

HANEY SURVEYING SERVICES
281 LCR 824 Groesbeck, Texas 76642
Tel. No. 254-562-6954
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Pg. 1

Description of: 67.95 Acres, Marion A. and Glenn W. Toal Survey A-1452, Leon County, Texas. Owner: Marion A. Toal and Glenn W. Toal

BEING a 67.95 acres tract situated in the Marion A. and Glenn W. Toal Survey A-1452, Leon County, Texas, and being all of that called 50 acres First Tract and that 15.21 acres Second Tract described in the deed to Marion A. Toal and Glenn W. Toal recorded in Vol. 363, Pg. 635, Deed Records of Leon County, Texas, said 67.95 acres being more particularly described by metes and bounds as follows:

BEGINNING at a set ½" iron rod in the West line of the Walter C. Holland et al called 79.11 acres tract of record in Vol. 1572, Pg. 127, Official Records of Leon County, Texas (L.C.O.R.) at the base of an 8" treated fence corner post for the Northeast corner of said Toal Second Tract and this tract, same being the Southeast corner of the George Holland called 15.354 acres tract of record in Vol. 817, Pg. 603, L.C.O.R.;

THENCE S.0°52'51"W. 516.60 ft. along a fence, and with the East line of said Second Tract and the West line of said Holland 79.11 acres tract to a set ½" iron rod at an exterior fence corner for the Southeast corner of said Second Tract and an angle corner in the East line of this tract, same being the Northeast corner of said First Tract;

THENCE S.0°34'38"E. 733.27 ft. along a fence, and with the East line of said First Tract and the West line of said Holland 79.11 acres tract to a found T-post at a wood fence corner for and angle corner in the East line of this tract, same being the Southwest corner of said Holland 79.11 acres tract and the Northwest corner of the Edwin Schacherl called 10.786 acres tract of record in Vol. 1587, Pg. 38, L.C.O.R.;

THENCE S.2°48'09"W. 408.41 ft. along the remains of a fence, and with the East line of said First Tract and the West line of said Schacherl tract to a found ¾" iron rod at a 30" oak tree in fence for an angle corner in East line of this tract, same being Southwest corner of said Schacherl tract, and the Northwest corner of the Caroline E. McWilliams Brown called 22.497 acres tract of record in Vol. 1062, Pg. 497, L.C.O.R.;

THENCE S.0°26'52"W. along a fence, and with the East line of said First Tract and the West line of said Brown tract, at 14.00 ft. the West centerline end of a 25 ft. wide access easement for access to Private Road PR 3420 surveyed March 26, 2015, continuing along said fence to a 10" treated fence corner post (East corner of a double fence) for the Northeast corner of said First Tract and this tract, same being the Northeast corner of the Jesse Johnson original called 120 acres tract of record in Vol. 33, Pg. 344 and Vol. 31, Pg. 424, L.C.D.R.;

THENCE S.89°15'26"W. along a fence, and with the South line of said First Tract and the North line of said Johnson tract, at 1333.64 ft. a found ¾" iron rod at the base of cross fence corner, continuing with said Johnson tract, in all 1389.45 ft. to a set ½" iron rod at the base of a T-post and fence intersection for the Southwest corner of said First Tract and this tract, same being the Southeast corner of the Kay Serphin called 115 acres tract of record in Vol. 1195, Pg. 178, L.C.O.R. and the Edna Barrett Benghe called 65 acres Third Tract of

Exhibit "A"

Description of: 67.95 Acres, Marion A. and Glenn W. Toal Survey A-1452, Leon County,
Texas. Owner: Marion A. Toal and Glenn W. Toal

record in Vol. 266, Pg. 354, F.C.D.R.;

THENCE N.0°17'45"W. 1701.75 ft. along a partially down fence, and with the West line of said First tract and the East line of said Serphin tract to a set ½" iron rod in the South line of original Benge called 50 acres tract at the base of an 8" treated fence corner post for the Northwest corner of said First Tract and an ell corner in the West line of this tract, same being an ell corner in the East line of the Serphin tract;

THENCE N.89°37'09"E. 364.90 with the North line of said First Tract and the South line of said Benge 50 acres tract to a set ½" iron rod at a fence intersection for the Southwest corner of said Second Tract as held on the ground and an ell corner in the West line of this tract, same being the Southeast corner of said Benge 50 acres tract and an ell corner in the East line of said Serphin tract;

