

2018
FOR EARL KAVANAUGH

FIELD NOTES

THE STATE OF TEXAS:

COUNTY OF HAMILTON:

ALL that certain 54.98 acre tract of land, being part of the Hampton V. Singleton Survey, Abstract No. 759, the John Osbourn Survey, Abstract No. 650 and the John Gray Survey, Abstract No. 299, in Hamilton County, Texas, being all of that certain 0.84 acre tract of land conveyed by T. E. Sanderford to Lawrence Kavanaugh et ux by deed dated January 2, 1967 and recorded in Volume 199, Page 217 of the Deed Records of Hamilton County, Texas, all of that certain 13 acre tract of land and all of that certain 128.198 acre tract of land that lies west of the centerline of the Leon River and being described in Deed of Trust from Orena Kavanaugh, a widow et al, to Federal Land Bank of Texas, dated April 16, 1970 and recorded in Volume 79, Page 747 et seq., Deed of Trust Records of Hamilton County, Texas and described as follows:

BEGINNING at an iron rod set at a fence corner post at the NE corner of the Hampton V. Singleton Survey, being the NE corner of the Lawrence Kavanaugh 0.84 acre tract described in deed mentioned above, for an inner corner of this tract;

THENCE N 71° 35' 35" W along a fence line along the north line of said Singleton Survey, at 299.36' pass an iron rod set at a fence corner, continuing in all 374.16' to an iron pin set in a County Road for the west corner of said 0.84 acre tract, for a corner of this tract;

THENCE along the centerline of said County Road and along lines of said 0.84 acre tract as follows, S 37° 49' 24" E, 215.51' to an iron spike set and S 12° 52' 36" E, 368.64' to an iron spike set at its south corner, being in the west line of the John Gray Survey and in the west line of the Kavanaugh 128.198 acre tract, for a corner of this tract;

THENCE along the centerline of said County Road and lines of said 128.198 acre tract as follows, S 19° 13' W, 989.62' to an iron pin set, S 60° 45' 42" E, 164.56' to an iron pin set, S 70° 28' 06" E, 462.11' to an iron pin set, S 76° 44' 36" E, 187.04' to an iron pin set, N 84° 12' 30" E, 282.6' to an iron pin set, S 17° 14' 24" E, 71.85' to an iron pin set and S 16° 55' 54" W, 48.85' to a point in the centerline of Warren's Creek, for a corner of this tract;

THENCE down the centerline of Warren's Creek and along lines of said 128.198 acre tract as follows, S 76° 26' 33" E, 152.25' to an iron pin set, N 54° 48' 03" E, 104.94' to an iron pin set, N 05° 42' 48" E, 79.93' to an iron pin set, N 35° 55' 24" W, 152.0' to an iron pin set, N 05° 54' 24" E, 130.2' to an iron pin set, N 54° 53' 18" E, 217.62' to an iron pin set and S 38° 27' 53" E, 310.66' to a point in the centerline of the Leon River, for a corner of this tract;

THENCE up the centerline of the Leon River and its meanders as follows, N 41° 22' 44" E, 75.64', N 60° 13' 24" E, 134.84', N 65° 48' 21" E, 112.95', N 72° 09' 32" E, 84.76', N 51° 46' 25" E, 93.80', N 39° 51' 15" E, 108.37', N 33° 04' 57" E, 112.09', N 26° 08' 54" W, 139.73', N 51° 11' 58" W, 83.91', N 63° 23' 25" W, 174.50', N 77° 32' 09" W, 49.62', N 84° 48' 39" W, 97.90', S 70° 11' 06" W, 140.77', S 59° 13' 52" W, 86.99', N 57° 25' 27" W, 76.72', N 07° 44' 35" W, 234.63', N 13° 22' 44" E, 132.81', N 10° 36' 49" W, 88.11', N 64° 37' 51" W, 120.70', N 26° 48' 14" W, 267.76', N 16° 02' 05" E, 67.93', N 58° 08' 51" E, 298.42', N 51° 08' 59" E, 105.75', N 15° 15' 17" E, 364.85', N 86° 22' 44" W, 92.78', S 41° 47' 40" W, 577.86', N 42° 02' 39" W, 321.61' and N 84° 53' 29" W, 281.38' to the NW corner of the Kavanaugh 13 acre tract, being in the west line of the John Osbourn Survey, for the northerly NW corner of this tract;

THENCE S 18° 38' 57" W, at 50.0' pass a fence corner post on the south bank of the Leon River, continuing with a fence line in all 371.68' to the place of beginning and containing 54.98 acres of land with 17.53 acres being out of the John Osbourn Survey, 35.97 acres being out of the John Gray Survey and 1.48 acres being out of the H. V. Singleton Survey and including 1.22 acres within the right of way of said County Road.

I, *Wayne Graham*, a Registered Public Surveyor of the State of Texas do hereby certify that these field notes are true and correct as surveyed on the ground, August 30, 1984.

