

Registered Professional Land Surveyor

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Land Description

State of Texas:  
County of Hamilton:

All that certain 98.79 acre tract of land in the Sophia St. Johns Survey, A – 788, in Hamilton County, Texas, being the remainder of a 214.5 acre tract described in deed from Walter Coffey, et ux to Haden Gibson, et ux Mary E. Gibson, recorded in volume 187, page 331 of the deed records of Hamilton County, Texas and described as follows:

Beginning at a capped 3/8 iron rod set in the north line of Hamilton County Road No. 225, at the northwest corner of a 2.16 acre tract described in deed from Mark Berry, et ux to Tommy E. Lowry, et ux, dated June 21, 1995, and recorded in volume 292, page 848 of the deed records of Hamilton County, Texas, in the south line of a 85.84 acre tract described in deed from Robert G. Crabtree, et ux to Debra Crabtree Spiller, dated January 3, 1997, and recorded in volume 298, page 701 of the deed records of Hamilton County, Texas, for the northeast corner of this tract, from which the northeast corner of the said 214.5 acre tract bears N 59° 44' 13" E, 30.00':

Thence South 30° 28' 04" East, crossing Hamilton County Road No. 225, at 45.56' pass a 3" pipe post at the beginning of a fence and in the south line of Hamilton County Road No. 225, continuing along a fence and the west line of the said 2.16 acre tract, a total of 2759.13' to a 3" pipe post in the north line of a 9.51 acre tract described in deed from Mark Berry, et ux to Tommy E. Lowry, et ux, dated June 21, 1995, and recorded in volume 292, page 848 of the deed records of Hamilton County, Texas, for the southeast corner of this tract:

Thence South 54° 48' 24" West, along a fence and the occupied north line of the said 9.51 acre tract, 1430.13' to a 3" pipe fence corner post at the northwest corner of the said 9.51 acre tract, in the east line of a 1011.1 acre tract described in an oil and gas lease from A.M. Corbett, recorded in volume 160, page 301, and described in deed recorded in volume 124, page 116 of the deed records of Hamilton County, Texas, and in the west line of the said 214.5 acre tract, for the most southerly southwest corner of this tract:

Thence along the occupied west line of the said 214.5 acre tract as follows:  
North 30° 07' 09" West, 361.22' to a spike set in a 12" Live Oak tree:  
North 28° 08' 13" West, 392.75' to a capped 3/8 iron rod set at an old gate post:  
And North 31° 09' 01" West, crossing a hill, 1211.88' a capped 3/8 iron rod set for an internal corner of the said 214.5 acre tract, a northeast corner of the said 1101.1 acre tract, and an internal corner of this tract:

Thence South 58° 52' 46" West, along a fence, 410.03' to a spike found at the southeast corner of a 75.901 acre tract described in deed from Mary E. Gibson to Gary G. Christian, et al, recorded in volume 274, page 595 of the deed records of Hamilton County, Texas, for the most westerly southwest corner of this tract:

Thence North 22° 35' 45" West, along a fence and the east line of the said 75.901 acre tract, 891.34' to a 3" pipe fence corner post, for the northwest corner of this tract:

Thence North 56° 46' 28" East, partly along a fence, at 813.3' pass the calculated southeast corner of the said 75.901 acre tract, in all 826.43' to a 3/8 iron rod found at the southwest corner of a 70.52 acre tract described in deed from Robert G. Crabtree, et ux to