

Legal Description

RECORD LEGAL DESCRIPTION

Being 15 acre tract and 30 acre tract and an option of 35 acre tract all being out of called 117.02 acre tract of land, being part of a called 122.29 acre tract conveyed from Ruxton O. Williamson, Jr. and wife, Jenice J. Williamson, to Abel Martinez and wife Elva Garcia, by Warranty Deed with Vendor's Lien dated September 30, 1995, recorded in Volume 562, Page 148 of the Deed Records of Live Oak County, Texas, same being also part of Tracts 10' 11' & 33 of the Marbach Subdivision, also known as Hagelstein Farm Tracts, as shown on map recorded in Volume Z, Page 149 of said Deed Records;

Said 117.02 acre tract, which is comprised of a portion of the Juan Carroll Survey, Abstract 4, is situated in Live Oak County, Texas, approximately 3 miles east of the town of George West and is described by metes and bounds as follows:

SAVE AND EXCEPT

a 0.2276 of an acre or 9,913 square feet of land out of Tract 11 of the Hagelstein Farm Tracts, recorded in Volume Z, Page 149 Deed Records of Live Oak County, Texas. Conveyed to State Of Texas in Volume 57, Page 817 Official Public Records of Live Oak County, Texas.

SURVEYED LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF Live Oak §

The legal description of a 45.00 acre tract of land out of a called 117.02 acre tract in the name of Marilyn Nance, recorded in Volume 604, Page 368, Official Public Records, Live Oak County, Texas, said 117.02 acre tract is out of Tracts 10, 11, and 33 of the Hagelstein Farm Tracts, recorded in Volume Z, Page 149, Deed Records, Live Oak County, Texas, and is situated within the Juan Carroll Survey, Abstract No. 4, Live Oak County, Texas, and is more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod set in the south line of said 117.02 acre tract, the north line of a called 11.12 acre tract in the name of the State of Texas, described as Tract No. 2, recorded in Volume 50, Page 441, Deed Records, Live Oak County, Texas, and in the north line of U. S. Highway No. 59 (a variable width Public right-of-way), for the southerly southwest corner and **POINT OF BEGINNING** of this tract which bears S 89°10'18" E, 893.74' from a Brass Disk right-of-way monument found in the south line of said 117.02 acre tract, at the southeast corner of a called 0.2276 acre tract of land in the name of the State of Texas, recorded in Volume 57, Page 817, Official Public Records, Live Oak County, Texas, in the north line of said 11.12 acre tract, and in the north line of said Highway;

THENCE North 00°00'00" East, across said 117.02 acre tract, 869.37 feet to a ½ inch iron rod set for an interior corner of this tract;

