

PEEDE & ASSOCIATES LAND SURVEYORS, LTD

125 N. COVINGTON STREET, P.O. BOX 533
HILLSBORO, TEXAS 76645
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Company Registration No. 10006800

LEGAL DESCRIPTION

70.90 Acres

Ury Dearman Survey, Abstract No. 228
Hill County, Texas

All that certain lot, tract or parcel of land lying and situated in the Ury Dearman Survey, Abstract No. 228, Hill County, Texas, being the easterly one-half (1/2) of the called 141.80 acre tract conveyed to Randy S. Frank by the Deed of Partition recorded in Volume 1589, Page 461 of the Official Public Records of Hill County, Texas, and being more particularly described as follows:

BEGINNING a 1/2 inch steel rebar set lying in Hill County Road 4365 on the southerly line of said 141.80 acre tract, being the northerly line of that certain tract of land described as 193.817 acres in the deed to David Sustala, et ux, recorded in Volume 653, Page 196, Deed Records of Hill County, Texas, for the southwest corner of the herein described tract, said corner bears North 59 degrees 35 minutes 47 seconds East 1866.82 feet from a railroad spike found (control monument) at the intersection of said County Road with the easterly right-of-way line of F.M. Highway 1243, a 80-foot right-of-way, being the southwest corner of said 141.80 acre tract, being the northwest corner of said Sustala tract;

THENCE North 30 degrees 20 minutes 23 seconds West over and across said 141.80 acre tract, at 25.0 feet passing a 1/2 inch steel rebar set for reference, continuing in all a distance of 1653.38 feet to a 1/2 inch steel rebar set in the common north line of said 141.80 acre tract and the south line of a 95.08 acre tract conveyed to Linda Frank Wallace & Kenneth Odell Wallace, by the Deed of Partition recorded in Volume 1589, Page 461 of the Official Public Records of Hill County, Texas (description of 95.08 acre tract omitted from said deed);

THENCE North 59 degrees 35 minutes 57 seconds East with said common line between said 141.80 acre tract and said 95.08 acre tract, 1867.98 feet to a 1/2 inch steel rebar found lying in Franks Road for the approximate easterly line of said Dearman Survey for the approximate easterly line of Hill County, and lying in the west line of a called 97.38 acre tract described in the deed to Spotswood E. Davis, recorded in Instrument No. 1515864 of the Official Public Records of Ellis County, Texas, being the northeast corner of said 141.80 acre tract and southeast corner of said 95.08 acre tract;

THENCE South 30 degrees 20 minutes 23 seconds East generally along said Franks Road for the common line between said 141.80 acre tract and said 97.38 acre tract, 1653.29 feet to a 5/8 inch steel rebar found for the southeast corner of said 141.80 acre tract, being the northeast corner of a called 142.220 acre tract described in Exhibit "A" of the deed to Merrifield Ventures, LP, recorded in Volume 1828, Page 578 of the Official Public Records of Hill County, Texas;

THENCE South 59 degrees 35 minutes 47 seconds West generally along said County Road 4365 and the south line of said 141.80 acre tract, partially with the north line of said 142.220 acre tract and partially with the north line of a called 3.443 acre tract described in the deed to Hunter W. Barnes and Melissa A. Barnes, recorded in Volume 1618, Page 439, Official Public Records of Hill County, Texas, and partially with the north line of said 193.817 acre tract, 1867.98 feet to the point of beginning and containing 70.90 acres of land as surveyed on the ground August 3rd, 2022 as Job Number 041422 by Peede & Associates Land Surveyors, Ltd.


Donny Peede, RPLS No. 5137
Job No. 041422-BD

