

Being a part of the 21.46 acres of land, more or less, described in Deed dated 11/4/1994, from Joe J. Scarborough et ux to Frank Devillier et ux, recorded in Volume 944, Page 391, Official Records of Freestone County, Texas and

Beginning at a 1/2" iron rod found at the northeast corner of said 21.46 acre tract, being the northwest corner of the Sexton Orms 98.17 acre tract (Vol. 377, Pg. 736), said point being in the southerly line of the James E. Reid 86.67 acre tract, (Vol. 888, Pg. 158);

THENCE South 1 degree 52 minutes 08 seconds East, 563.57 feet along the west fence of the Orms tract to a 8" cedar corner post at fence corner, being the northeast corner of the Norton 12 acre tract;

THENCE North 89 degrees 36 minutes 23 seconds West, 550.80 feet along the Norton's north fence to a car axle found for the northwest corner of the Norton's 12 acre tract;

THENCE South 0 degrees 46 minutes 04 seconds West, along the west fence of the Norton tract passing approximately 130 feet a x-tie fence corner, continuing in all a distance of 174.44 feet to a 3/4" galvanized iron pipe and ell at the south southeast corner of said 21.46 acre tract;

THENCE South 88 degrees 30 minutes 44 seconds West, 120.0 feet (line not fenced) along the south line of said 21.46 acre tract to a 1/2" iron rod and cap set in the easterly right of way of the Burlington Northern Railroad right of way;

THENCE North 31 degrees 28 minutes 26 seconds West, 666.28 feet along said easterly right of way to a 1/2" iron rod and cap set for the southwest corner of a called 0.82 acre tract, deeded to James E. Reid (Vol. 888, Pg. 158);

THENCE South 89 degrees 50 minutes East, 165.08 feet to a 1/2" iron rod and cap set for corner;

THENCE North 14 degrees 42 minutes 50 seconds West, 163.95 feet to a 1/2" iron rod and cap set for the northeast corner of said 0.82 acre tract in the north line of said 21.46 acre tract;

THENCE North 89 degrees 10 minutes 12 seconds East, 879.20 feet along the north fence of said 21.46 acre tract to the point of beginning, containing 12.00 acres of land, more or less;

The bearing of North 31 degrees 28 minutes 26 seconds West, along the centerline of the Burlington Railroad was used as basis of bearing for this survey.

EASEMENT:

All of that certain lot, tract, or parcel of land situated in the S. W. Lamar Survey, A-396, Freestone County, Texas, immediately North of the Simsbora community and between F.M. road 80 and the T. & B.V. Railroad, and being part of that called 14.74 acres tract

BEGINNING at the North corner of the W.C. DeVillier 5 acres. tract described in Vol. 161, Pg. 497, Deed Records of Freestone County, Texas, where said corner joins the West right of way line of the T. & B.V. railroad;

THENCE S.2°20'02"W. 46.6 ft. with the West line of said DeVillier 5 acres tract to the East right of way line of F.M. Road 80 for Southwest corner of this tract;

THENCE N.29°29'00"W. 1288.3 ft. with the East right of way line of F.M. Road 80 to a point in the East line of the W. C. DeVillier 24 acres FIRST TRACT described in Vol. 274, Pg. 376, Freestone County Deed Records, for Northwest corner of this tract;

THENCE N.0°10'42"E. 131.0 ft. with the East line of said DeVillier FIRST TRACT to a point in the West right of way line of the T. & B.V. Railroad for Northeast corner of this tract;

THENCE S.30°06'19"E. 1275.4 ft. with the West right of way line of the T. & B. V. Railroad to a point in the East line of said 14.74 acres tract for Southeast corner of this tract;

THENCE S.2°20'02"W. 102.6 ft. with an offset in said railroad right of way line to the point of BEGINNING, containing 2.130 acres.