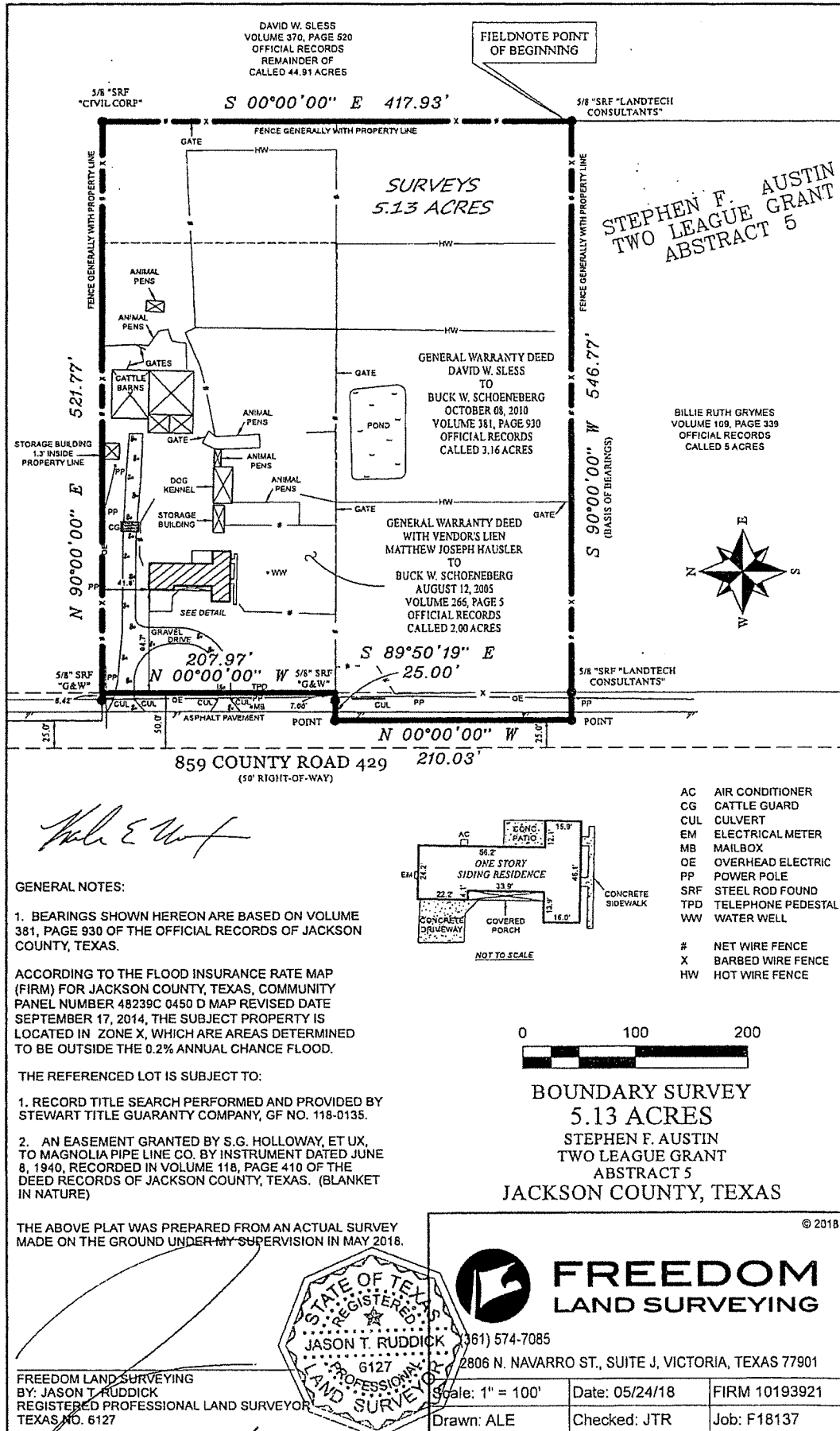




LEGAL DESCRIPTION
5.13 ACRES

THE STATE OF TEXAS}
THE COUNTY OF JACKSON}

BEING a 5.13 acre tract of land situated in the Stephen F. Austin Two League Grant, Abstract 5, Jackson County, Texas, and being all of a called 2.00 acre tract of land described in a General Warranty Deed with Vendor's Lien, dated August 12, 2005 from Matthew Joseph Hausler to Buck W. Schoeneberg, recorded in Volume 266, Page 5 of the Official Records of Jackson County, Texas, and all of a called 3.16 acre tract of land described in a General Warranty Deed, dated October 08, 2010 from David W. Sless to Buck W. Schoeneberg, recorded in Volume 381, Page 930 of the Official Records of Jackson County, Texas, said 5.13 acre tract of land being described by metes and bounds as follows:

BEGINNING at an existing 5/8 inch steel rod with plastic cap stamped "Landtech Consultants" in a west line of the remainder of a called 44.91 acre tract of land described to David W. Sless, recorded in Volume 370, Page 520 of the Official Records of said County, and at the northeast corner of a called 5 acre tract of land described to Billie Ruth Grymes, recorded in Volume 109, Page 339 of the Official Records of said County, and at the southeast corner of said called 3.16 acre tract and the herein described tract;

THENCE, with the north line of said called 5 acre tract, *South 90°00'00" West, (Basis of Bearings)* at a distance of *521.77 feet* passing an existing 5/8 inch steel rod with plastic cap stamped "Landtech Consultants" in the currently recognized east right-of-way line of County Road 429, and at the northwest corner of said called 5 acre tract, continuing for an *overall distance of 546.77 feet* to a point in the approximate centerline of said County Road 429, and at the southwest corner of said called 3.16 acre tract and the herein described tract;

THENCE, with the approximate centerline of said County Road 429, *North 00°00'00" West*, for a distance of *210.03 feet* to a point at the northwest corner of said called 3.16 acre tract, and an angle point in the west line of the herein described tract;

