

Legal Description

Property (including any improvements): All that certain tract or parcel of land situated in Hamilton County, Texas being 88.007 acres of land out of the B.B.B. & c. Railroad Co. Survey, A-79 and being a part of that 217 acres tract described in Deed to Danny Wuistingner per Vol. 302, page 527 Hamilton County Deed Records and described by metes and bounds as follows:

BEGINNING at a steel pipe for a corner post being in the West line of County Road 614, the NEC of said 217 acres tract and the NEC of this;

THENCE S16-36-38W along the West line of same, at 2001.95 feet a steel pipe for a corner post, the SEC of this;

THENCE N68-32-33W along fence, at 558.54 feet a steel pipe for a corner post, an exterior corner of this;

THENCE N08-11-13E along fence, at 614.39 feet a steel pipe for a corner post, an interior corner of this;

THENCE along existing fence with steel pins (all 3/8" steel pins with caps) set at the corners as follows, N82-56-50W, 325.34 feet, N88-03-28W, 398.99 feet, N74-06-24W, 251.90 feet, N89-09-39W, 799.24 feet, the SWC of this;

THENCE N18-17-06E along the West line of said Railroad Survey, at 1727.01 feet a steel pin set, the NWC of this;

THENCE S73-17-42E along the fenced North line of said 217 acres tract, at 2322.43 feet the Point of Beginning and containing 88.007 acres of land.

Reservations from Conveyance: Granters reserve unto themselves, their heirs and assigns One-Half (1/2) of the oil, gas and other minerals in and under the above described property which are presently owned by Granters. However, Granters reserve no Executive rights with respect to such oil, gas and other minerals and Grantors specifically convey unto Grantee, his heirs and assigns all executive rights owned by Granters in and to all oil, gas and other minerals in and under the above property.

Exceptions to Conveyance and Warranty:

1. All Easements and Rights of Way of Record are apparent on the ground.
2. Easement to Hamilton County Electric Cooperative Association by instrument recorded in Volume 375, Page 373 of the Real Property Records of Hamilton County, Texas.
3. Royalty interest (1/2) conveyed by instrument recorded in Volume 170, Page 472 of the Deed Records of Hamilton County, Texas.
4. Mineral interest reserved by Danny Wuistingner in Deed dated October 5, 2015 recorded at Volume 502, Page 221 Real Property Records Hamilton County, Texas.