right-of-way line of Turkey Creek Road a distance of 262.45 ft. to an old post set 3/8 inch iron rod at an angle corner in the herein described tract and said 56.4 acre tract;

THENCE South 80 degrees 00 minutes 04 seconds West with the Northerly right-of-way line of Turkey Creek Road a distance of 38.10 ft. to a 3/8 inch iron rod set by post marking an angle corner of the herein described tract in the Easterly right-of-way line of the Southern Pacific Railroad 100 ft. right-of-way;

THENCE North 12 degrees 30 minutes 00 seconds West (basis for bearings) with the Easterly right-of-way line of said Southern Pacific Railroad a distance of 2724.50 ft. to a point marking the PC of a curve in said railroad right-of-way;

THENCE in a Northerly direction with a curve to the right having a radius of 5885.34 ft. an arc length of 1859.52 ft. a central angle of 18 degrees 06 minutes 22 seconds and long chord bears North 03 degrees 26 minutes 49 seconds West-1852.10 ft. to an iron rod marking the PT of said curve;

THENCE North 05 degrees 36 minutes 22 seconds East with the Easterly right-of-way line of said Southern Pacific Railroad a distance of 2356.33 ft. to the PLACE OF BEGINNING and containing 311.9585 acres of land.

