

Legal description of the property located at 645 Dangerfield, Pittsburg, Texas 75686

Beginning at the SW corner of the Paul M. Matkin tract of land and in the E.B. line of the M.I. Allen tract, an elm tree marks corner;

Thence N 70 degrees 09" E with the S B Line of said Matkin tract 96.4 vrs an iron rod marks corner;

Thence N 24' 57" E with said tract 55.6 vrs an iron rod marks corner;

Thence N 20' 15" W with said tract 51.5 vrs an iron rod in the South R.O.W. of State Highway No. 11 marks corner;

Thence N 70' 45" E with said Hwy. R.O.W. 228.8 vrs an iron rod in same marks corner, being the NWC of 2nd Paul M. Matkin tract;

Thence S 07' 50" E with the W B Line of said Matkin Tract 140.7 vrs an iron rod marks corner;

Thence S 17' 12" E with said Matkin tract 113.0 vrs an iron rod marks corner;

Thence S 38' 00" W 79.4 vrs an iron rod marks corner;

Thence S 31' 40" E 124.4 vrs an iron rod marks corner;

Thence S 72' 45" E 72.4 vrs an iron rod marks corner;

Thence N 74' 00" E 121.5 vrs an iron rod marks corner;

Thence S 71' 00" E 104.0 vrs an iron rod marks corner;

Thence N 84' 25" E. 46.2 vrs an iron rod marks corner; in the WB line of the W. H. Stansell Tract;

Thence S 20' 00" with the WB line of said Stansell Tract 235.8 an iron rod in the NE Corner of a tract owned by the City of Pittsburg;

Thence S 83' 00" W with the N B line of said City of Pittsburg tract 190.1 vrs. an iron rod marks corner of said City tract;

Thence N. 86' 00" W. 163.2 vrs an iron rod marks corner, being the SE Corner of the M.I. Allen tract, and the SW corner of this 35.5. acre tract;

Thence N 43' 19" W with the EB Line of said Allen tract 642.7 vrs to the place of Beginning, containing 35.5 acres of land, more or less;

SAVE and EXCEPT 2 parcels as fully described below:

(Parcel 1)

Being a tract of land located in the E. Matthews Survey A-83, Camp County, Texas. Said tract being out of a 35.5 acre tract of land conveyed to H.R. Mayben as recorded in Vol. 87, page 278 of the Camp County Deed Records, and being more particularly described as follows:

Beginning at the most Southerly Southeast corner of said 35.5. acre tract;

Thence North 20 deg. West, for a distance of 655.0 feet;

Thence North 84 deg. 25 min. West for a distance of 128.33 feet;

Thence North 71 deg. 00. Min West for a distance of 288.89 feet;

Thence South 74 deg. 00 min. West for a distance of 105.69 feet;

Thence South 2 deg. 20 min. 20 sec. West for a distance of 741.61 feet;

Thence South 86 deg. 00 min. East for a distance of 233.20 feet;

Thence North 83 deg. 00 min. East for a distance of 528.06 feet, to the Point of Beginning, and containing 10.2 acres of land, more or less.

Save and except and there is hereby reserved unto Grantors, their heirs and assigns, all of the oil, gas and other minerals in, under and that may be produced from the above described real property, together with the rights of ingress and egress.

It is the intention of Grantors herein to convey to Grantee all of the coal, lignite and other surface minerals in, on and that may be produced from the above described real property. Subject to the terms and conditions of a certain Agreement for Purchase of Real Property entered into between the parties on or about May 26, 1986;

(Parcel 2)

Being a 2.20 acre tract of land located in the E. Matthews Survey, A-83, Camp County, Texas. Said 2.20 acre tract being out of the Northeast corner of a 35.5 acre tract conveyed to H.R. Mayben by Paul M. Matkin and recorded in Vol. 87, page 278 of the Camp County Deed Records. Said 2.20 acre tract being more particularly described as follows:

Beginning at the Northeast corner of said 35.5 acre tract. Said corner being in the South line of State Highway No. 11;

Thence South 9 deg. 00' 40" East with a fence on the East line of said 35.5 acre tract for a distance of 274.92 feet;

Thence South 76 deg 27' 50" West for a distance of 375.0 feet;

Thence North 11 deg 31' 10" West for a distance of 232.8 feet to a point in the south line of State Highway No. 11;

Thence in a Northeasterly direction with a curve to the Left (having a radius of 2925.0 feet, a central angle of 2 deg 33' 24", a long chord North 71 deg 13' 30" East 130.50 feet) for a distance of 130.52 feet;

Thence North 69 deg 57' 23" East with the South line of Highway No. 11 for a distance of 260.22 feet to the point of beginning.