

STANGER SURVEYING FAIRFIELD LLC

211 EAST COMMERCE STREET
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A. CAREO SURVEY, ABSTRACT NO. 120
FREESTONE COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION FOR 42.69 ACRES OF LAND

Being 42.69 acres of land situated in the A. Careo Survey, Abstract No. 120, Freestone County, Texas, being all of that certain called 44 1/8 acre tract of land described in a deed from Jo Frances Harris Hinshaw, to JLCK Properties, LLC., dated March 26, 2010, and recorded in Volume 1518, Page 275, of the Deed Records of Freestone County, Texas, said 42.69 acre tract to be more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod (set with cap marked "STANGER"), in County Road No. 140, for the northeast corner of the above mentioned 44 1/8 acre tract, being the northwest corner of a certain called 44 1/8 acre tract to Herman J. Johnson, et al., recorded in Volume 564, Page 676, and being on the south boundary line of a certain called 248.35 acre tract, to Larry and Linda Eversole, recorded in Volume 1146, Page 774;

THENCE South 30° 19' 22" East, for a distance of 4395.89 feet, with the east boundary line of said 44 1/8 acre tract (1518/275) and the west boundary line of the above mentioned 44 1/8 acre tract (564/676), to a point for corner in the centerline of Tehuacana Creek, being the southeast corner of said 44 1/8 acre tract (1518/275), and being the southwest corner of said 44 1/8 acre tract (564/676), from which a 1/2" iron rod (set with cap marked "STANGER") bears North 30° 19' 22" West, a distance of 72.11 feet;

THENCE with the centerline of Tehuacana creek and the south boundary line of the said 44 1/8 acre tract (1518/275) as follows:

South 66° 46' 10" West, for a distance of 109.14 feet, to a point for corner,

North 79° 04' 20" West, for a distance of 117.07 feet, to a point for corner,

North 46° 39' 48" West, for a distance of 549.26 feet, to a point for corner,

North 20° 40' 59" West, for a distance of 273.25 feet, to a point for corner,

North 57° 11' 25" West, for a distance of 94.75 feet, to a point for corner,

North 89° 17' 40" West, for a distance of 80.48 feet, to a point for corner, and

South 71° 06' 22" West, for a distance of 41.51 feet, to a point for corner, being the southwest

corner of said 44 1/8 acre tract (1518/275), and being the southeast corner of a certain called 45.82 acre tract to Frank Sica and Edward Gregory, described as (Tract 1), and recorded in Volume 1491, Page 757, from which a T-Bar (found) bears North 30° 33' 45" West, a distance of 60.31 feet;

THENCE North 30° 33' 45" West, for a distance of 3372.58 feet, with the west boundary line of said 44 1/8 acre tract (1518/275), and the east boundary line of the above mentioned 45.82 acre tract, to a 1/2" iron rod (set with cap marked "STANGER") for corner, in County Road No. 140, being the northwest corner of said 44 1/8 acre tract (1518/275), being the northeast corner of said 45.82 acre tract, and being on the south boundary line of the above mentioned 248.35 acre tract, from which a 1/2" iron rod (found) bears South 30° 33' 45" East, a distance of 21.50 feet;

THENCE North 59° 26' 15" East, for a distance of 471.67 feet, along or near the centerline of County Road No. 140, with the north boundary line of said 44 1/8 acre tract (1518/275), and the south boundary line of said 248.35 acre tract, back to the place of beginning and **containing 42.69 acres of land**;

Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 1983, as derived by GPS observations.

See plat of survey prepared even date.

I, Wayne Beets II, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from an actual survey made on the ground, under my supervision, during the month of May, 2013.

GIVEN UNDER MY HAND AND SEAL, this the 5th day of June, 2013.

Wayne Beets
Wayne Beets II
Registered Professional Land Surveyor
State of Texas No. 6039
VOID IF NOT SIGNED IN RED
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