

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.