



N. 12° 56' W. 2137.1'

9.77° 42' W, 1189.8'

S. 150 E. 5248-4 F1.

5.13° E. 3095.5'

Fences not over 4 ft.

8. 700 EFW, 1087.2

Negotiations for 100%  
Roadway completed and  
corners staked 6/2/94.

11.12.56 W. 3095.5

Productivity

Page 4

County

762

430

1

7

430

67040

1

...

1

1

SECTION 46, BLK. 20

464

Road

י. ח. ל. י. ו. א. ב. ג. ד. ה. ז. ח. ט. י. כ. ל. מ. נ. ס. ע. פ. צ. ק. ר. ש. ת.

### TRACT ONE:

64.15 acres, more or less, in the East half of T & P RR Company Section No. 46, Block No. 20, Abstract No. 1538, Nolan County, Texas. Said tract is a part of that land described in deed from Allen L. Cade, Jr., to W.H. Varner dated May 15, 1979, and recorded in Volume 243, page 654, Deed Records, Nolan County, Texas, and is described as follows:

BEGINNING at an old iron stake representing the NE corner of said tract deeded to W.H. Varner. Said point is located 27 ft. South 13 deg. East of and 1478.4 ft. South 76 deg. 55' West of the NE corner of said Section No. 46;

THENCE South 13 deg East 5248.4 ft. to an old iron stake representing the SE corner of said tract deeded to W.H. Varner. Said point is located 25.3 feet North 77 deg 42' East of a large post set in concrete;

THENCE South 77 deg 42' West 1159.8 ft. along the southerly line of said Section 46 and along the general course of a fence line to an iron stake and corner post located at the SW corner of the East half of said Section No. 46;

THENCE North 12 deg. 56' West 2137.1 ft. along a fence line located on the westerly line of the East Half of said Section No. 46, to an iron stake located at the SW corner of a 75.00 acre tract. Said point is located 110. ft. North 12 deg 56' West of a corner post;

THENCE North 76 deg 55' East 1057.2 ft. to an iron stake located at the SE corner of said 75.00 acre tract;

THENCE North 13 deg West 3095.5 ft. to an iron stake located at the NE corner of said 75.00 acre tract;

THENCE North 76 deg 55' East 100 ft. along a fence line located on the Southerly line of a public road to the place of beginning.

#### SAVE AND EXCEPT:

A 100 foot strip of land and being a 100' wide neck portion of a 64.15 acre tract out of Section NO. 46, Block No. 20, T & P RR. Co. Survey, Abstract No. 1538, Nolan County, Texas, and being part of a tract recorded in Volume 243, page 654, Deed Records of Nolan County, Texas said 100 foot strip being more particularly described as follows: BEGINNING at a point on the South line of a county road at the NE corner of said 64.15 acre tract, whence the record NE corner of said Section 46 bears N 76 55'E 1478.4' and N 13 W 27';

THENCE : S 13.00'00" E 3095.5' with the East line of said 64.15 acre tract to a point;

THENCE: S 76 55' 00" W 100.00' to a point at an interior corner of said 64.15 acre tract, same being the SE corner of a 75.00 acre tract;

THENCE: N 13 00'00" W 3095.5' to a point on the South line of said county road at the NE corner of said 75.00 acre tract;

THENCE: N 76 55'00" E 100.00' with the South line of said county road to the place of beginning and containing 7.11 acres of land.

### TRACT TWO:

Being a 100 foot strip of land off the West side of a 75.00 acre tract out of Section No. 46, Block No. 20, T&P RR. Co. Survey, Abstract No. 1538, Nolan County, Texas, and being part of a 75 acre described in Volume 246, page 14, Deed Records of Nolan County, Texas said 100 foot strip being more particularly described as follows:

BEGINNING at a recovered 3/8" rebar on the South line of County Road No. 130 at the Northwest corner of said 70.00 acre tract, whence the record Northeast corner of said Section 46 bears N 76 deg 55' E 263.2' and N 13deg W 27';

THENCE: N 76 deg 55' 00" E 100.00' with the South line of said county road to a point for the Northeast corner of this strip, whence a recovered 3/8" rebar bears N 33 deg E 2.5';

THENCE: S 12 deg 56'00" E 3091.03' along a line 100 feet from and parallel to the West line of said 75.00 acre tract to a set 3/4" pipe with cap on the south line of said 75.00 acre tract;

THENCE: S 76 deg 55'00" W 100.00' to a recovered 1/2" rebar at the Southwest corner of said 75.00 acre tract;

THENCE: N 12 deg 56'00" W 3091.03' with the West line of said 75.00 acre tract to the place of beginning and containing 7.095 acres of land, more or less.



64.15 acres, more or less, in the East half of T & P RR Company Section No. 46, Block No. 20, Abstract No. 1538, Nolan County, Texas. Said tract is a part of that land described in deed from Allen L. Cade, Jr., to W.H. Varner dated May 15, 1979, and recorded in Volume 243, page 654, Deed Records, Nolan County, Texas, and is described as follows:

BEGINNING at an old iron stake representing the NE corner of said tract decided to W.H. Varner. Said point is located 27 ft. South 13 deg. East of and 1478.4 ft. South 76 deg. 55' West of the NE corner of said Section No. 46; THENCE South 13 deg. East 5248.4 ft. to an old iron stake representing the SE corner of said tract decided to W.H. Varner. Said point is located 25.3 feet North 77 deg 42' East of a large post set in concrete; THENCE South 77 deg 42' West 1159.8 ft. along the southerly line of said Section 46 and along the general course of a fence line to an iron stake and corner post located at the SW corner of the East half of said Section No. 46; THENCE North 12 deg. 56' West 2137.1 ft. along a fence line located on the westerly line of the East Half of said Section No. 46, to an iron stake located at the SW corner of a 75.00 acre tract. Said point is located 110. ft. North 12 deg 56' West of a corner post; THENCE North 76 deg 55' East 1057.2 ft. to an iron stake located at the SE corner of said 75.00 acre tract; THENCE North 13 deg West 3095.5 ft. to an iron stake located at the NE corner of said 75.00 acre tract; THENCE North 76 deg 55' East 100 ft. along a fence line located on the Southerly line of a public road to the place of beginning.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.