

LEGAL DESCRIPTION

Field notes of an 81.00 acre tract of land being part of Share No. 3, Parcel "G" containing 115.257 acres of land as described in Partition Deed between Floyd T. Webb, Jr., et ux. and Farrell Dee Smith, et al, to each other, dated April 10, 1981, and recorded in Volume 632, Page 290-360 of the Deed of Records of San Patricio County, Texas;

Said 81.00 acre tract is comprised of portions of Blocks 2 and 103 of the Four league Grant to the town of San Patricio de Hibernia, Abstract 30 is situated in San Patricio County, Texas, approximately 4 ½ miles south of the town of Mathis, and is described by metes and bounds as follows:

Beginning at a 60d nail set in the center line of County Road 30, the north line of said Parcel "G," the south line of Parcel "F" of said Partition, and the east right-of-way line of F. M. Highway 666, for the northwest corner of this tract; whence the northwest corner of said Parcel "G" and the southwest corner of said Parcel "F" bears S 79° 16' 27" W, a distance of 30.61 feet;

Thence N 79° 16' 27" E with the center line of said County Road 30, the south line of said Parcel "F," the north line of said 115.257 acre tract, and the north line of this tract, a distance of 927.49 feet to an 1/2" iron rod found for an angle corner of said 115.257 acre tract and an angle corner of this tract;

Thence N 68° 01' 28" E continuing with the center line of said County Road 30, the south line of said Parcel "F," the north line of said 115.257 acre tract, and the north line of this tract, a distance of 744.68 feet to a point at the northwest corner of a 15.809 acre tract, for the northeast corner of this tract;

Thence S 29° 55' 17" E with the west line of said 15.809 acre tract and the east line of this tract, at 34.45 feet set a 5/8" iron rod set in the south right-of-way line of said County Road 30 for a line marker, in all a distance of 2033.31 feet to a 5/8" iron rod set in the easterly south line of said 115.257 acre tract and the northerly north line of Parcel "H" of said Partition, at the southwest corner of said 15.809 acre tract, for the southeast corner of this tract;

Thence S 67° 44' 57" W with the northerly north line of said Parcel "H" and the south line of this tract, a distance of 362.10 feet to an 1" iron pipe found at an interior corner of said 115.257 acre tract, for the northeast corner of a 16.714 acre tract and an angle corner of this tract;

Thence S 75° 37' 50" W along the north side of said 16.714 acre tract and the south line of this tract, a distance of 1581.08 feet to a 5/8" iron rod set in the east right-of-way line of said F. M. Highway 666, for the southwest corner of this tract;

Thence N 22° 09' 11" W along the east right-of-way line of said F. M. Highway 666 and the west line of this tract, a distance of 1987.20 feet to the place of beginning, containing 81.00 acres of land, more or less.

SAVE AND EXCEPT THE FOLLOWING TRACT:

A tract containing six acres of land, more or less, being part of Share No. 3, Parcel "G" containing 115.257 acres of land as described in Partition Deed between Floyd T. Webb, Jr., et ux, and Farrell Dee Smith, et al, to each other dated April 10, 1981, and recorded in Volume 632, Page 290-360, both inclusive, of the Deed Records of San Patricio County, Texas;

Said 6.00 acre tract is comprised of portions of Blocks 2 and 103 of the Four League Grant to the town of San Patricio de Hibernia, Abstract 30, is situated in San Patricio County, Texas, approximately 4 ½ miles south of the town of Mathis, and is described by metes and bound as follows:

BEGINNING at a 5/8 inch steel rod found in the center of County Road 30, in the north line of said 115.257 acre tract, for the northeast corner of this tract, from which a ½ inch steel rod found at the northeast corner of said 115.257 acre tract bears NORTH 68 degrees -01 minutes -28 seconds EAST, a distance of 1218.55 feet;

THEN, SOUTH 21 degrees -58 minutes -32 seconds EAST, 24.60 feet to a 5/8 inch steel rod found for a line marker, in all a distance of 370.12 feet to a 5/8 inch steel rod found; THEN, SOUTH 69 degrees -54 minutes -17 seconds WEST, 615.76 feet to a 5/8 inch steel rod found; THEN, NORTH 23 degrees -11 minutes -52 seconds WEST, 431.25 feet pass a 4 inch steel fence corner post in concrete, in all a distance of 474.00 feet to a railroad spike found in the center of said County Road 30; THEN, NORTH 79 degrees -16 minutes -27 seconds EAST along the north line of said 115.257 acre tract and with the centerline of said County Road 30, a distance of 635.52 feet to a ½ inch steel rod found; THEN, NORTH 68 degrees -01 minutes -28 seconds EAST continuing said centerline 2.24 feet to the POINT OF BEGINNING.