

26.78 ACRES – TRACT 2A

BEING 26.78 acres of land out of the Margaret Saunders Survey, Abstract No. 760, Hamilton County, Texas, and being a part of that tract described as 145 acres, more or less in a Warranty Deed with Vendor's Lien granted to Lakeshore Resources, Inc., dated May 4, 1979 and recorded in Volume 240, Page 62 of Real Property Records of Hamilton County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found in the east line of said Lakeshore Resources, Inc. tract (240/62), the same being the approximate center of County Road 410 for the southeast corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found for an angle point in the in the irregular north line of that tract described as 164-3/4 acres in a Warranty Deed with Vendor's Lien granted to Lakeshore Resources, Inc., dated October 1, 1997 and recorded in Volume 302, Page 507 of said real properties and for the southeast corner of said Lakeshore Resources, Inc. tract (240/62) bears South 17° 50' 23" West, a distance of 1829.31 feet;

THENCE: across said Lakeshore Resources, Inc. tract (240/62) along the south line of this tract in the following courses and distances:

1. North 78° 56' 26" West, crossing County Road 410 at a distance of 28.81 feet passing a 2-1/2" pipe fence corner in the fenced margin of said county road, in all a distance of 573.41 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
2. North 78° 32' 43" West, a distance of 957.78 feet to a 2-1/2" pipe fence corner post found at the south end of a gate,
3. North 00° 34' 13" West, a distance of 16.47 feet across said gate to a 2-1/2" pipe fence corner post and continuing along the general course of a wire fence running east to west,
4. North 78° 20' 34" West, a distance of 665.41 feet to a mag nail with shiner stamped "CCC 4835" found in a cedar post in the fenced west line of said Lakeshore Resources, Inc. tract (240/62) as occupied, the same being the east line of those tracts described as 43.04 acres (Tract I) and 40 acres (Tract II) in a Warranty Deed granted to Lakeshore Resources, Inc., dated June 17, 1983 and recorded in Volume 255, Page 940 of said real property records for the southwest corner of this tract;

THENCE: along the occupied west line of said Lakeshore Resources, Inc. tract (240/62) and the west line of this tract with the occupied east line of said Lakeshore Resources, Inc. tracts (255/940 – Tracts I & II) in the following courses and distances:

1. North 16° 13' 05" East, a distance of 637.79 feet following the general course of a wire fence to a mag nail with shiner stamped "CCC 4835" set in a cedar fence post on the south side of a gate,
2. North 16° 56' 33" East, a distance of 16.83 feet across said gate to a 2-1/2" pipe fence corner post and continuing along the general course of a wire fence,
3. North 16° 43' 52" East, a distance of 143.31 feet to a mag nail with shiner stamped "CCC 4835" set in a cedar fence post at the end of said wire fence,
4. North 09° 12' 01" East, a distance of 196.30 feet across a gap in fencing to a mag nail with shiner stamped "CCC 4835" set in a cedar fence post and continuing along the general course of a wire fence,
5. North 18° 20' 08" East, a distance of 292.32 feet to a 2-1/2" pipe fence corner post found in the fenced south margin of County Road 410,
6. and North 55° 03' 34" East, a distance of 21.08 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the approximate center of County Road 410 for the northwest corner of said Lakeshore Resources, Inc. tract (240/62) and this tract,

THENCE: along the irregular north line of this tract in the following courses and distances:

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1. South 75° 38' 02" East, a distance of 72.57 feet along the north line of said Lakeshore Resources, Inc. tract (240/62) with the approximate center of County Road 410 to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for an angle point,
2. South 18° 20' 08" West, re-entering and continuing across said Lakeshore Resources, Inc. tract (240/62), at a distance of 16.03 feet passing at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference in the fenced south margin of County Road 410, in all a distance of 307.45 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
3. South 14° 33' 48" West, a distance of 210.92 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set at a cedar fence post at the beginning of a remains of an old wire fence for an angle point and continuing with said old wire fence,
4. South 09° 00' 06" East, a distance of 128.47 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set at a cedar fence post for an angle point,
5. South 02° 24' 04" West, a distance of 142.79 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for an angle point,
6. South 58° 46' 09" East, a distance of 36.50 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set at the base of a dead tree for an angle point,
7. South 82° 33' 00" East, a distance of 85.90 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set at the base of a 10" live oak for an angle point,
8. North 79° 13' 45" East, a distance of 229.51 feet to a mag nail with shiner stamped "CCC 4835" set in a cedar fence post at the end of said old wire fence, leaving the same and continuing along the general course of wire fence,
9. North 66° 17' 36" East, a distance of 8.48 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
10. North 78° 04' 47" East, a distance of 371.67 feet to a mag nail with shiner stamped "CCC 4835" set in a cedar fence post for an angle point,
11. South 78° 13' 09" East, a distance of 626.90 feet to a mag nail with shiner stamped "CCC 4835" set in a cedar fence post for an angle point,
12. South 25° 50' 21" East, a distance of 203.48 feet to a mag nail with shiner stamped "CCC 4835" set in a cedar fence post for an angle point,
13. South 12° 05' 57" West, at a distance of 544.12 feet passing a cedar fence post at the end of said wire fence and continuing across a gap in fencing, in all a distance of 562.35 feet to a 2-1/2" pipe fence corner post at the end of a wire fence running east to west for an angle point,
14. South 77° 40' 50" East, across a gap in fencing a distance of 16.36 feet to a 2-1/2" pipe fence corner post at the end of a wire fence running west to east,
15. South 78° 27' 11" East, generally following the course of a wire fence, at a distance of 527.78 feet passing a 2-1/2" pipe fence corner post on the north side of a cattle guard in the fenced west margin of County Road 410 and continuing into the same, in all a distance of 561.14 feet to a cotton spindle with shiner stamped "CCC 4835" set in the east line of said Lakeshore Resources, Inc. tract (240/62), the same being the approximate center of County Road 410 for the northeast corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found at the intersection at the transition of the center of County Road 410 from north to west for the northeast corner of said Lakeshore Resources, Inc. tract (240/62) bears North 16° 36' 32" East, a distance of 1169.92 feet,

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16. and South 16° 36' 32" West, a distance of 34.30 feet along the east line of said Lakeshore Resources, Inc. tract (240/62) with the approximate center of County Road 410 to the Point of Beginning.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.



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