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Legal Description

For Alton Holmes Family Limited Partnership
William F. Ritchie Survey, Abstract No. 485
Manuel C. Rejon Survey, Abstract No. 26
Isaac Connelly Survey, Abstract No. 105 & Abstract No. 107
Limestone County, Texas and
Freestone County, Texas

145.68 Acres

All that certain lot, tract or parcel of land, being part of the William F. Ritchie Survey, Abstract No. 485, the Manuel C. Rejon Survey, Abstract No. 26 and the Isaac Connelly Survey, Abstract No. 105 Limestone County, Texas and the Isaac Connelly Survey, Abstract No. 107, Freestone County, Texas and being part of that certain called 336.35 acre tract described in a deed to the Alton Holmes Family Limited Partnership, Ltd. from Alton D. Holmes on December 16, 1996 in Volume 959, Page 628 of the Real Property Records of Limestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at the most southern corner of the above mentioned 336.35 acre tract, in the Northwest line of a called 10.920 acre Parcel PS14-004 conveyed to Texas Genco Holdings, Inc. in Volume 1092, Page 397 of the Real Property Records of Limestone County, Texas and being in the Northeast line of the Southern Pacific Railroad Transportation tract, from which a ½" iron rod (found) at a fence corner bears South 57 deg. 56 min. 18 sec. West – 26.65 ft.;

THENCE North 52 deg. 00 min. 50 sec. West with the southerly Southwest line of the 336.35 acre tract and the Northeast line of the Southern Pacific Railroad Transportation tract, a distance of 1,579.59 ft. to a 5/8" iron rod (found) for a West corner of the 336.35 acre tract and being in the Northeast line of a called 12.34 acre Second Tract conveyed to Houston Lighting & Power Company in Volume 657, Page 432;

THENCE North 35 deg. 52 min. 59 sec. West with a Southwest line of the 336.35 acre tract and the Northeast line of the 12.34 acre tract, a distance of 1,904.49 ft. to a ½" iron rod (found) near a fence corner for the North corner of same, an ell corner of the 336.35 acre tract, in the Northwest line of the Isaac Connelly Survey, Abstract No. 105 and being in the Southeast line of the William F. Ritchie Survey, Abstract No. 485;

THENCE South 58 deg. 39 min. 29 sec. West with a Southeast line of the 336.35 acre tract, the Southeast line of the William F. Ritchie Survey, the Northwest line of the 12.34 acre tract and the Northwest line of the Isaac Connelly Survey, a distance of 566.28 ft. to the West corner of the 12.34 acre tract, a South corner of the 336.35 acre tract and being in the Northeast line of said Southern Pacific Railroad Transportation tract, from which a ½" iron rod (found) bears South 58 deg. 39 min. 29 sec. West – 0.30 ft.;

THENCE North 52 deg. 01 min. 23 sec. West with a Southwest line of the 336.35 acre tract and the Northeast line of the Southern Pacific Railroad Transportation tract, a distance of 797.07 ft. to a ½" iron rod (found) at a fence corner capped "Stanger" for the South corner of a called 30.106 acre tract conveyed to XTO Energy, Inc. in Volume 1120, Page 31;

THENCE North 46 deg. 55 min. 42 sec. East across the 336.35 acre tract and with the Southeast line of the 30.106 acre XTO tract, a distance of 1,523.29 ft. to a ½" iron rod (found) at a fence corner for the East corner of same;

THENCE North 43 deg. 39 min. 40 sec. West continuing across the 336.35 acre tract and with the Northeast line of the 30.106 acre XTO tract, a distance of 869.70 ft. to a ½" iron rod (found) at a fence corner capped "Stanger" for the North corner of same and being in the Southeast line of a called 19.625 acre tract conveyed to ETC Katy Pipeline, Ltd. in Volume 1243, Page 631;

THENCE North 56 deg. 43 min. 26 sec. East continuing across the 336.35 acre tract and with the Southeast line of the 19.625 acre tract, a distance of 923.21 ft. to a ½" iron rod (found) bent for the East corner of same, in the northerly Northeast line of the 336.35 acre tract and being in the Southwest line of a called 78.30 acre tract conveyed to Wanda Jean Martin in Volume 1304, Page 420 of the Official Records of Freestone County, Texas;

THENCE South 30 deg. 12 min. 15 sec. East with the northerly Northeast line of the 336.35 acre tract and the Southwest line of the 78.30 acre Martin tract, at 1,923.12 ft. pass a ½" iron rod (found) at a fence corner and continue a total distance of 1,980.11 ft. to a ½" iron rod (set) for the South corner of same and being in the Northwest line of a called 100 acre tract save and except 3.301 acres conveyed to A.O. Evans, Jr. in Volume 591, Page 726 of the Deed Records of Freestone County, Texas;

THENCE South 58 deg. 51 min. 29 sec. West with a Southeast line of the 336.35 acre tract and the Northwest line of the Evans tract, a distance of 162.02 ft. to a 4" x 4" concrete monument (found) for the West corner of same, an ell corner of the 336.35 acre tract and being the West corner of a called 78.294 acre tract conveyed to Lee Roy West in Volume 972, Page 491 of the Official Records of Freestone County, Texas, from which a ½" iron rod (found) at a fence corner bears North 84 deg. 44 min. 40 sec. West – 96.40 ft.;

THENCE South 30 deg. 47 min. 22 sec. East with a Northeast line of the 336.35 acre tract, the Southwest line of the 100 acre Evans tract and generally with the Southwest line of the 78.294 acre West tract, a distance of 2,122.61 ft. to a 4" x 4" concrete monument (found) in a fence for the South corner of the 100 acre Evans tract and being an ell corner of the 336.35 acre tract, from which a fence corner bears South 65 deg. 26 min. West – 43.4 ft.;

THENCE North 59 deg. 22 min. 26 sec. East with a Northwest line of the 336.35 acre tract and generally with the Southeast line of the 100 acre Evans tract, a distance of 491.56 ft. to a ½" iron rod (set) near a fence corner for the East corner of said 78.294 acre West tract, a North corner of the 336.35 acre tract, in the Southwest right-of-way of Farm to Market Highway No. 80 and being in a curve;

THENCE in a southeasterly direction with a Northeast line of the 336.35 acre tract, the Southwest right-of-way of Farm to Market Highway No. 80 and said curve to the left, a distance of 108.65 ft. which has a radius of 612.96 ft. and a long chord bearing and distance of South 18 deg. 41 min. 15 sec. East – 108.51 ft to a concrete right-of-way monument (found) busted for the p.t. of said curve;

THENCE South 23 deg. 47 min. 31 sec. East with continuing with a Northeast line of the 336.35 acre tract and the Southwest line of Farm to Market Highway No. 80, a distance of 1,098.74 ft. to a ½" iron rod (found) at a fence corner for the southerly East corner of the 336.35 acre tract and being the North corner of said 10.920 acre Texas Genco Holdings tract;

THENCE South 57 deg. 56 min. 18 sec. West with the southerly Southeast line of the 336.35 acre tract and the Northwest line of the 10.920 acre tract, a distance of 774.06 ft. to the place of beginning and containing **145.68 acres** of land.

The bearings recited herein are based on G.P.S. observation.

I James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the legal description hereon was prepared from an actual survey made on the ground under my direction and supervision.



James C. Williford
Registered Professional Land Surveyor No. 5973
November 7, 2014
Job No. 14-127(South)
Plat accompanies legal description