THENCE N.2°03'37"W. 523.21 ft. with a fence, the West line of said Second Tract and the East line of Serphin/Benge said 50 acres tract as held on the ground to a set ½" iron rod at the base of an 8: treated fence corner post for the Northwest corner of said Second Tract and this tract as held on the ground, same being the Southwest corner of said George Holland 15.354 acres tract;

THENCE N.89°13'44"E. 1075.73 ft. along a fence, and with the North line of said Second Tract and the South line of said George Holland tract to the point of BEGINNING, containing 67.95 acres.

The foregoing description was prepared from that plat dated May 11, 2015 that represents the facts found from that survey made on the ground under my supervision.

Mark D. Haney

Mark D. Haney, R.P.L.S., No. 5841
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Exhibit "A"

The Northwest 2 acre tract of the Northeast part

BEGINNING at the Northeast corner of the Northwest 50 acre tract out of the Thornton P. Kuykendall Survey, Leon County, Texas conveyed by W. L. Evans to Douglas Brunson by a deed dated January 24, 1898, and recorded in the Deed Records of Leon County in Volume Y, page 411, whence a P.O. stump bears South 72° East 14 varas and a Sassafras bears South 18° West 5 varas;

THENCE South 97-1/2 varas with the East boundary line of the said 50 acre tract to a point for a corner whence a B.J. bears South 44° East 7 varas and a P.O. bears North 76° East 7 varas;

THENCE East 115-1/2 varas with a North boundary line of a 17.79 acre tract out of the said Thornton P. Kuykendall Survey conveyed by Alice Beck et al to Emma Holland by a deed dated November 11, 1915, and recorded in the Deed Records of Leon County in Volume 43, page 47 to a West boundary line of the said 17.79 acre tract, a stake for a corner;

THENCE North 97-1/2 varas to a corner of the North boundary line of the said Kuykendall Survey;

THENCE West 115-1/2 varas with the North boundary line of the said Kuykendall Survey, being also the South boundary line of the Ferdinand C. Booker 1/3 league survey, Leon County, Texas Abstract No. 64, to the place of beginning.

Exhibit "B"

60 FOOT ROAD EASEMENT

* * * F I E L D N O T E S * * *

STATE OF TEXAS

X

FOR: LEVY HOLLAND, ET AL
CENTERVILLE, TEXAS
PROJECT NO 81056

COUNTY OF LEON

X

IT IS THE INTENT OF THESE FIELD NOTES TO DESCRIBE the center line of a 60 foot road easement along the center of an existing road in the Thos. F. McIver Survey A-549, in Leon County, Texas and being a part of a called 79 acre tract described in an Oil Lease from C. H. Holland, et ux to E. J. Evans dated May 15, 1916 and recorded in Volume 48, Page 623 of the Leon County Deed Records in Leon County, Texas and said center line being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a point for corner in the center of an existing road and in the North margin of a county road and same being in the South line of the said C.H. Holland called 79 acre tract, as fenced, and same being South 86° 43' 36" East 478.56 feet from the Southwest corner of the said C.H. Holland called 79 acre tract, as fenced;

THENCE in a Northerly direction with the center of the said existing road, as follows:

North 15° 33' 25" East a distance of 351.18 feet,
North 54° 01' 43" East a distance of 221.79 feet,
North 41° 59' 18" East a distance of 386.93 feet,
North 24° 26' 01" East a distance of 99.53 feet,
North 15° 35' 55" East a distance of 279.07 feet,
North 17° 37' 11" East a distance of 321.34 feet,
North 8° 42' 32" East a distance of 274.95 feet,
North 2° 39' 01" East a distance of 100.00 feet,
North 4° 13' 45" West a distance of 99.07 feet,
North 3° 20' 18" East a distance of 131.50 feet,
North 12° 30' 15" East a distance of 186.92 feet, and
North 14° 53' 07" East a distance of 31.43 feet to

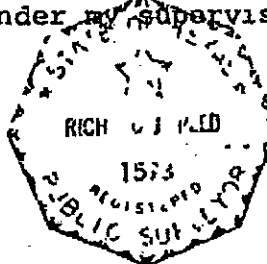
the POINT OF ENDING in the said line and in the East line of the said C.H. Holland called 79 acre tract, as fenced, and same being South 2° 19' 28" West 382.27 feet from the Northeast corner of the said C.H. Holland called 79 acre tract, as fenced.

