

LEGAL DESCRIPTION

All that certain tract or parcel of land containing 102.2 acres lying and being situate in the County of Nacogdoches, State of Texas, on the N DE LA CERDA GRANT about 3-1/2 miles Eastwardly from the Nacogdoches County Courthouse in the City of Nacogdoches and being part of the land conveyed to Elcee M. Dumas and husband, Floyd Dumas, by deed recorded in Vol.287, Pages 1-9 of the Deed Records of Nacogdoches County, Texas, the tract herein conveyed being 102.2 acres, less 1.0 acre ROW in the old N&SE RR which crosses the SW portion of the tract described, the 102.2 acres being more fully described as follows:

BEGINNING at the SEC of Tract #D as conveyed to said Dumas by deed recorded in Vol. 287, Pages 1-9, an iron pipe marking same from which a 24" P brs N 45deg 30' W 4.3';
THENCE S 83deg 16' W following an old fence line 638.4';
THENCE S 84deg 31' W 430.6' cross the centerline of the N & SE RR and at 774.5' an iron pip for corner, a 17" SG brs N .4'
THENCE N .01deg 07' W at 260' cross centerline of RR ROE and at 916'a creosoted post at fence corner for the NEC of a tract of land claimed by Jesse Hutchison;
THENCE with a fence line N 80deg 58' W to an ELM Tree for angle corner at 121.3';
THENCE S 84deg 43' W to an iron pipe for corner at 71.0';
THENCE N 14 deg 47' E 320.0' to an angle in the fence line:
THENCE continuing with fence N 16deg 38' E to an iron pipe for corner at 309.2';
THENCE N 30deg 16' W to an iron pipe for corner at 227.4' a 17" BG brs S 77". E 1.6'
THENCE N 11deg 05' E to an iron pipe for corner at 834' from which an 18" Walnut brs N 44deg 15' w 4.5;
THENCE N 1170.6' to an angle corner in fence line of Tract #1 containing 141 acres as conveyed Elcee M. Dumas et vir, Floyd Dumas as set out above from said corner a 15' P (deed called 6" P brs N 28deg W 7.2 vrs) brs N 30deg W 19.6';
THENCE with BLs of said 141 acres, to-wit: (1) S 05deg E 443.7', a 4 prong Elm brs S 56deg W 2.6 vrs; (2) N 85-1/2 E 335.5', a Cedar stump brs N .4 vrs; (3) S 72deg to a 27" SG for corner from which a 15" RO – deed called 8"RO brs N 31deg E 2 vrs;
THENCE with fence line straight line being S 0deg 35' W at 1314.7' pass the most southerly SEC of said 141 acres (same being NEC of tract #c of said deed recorded in Vol. 287, Pages 1-9) and at 2851.4' the Place of BEGINNING, containing 102.2 acres of land, and being the same land conveyed to the Grantors herein by deed dated July 26, 1965 from Elcee M. Dumas et vir, Floyd Dumas, recorded in Vol. 330, Pates 130-132 of the Deed Records of Nacogdoches County, Texas, reference to which is here made for all purposes.

This conveyance is made subject to one-half (1/2) of the oil, gas and other minerals reserved by Grantors' predecessors in title, but all minerals owned by Grantors are here now expressly conveyed.

All that certain tract or parcel of land lying and situated in Nacogdoches County, Texas, out of the N. De La Cerda Grant, Abst. No. 14 and also being a part or portion of that certain 133.91 acre tract of land described in Deed from Elcee M. Duman, et vir Floyd J. Dumas to Dave Patterson, dated September 3, 1969 and recorded in Volume 350, Page 815-819 of the Deed Records of Nacogdoches County, Texas, to which reference is hereby made for all purposes and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING in the most Western WBL of the aforesaid referred to 133.91 acre tract, S 1deg 31' 00" e 44.00 ft. from the most Western NWC of same, a point for corner in the SBL of a 44 foot wide road;

THENCE with the SBL of the said 44 foot wide road as follows: N 88deg 32' 20" E a 630. 21 ft. a point for corner; N 89deg 02' 04" E at 1690.99 fr. Intersect an EBL of the aforesaid 133.91 acre tract, a point for corner, from this corner the SEC of 45.7530 acre tract owned by E. W. Roark brs N 27deg 22' 33" E 49.99 ft;

THENCE in a southwesterly direction with the EBL of said 133.91 acre tract as follows: S 27deg 22' 33" W, at 723.48 ft. a 3/8" iron pin set for corner witness by a 21" Walnut brg N 44deg 15' w4.5 ft; S 9deg 47' 09" W, at 835.85 ft., a 1/2 iron pin set for corner witness by a 17" Black Gum brg S 66deg E 1.5 ft; S 30deg 16' 19" E, at 227.36 ft., a 1/2" iron pipe set for corner; S 15deg 34' 31" W, at 309.21 ft. a 1/2" iron pipe set for corner; S 12deg 51' 06" W, at 315.15ft. a 1/2" pipe set for corner in an old fence.

THENCE S 89deg 57' 50" W, at 423.11 ft., an ell corner of the said 133.91 acre tract, a 1/2" pipe set for corner in an old fence;

THENCE N 0deg 02' 10" W, at 777.78 ft., another ell corner of the said 133.91 acre tract, a 1/2 pipe set for corner;

THENCE S 89deg 57' 50" W, at 714.95 ft. another ell corner of the said 133.91 acre tract a 1/2" pipe set for corner;

THENCE S 1deg 31' 00" E, at 548.36 ft. ell corner of said tract, a 1/2 " pipe set for corner in old fence;

THENCE with the said 133.91 acre tract boundary lines and the said old fence as follows: N 86deg 59' 51" W, at 27.60 ft., a 1/2 pipe set for corner at fence corner; S 4deg 18' 07" W, at 240.45 ft., intersect the North ROW line of the Nacogdoches and Southeastern Railroad (Abandoned), a 1/2" pipe set for corner;

THENCE N 66deg 34' 42" W, with the North ROW line of the aforesaid Nacogdoches and Southeastern Railroad (Abandoned) at 638.06 ft. the most Western SWC of the said 133.91 acre tract a 4" concrete monument for corner witnessed by a 10" Red Oak brg S 80deg E 5.85 ft. and a 6" Sweet Gum brg N 55deg W 19.30 ft;

THENCE N 1deg 31' 00" W, with the WBL of the said 133.91 acre tract at 1979.55 ft. the point and place of BEGINNING and containing 85.7977 acres of land, more or less.

IT IS UNDERSTOOD AND AGREED that by this conveyance the said Grantors herein do hereby convey to the Grantees herein any right of said Grantors in road along the North side of the above described property.

IT IS FURTHER AGREED AND UNDERSTOOD that no minerals are conveyed by this instrument as all of the same have been previously conveyed or reserved.
SAVE AND EXCEPT:

All that certain lot, tract or parcel of land containing 12.758 acres out of that certain 102.2 acre tract out of the N. De La Cerda Survey, Abstract No. 14, Nacogdoches County, Texas, said 102.2 acre tract being for fully described in deed from Anice Marie Henderson to Billy W. Henderson, recorded in Volume 381, Page 245, Deed Records of Nacogdoches County, Texas; said 12.758 acre tract being more fully described as follows, to wit:

Metes and bounds listed in Vol 444, Page 917 of the Deed Records of Nacogdoches County Texas.