

Legal Description

70.17 acres of land, more or less, situated in the S. F. Austin Lower League No. 2, Abstract 3, in Wharton County, Texas, described by metes and bounds in two (2) tracts being:

Tract 1:

Being 100 acres out of the S. F. Austin lower league No. 2, Abstract No. 3 in said Wharton County off the South end of Lot 11 of a partition made between the heirs of Sarah J. Rives, deceased, recorded in Vol. D page 325 of the Wharton County District Court Minutes, more particularly described as follows:

Beginning at a corner on a bois d'arc limb in the hedge growing from the ground from a bois d'arc 11 inches in diameter marked X/// which is the N. W. corner of No. 10 and the S. W. corner of No. 11 according to the plat in Book D page 325 of said court records, June term 1882;

Thence S. 70° E. 789 vrs. to a stake on the line of Guy M. Bryan's land;

Thence N. 20° E. 716 vrs. to a stake;

Thence N. 70° W. 782 vrs. to stake on bois d'arc hedge;

Thence S. 20° W. along hedge to the place of beginning, and being the same land described in a deed from Geo. M. Rives to

Abram Ford recorded in Volume F page 309 of the Wharton County deed records. The interest of the estate of Mrs. Lizzie Wilbeck, deceased, in and to said land being approximately 58.75 acres.

Tract 2:

SITUATED IN WHARTON COUNTY, TEXAS, IN S. F. AUSTIN LEAGUE NO. 2, ABSTRACT NO. 3, AND BEING A PART OF THOSE TWO CERTAIN TRACTS WHICH WERE CONVEYED TO ELMA WILBECK WHITTINGTON, AS FOLLOWS: (1) CALLED 58.75 ACRES CONVEYED BY DORA WILBECK HUGGINS, ET AL BY DEED DATED JANUARY 1, 1949, AND RECORDED IN VOLUME 244 ON PAGE 635 AND (2) CALLED 11.5 ACRES CONVEYED BY DEED DATED OCTOBER 19, 1951, AND RECORDED IN VOLUME 245 ON PAGE 30, BOTH OF THE WHARTON COUNTY DEED RECORDS, AND IS DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING at an old iron pipe found in the North line of the former Abram Ford 100 acres tract and being the Northeast corner of a 0.50 acre tract out of the Northwest corner of said Ford tract;

THENCE S. $19^{\circ} 27'$ W., with the East line of said 0.50 acre tract and with the Pasture fence, 147.5 feet to an old iron pipe found marking the Southeast corner of said 0.50 acre tract;

THENCE S. $25^{\circ} 43' 30''$ W., with the Pasture fence, 198.16 feet to an iron rod set for corner;

THENCE S. $69^{\circ} 33' 30''$ E., with the Pasture fence, 719.63 feet to an iron rod set at offset in pasture fence;

THENCE N. $21^{\circ} 42' 30''$ E., with offset fence, 25.36 feet to an iron rod set for corner;

THENCE S. $67^{\circ} 36'$ E., with pasture fence, 715.09 feet to an iron rod set at pasture fence corner;

THENCE N. $18^{\circ} 17'$ E., crossing Caney Creek, 370.63 feet to fence corner post in the North line of said Ford tract;

THENCE N. $70^{\circ} 36'$ W., with the North line of said Ford tract and with the South line of the Raymond W. Witt 267.65 acres tract, 1405.4 feet to the PLACE OF BEGINNING and containing 11.42 acres.