CERTIFICATION

I, Richard J. Reed, Registered Public Surveyor, do hereby certify that the above field notes are true and correct and that all work connected therewith was done under my supervision.

Date

8-22-81



Richard J. Reed
Richard J. Reed
Registered Public Surveyor
State of Texas No. 1593

Exhibit "C"

HANEY SURVEYING SERVICES
P.O. Box 1584 (Mailing Address)
710 E. Millam St., Mexia, Texas 76667
Tel. No. 254-562-6954
Fax. No. 254-562-2278

Pg. 1

Description of: Centerline of a 25 Ft. Wide Access Easement (along an existing access lane) through the Caroline E. McWilliams Brown called 22.497 acres tract from Private Road to the East line of the Marion A. Toal and Glenn W. Toal called 50 acres First Tract, Thomas F. McIver Survey A- 549, Leon County, Texas. Owner: Caroline E. McWilliams Brown

BEING the centerline of a 25 ft. wide access easement (along an existing access lane) situated in the Thomas F. McIver Survey A-549, Leon County, Texas., a part of that called 22.497 acres tract described in the deed to Caroline E. McWilliams Brown recorded in Vol. 1062, Pg. 161, Official Records of Leon County, Texas (L.C.D.R.), also said easement being access to that 50 acres First Tract described in the deed to the Marion A. Toal and Glenn W. Toal recorded in Vol. 363, Pg. 635, L.C.D.R., said centerline of access easement being more particularly described by metes and bounds as follows:

BEGINNING at a set $\frac{1}{2}$ " iron rod in the intersection of centerline of said existing access lane easement and the East line of said Caroline Brown tract on the East margin of private road PR 3420 for the East centerline corner of this easement, from which corner the Northeast corner of said Caroline Brown 22.497 acres tract and an ell corner in the South line of the Carl Brown et al called 10.162 acres tract of record in Vol. 1078, Pg. 339, L.C.O.R. bears N.2°41'11"W. 568.37 ft., and also from which corner the Southerly Southwest corner of said Carl Brown 10.162 acres tract bears N.2°41'11"W.184.18 ft.,; THENCE with the centerline of said easement, of which the side boundaries of said easement being 12.5 ft. in a perpendicular direction from said centerline, continuing generally along the centerline of said existing access lane and present driveway to said Toal tract as follows N.45°37'44"W., at 54.09 ft. a set $\frac{1}{2}$ " Iron rod for reference in the centerline of said lane and the West margin of said PR 3420, in all 116.07 ft. to a point for an angle corner in this easement, N.17°07'20"W. 73.85 ft. to a point for an angle corner in this easement, N.44°24'04"W. 33.83 ft. to a point for an angle corner in this easement, S.87°16'34"W. 37.62 ft. to a point for an angle corner in this easement, N.65°53'17"W. 53.53 ft. to a point for an angle corner in the easement, S.32°49'49"W. 120.23 ft. to a point for an angle corner in this easement, S.18°55'19"W. 67.55 ft. to a point for an angle corner in this easement, S.69°21'42"W. 69.98 ft. to a point for an angle corner in this easement, S.85°33'51"W. 53.83 ft. to a point for an angle corner in this easement, S.76°05'28"W. 160.39 ft. to a point for an angle corner in this easement, S.79°11'13"W. 107.91 ft. to a point for an angle corner in this easement, N.55°05'22"W. 64.21 ft. to a point for an angle corner in this easement, N.74°30'02"W. 36.34 ft. to a point for an angle corner in this easement, N.82°41'19"W. 96.86 ft. to a point for an angle corner in this easement, N.56°59'55"W. 56.30 ft. to a point for an angle corner in this easement, N.20°01'50"W. 302.81 ft. to a point for an angle corner in this easement, N.31°08'50"W. 19.75 ft. to a point for an angle corner in this easement, N.44°16'03"W. 21.45 ft. to a point for an angle corner in this easement, N.54°35'09"W. 168.95 ft. to a point for an angle corner in this easement, N.22°08'03"W. 153.49 ft. and S.86°24'52"W. 26.82 ft. to a set $\frac{1}{2}$ " iron rod at South end of a gate in the West line of said Caroline Brown tract and the East line of said Toal 50 acres tract for the West centerline corner of this easement, from which corner the centerline of a gate entrance to said Toal tract bears N.0°14'32"E. 5.4 ft., and also from which corner a found $\frac{3}{4}$ " iron rod at the base of a 30" tree in fence for the Northwest corner of said Caroline Brown tract and the Southwest corner of the Edwin Schacherl called 10.786 acres tract of record in Vol. 1587, Pg. 38, L.C.O.R. bears N.0°14'32"E. 14.00 ft.,

