

REYNOLDS/RICHARDSON FIELD NOTES, 325.945 ACRES FN 03067
MILLS CO H.T. & B. RR CO. SURVEY, SECTION 31, ABSTRACT NO. 359 JULY 9, 2003
MILLS COUNTY, TEXAS
DEED RECORDED AT VOLUME 138 PAGE 697
DEED RECORDS OF MILLS COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF A 325.945 ACRE TRACT OF LAND BEING COMMONLY CALLED THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 31 OF THE H.T. & B. RAILROAD COMPANY SURVEY, ABSTRACT NO. 359 AND BEING THOSE TWO TRACTS CONVEYED FROM HAROLD SALTZMAN AND WIFE ELLEN SALTZMAN BY DEED DATED DECEMBER 27, 1971 AND RECORDED AT VOLUME 138 PAGE 697 OF THE MILLS COUNTY DEED RECORDS; AND BEING MORE PARTICULARLY DESCRIBED AS TWO TRACTS BY METES AND BOUNDS AS FOLLOWS:

TRACT ONE: 161.361 ACRES:

BEGINNING at a 3/8" iron rod found as the occupied center point of Section 31 of the H.T. & B. RR Co. Survey, Abstract No. 359 and being the occupied Northwest corner of that 161.351 acre tract conveyed to Thomas C. Richardson by deed dated February 25, 2000 and recorded at Volume 238 Page 529 of the Mills County Deed Records, the Northeast corner of that First Tract and the Southwest corner of that Second Tract conveyed to Noel W. Reynolds and Charles R. Reynolds by deed dated December 27, 1971 and recorded at Volume 138 Page 697 of the Mills County Deed Records and being the Northeast corner of the herein described tract;

THENCE, generally with a fence along the West line of said Richardson Tract, S00°00'00"W, Basis of Bearings for this Survey, 2635.30 feet to a 1/2" iron rod set at the base of a wooden fence post in the North line of Mills County Road No. 124 as the Southwest corner of said Richardson Tract and the Southeast corner hereof;

THENCE, along the North line of said CR 124, N89°31'29"W, 2668.04 feet to a 1/2" iron rod set at the base of a wood fence post as the intersection of the North line of said CR 124 and the East line of CR 120 and being the Southwest corner of said Section 31 and the Southwest corner hereof;

THENCE, along the East line of said CR 120, N00°07'38"E, 2639.57 feet to a 3/8" iron rod found at the base of a wood fence post as the Southwest corner of that part of said Section 31 conveyed to D,T, Medford by deed recorded at Volume 163 Page 907 of the Mills County Deed Records and an undivided interest conveyed to Phyllis L. Goforth by deed recorded at Volume 211 Page 870 of the Mills County Deed Records for the Northwest corner hereof;

THENCE, generally with a fence along the South line of said Medford and Goforth Tract, S89°25'55"E, at 2590.1 feet passing the corner referenced in said Medford and Goforth Tract and continuing for a total distance of 2676.70 feet to the POINT OF BEGINNING and calculated to contain 161.361 acre therein.

TRACT TWO: 164.584 ACRES:

BEGINNING at a 3/8" iron rod found as the occupied center point of Section 31 of the H.T. & B. RR Co. Survey, Abstract No. 359 and being the occupied Northwest corner of that 161.351 acre tract conveyed to Thomas C. Richardson by deed dated February 25, 2000 and recorded at Volume 238 Page 529 of the Mills County Deed Records, the Northeast corner of that First Tract and the Southwest corner of that Second Tract conveyed to Noel W. Reynolds and Charles R. Reynolds by deed dated December 27, 1971 and recorded at Volume 138 Page 697 of the Mills County Deed Records and being the Southwest corner of the herein described tract;

THENCE, N00°12'22"E, at 38.04 feet passing the deed referenced corner of that part of said Section 31 conveyed to D,T, Medford by deed recorded at Volume 163 Page 907 of the Mills County Deed Records and an undivided interest conveyed to Phyllis L. Goforth by deed recorded at Volume 211 Page 870 of the Mills County Deed Records, and continuing with a fence for a total distance of 2678.54 feet to a 5 inch diameter pipe post as an interior corner of said Medford and Goforth Tract and being in the occupied North line of said Section 31 and the South line of the R. Williams Survey, Abstract No. 1277 for the Northwest corner hereof;

CONTINUATION

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THENCE, along the North line of said Section 31, N89°50'15"E, 2678.06 feet to a 5" pipe post as the occupied Northeast corner of said Section 31 and being in the occupied West line of the T. Gooding Survey, Abstract No. 1209 and the West line of that tract under Contract of Sale from the Texas Veterans' Land Board to Raymond C. Tiemann by instrument recorded at Volume 135 Page 764 of the Mills County Deed Records for the Northeast corner hereof;

THENCE, along the East line of said Section 31, S00°14'07"W, 2677.05 feet to a 5" pipe post as the Northeast corner of that part of said Section 31 conveyed to Thomas C. Richardson by deed dated February 25, 2000 and recorded at Volume 238 Page 529 of the Mills County Deed Records, the Southwest corner of said Gooding Survey, the Northwest corner of the J.E. Evans Survey, Abstract No. 1131 and the Southeast corner hereof;

THENCE, generally with a fence along the North line of said Richardson Tract, S89°48'20"W, 2676.70 feet to the POINT OF BEGINNING and calculated to contain 164.584 acre therein.

I, the undersigned do hereby certify that the foregoing Field Notes and accompanying Survey Plat were prepared from an actual survey made on the ground, the Records of Mills County, Texas and surveys of area properties; that the corners and boundaries with marks natural and artificial are as found on the ground, that discrepancies, conflicts, protrusions or intrusions, overlapping of improvements, easements, visible or apparent to me are shown or described hereon and that said property has access to and from a dedicated roadway.

 7-9-03

Larry G. Hada, R.P.L.S.
State of Texas No. 2153