THENCE, with a north line of said called 3.16 acre tract, *South 89°50'19" East*, at a distance of *17.94 feet* passing an existing 5/8 inch steel rod with plastic cap stamped "G&W" on line, continuing for an *overall distance of 25.00 feet* to a point in the currently recognized east right-of-way line of said County Road 429, and at the southwest corner of the aforementioned called 2.00 acre tract, and at an angle point in the west line of the herein described tract;

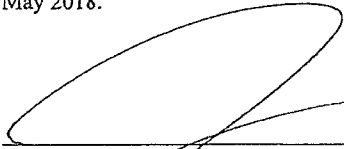
THENCE, with the east right-of-way line of said County Road 429, *North 00°00'00" West*, for a distance of *207.97 feet* to a point in the south line of the remainder of the aforementioned called 44.91 acre tract, and at the northwest corner of said called 2.00 acre tract, and the northwest corner of the herein described tract, from which an existing 5/8 inch steel rods with plastic cap stamped "G&W" bears *S 00°00'00" West, 6.42 feet* for reference;

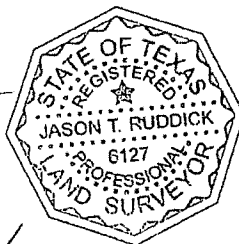
THENCE, with the remainder of said called 44.91 acre tract, *North 90°00'00" East*, for a distance of *521.77 feet* to an existing 5/8 inch steel rod with plastic cap stamped "Civil Corp" at an interior corner of the remainder of said called 44.91 acre tract, and at the northeast corner of the aforementioned called 3.16 acre tract, and at the northeast corner of the herein described tract;

THENCE, continuing with the remainder of said called 44.91 acre tract, *South 00°00'00" East*, for a distance of *417.93 feet* to **THE POINT OF BEGINNING CONTAINING**, within these metes and bounds 5.13 acre more or less;

Bearings are based on bearings of record in Volume 381, Page 930 of the Official Records of Jackson County, Texas.

The above Legal Description was prepared from an actual survey made on the ground under my supervision in May 2018.


Freedom Land Surveying
By: Jason T. Ruddick
Registered Professional Land Surveyor
Texas No. 6127
F18137 5.13 acres



5/24/18