The foregoing description was prepared from that plat dated March 26, 2015 that represents the facts found from that survey made on the ground under my supervision.

Mark D. Haney

Mark D. Haney, R.P.L.S. No. 5841
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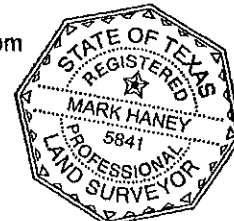


Exhibit "D"

MARKIONA A. TOAL GLENN W. TOAL
FIRST TRACT
CALLED 50 ACRES
VOL. 363, PG. 635
L.C.O.R.

T. P. KUYKENDALL A-1452
THOMAS F. MEIVER
A-549

3/4 1/4 AC.
ROAD AT 30'
T-POST
GATE
KUYKENDALL
ROAD SET BACK
WEST OF
END OF
EASEMENT

EDWIN SCHACHERL
CALLED 10.786 AC.
VOL. 1587, PG. 38
L.C.O.R.

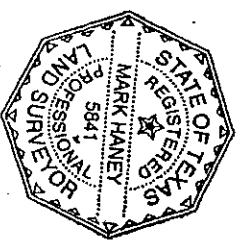
CAROLINE E. McWILLIAMS BROWN
CALLED 22.497 AC.
VOL. 1062, PG. 161
L.C.O.R.

CARL BROWN ET AL
CALLED 10.162 AC.
VOL. 1078, PG. 339, L.C.O.R.

SCALE: 1"=200'

Being part of that called 22.497 acres
tract described in the deed recorded in
Vol. 1062, Pg. 161, Official Records of
Leon County, Texas (L.C.O.R.)
Owner: Caroline E. McWilliams Brown

PLAT
25 FT. WIDE ACCESS EASEMENT
THOMAS F. MEIVER SURVEY A-549
LEON COUNTY, TEXAS



Follows the centerline of an existing lane
and a 25 ft. wide access easement

- 1- N.45°37'44"W. 116.07 ft.
- 2- N.17°07'20"W. 73.85 ft.
- 3- N.44°24'04"W. 33.83 ft.
- 4- S.87°16'34"W. 37.62 ft.
- 5- N.65°53'17"W. 53.53 ft.
- 6- S.32°49'49"W. 120.23 ft.
- 7- S.18°55'19"W. 67.55 ft.
- 8- S.69°21'42"W. 69.98 ft.
- 9- S.85°33'51"W. 53.83 ft.
- 10- S.76°05'28"W. 160.39 ft.
- 11- S.79°11'13"W. 107.91 ft.
- 12- N.55°05'22"W. 64.21 ft.
- 13- N.74°30'02"W. 36.34 ft.
- 14- N.82°41'19"W. 96.86 ft.
- 15- N.56°59'55"W. 56.30 ft.
- 16- N.20°01'50"W. 302.81 ft.
- 17- N.31°08'50"W. 19.75 ft.
- 18- N.44°16'03"W. 21.45 ft.
- 20- N.54°35'09"W. 168.95 ft.
- 21- N.22°08'03"W. 153.49 ft.
- 22- S.86°24'52"W. 26.82 ft.

The plat hereon represents the facts
found from that survey made on the
ground under my supervision. Dated
March 26, 2015.

Mark D. Haney

Mark D. Haney, R.P.L.S. No. 5841
Haney Surveying Services
P.O. Box 1584 (mailing address)
Mexico, Texas 76867
Tel No. 254/562-6954

FILED AND RECORDED

Instrument Number: 2017032370

Recording Fee: 66.00

Number Of Pages: 12

Filing and Recording Date: 05/30/2017 8:48AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style with a horizontal line underneath it.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*