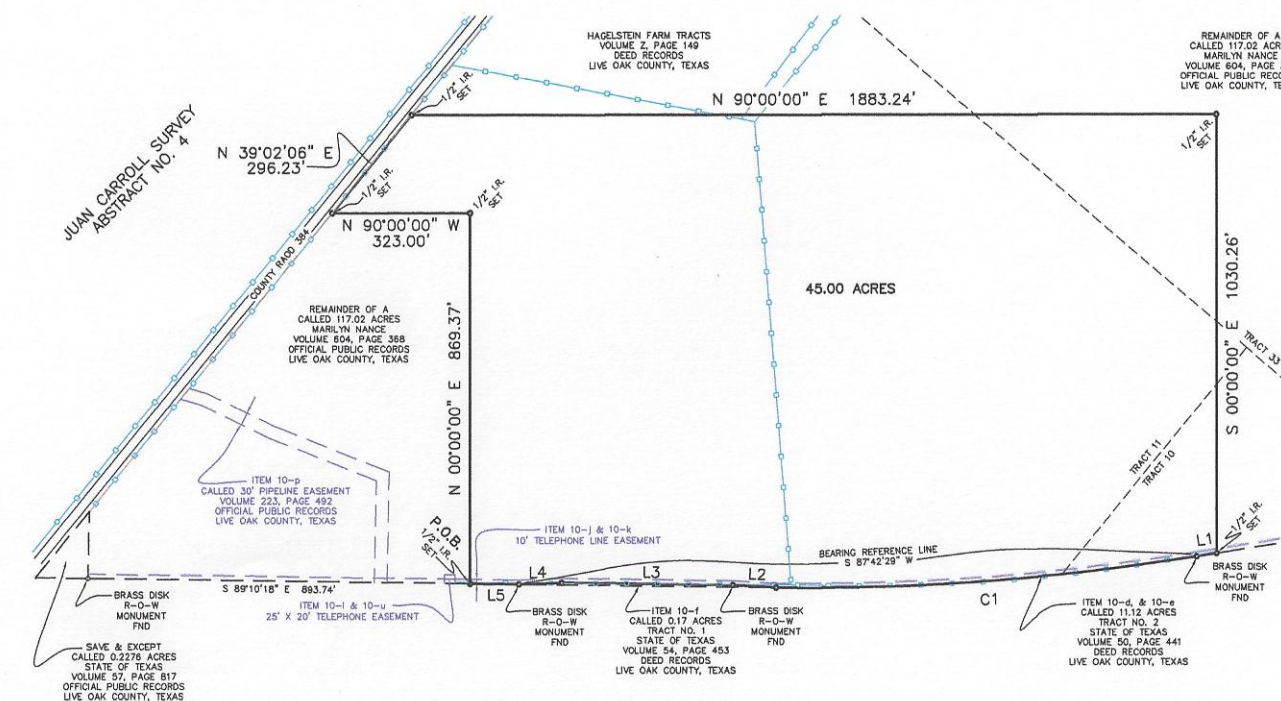
THENCE North 90°00'00" West, across said 117.02 acre tract, 323.00 feet to a ½ inch iron rod set in a fence, in the northwest line of said 117.02 acre tract, and in the southeast line of County Road 384 (Found to be 40' in width) for the northerly southwest corner of this tract;

THENCE North 39°02'06" East, with the fence, the northwest line of said 117.02 acre tract and the southeast line of said County Road, 296.23 feet to a ½ inch iron rod set for the northwest corner of this tract;

THENCE North 90°00'00" East, across said 117.02 acre tract, 1 883.24 feet to a ½ inch iron rod set for the northeast corner of this tract;

THENCE South 00°00'00" East, across said 117.02 acre tract, 1 030.26 feet to a ½ inch iron rod set in the south line of said 117.02 acre tract, in the north line of said 11.12 acre tract, and in the north line of said Highway, for the southeast corner of this tract;

THENCE with the south line of said 117.02 acre tract, the north line of said 11.12 acre tract, the north line of a called 0.17 acre tract of land in the name of the State of Texas, described as Tract No. 1, recorded in Volume 54, Page 453, Deed Records, Live Oak County, Texas, and the north line of said Highway, the following courses and distances: 1-South 80°49'21" West, 47.13 feet to a Brass Disk right of way monument found; 2-with a curve to the right, with a radius of 5669.58 feet, an arc length of 989.87 feet, a central angle of 1°00'12", and a chord that bears S 85°51'19" W, 988.61 feet to a point; 3-North 86°41'24" West, 100.84 feet to a Brass Disk right of way monument found; 4-North 89°09'56" West, 400.68 feet to a point; 5-South 87°51'42" West, 99.75 feet to a Brass Disk right of way monument found; 6-North 89°04'30" West, 113.27 feet to the **POINT OF BEGINNING** and containing 45.00 acres of land, more or less.



U.S. HIGHWAY NO. 59
(VARIABLE WIDTH PUBLIC R-O-W)

LINE	BEARING	DISTANCE
L1	S 80°49'21" W	47.13'
L2	N 86°41'24" W	100.84'
L3	N 89°09'56" W	400.68'
L4	S 87°51'42" W	99.75'
L5	N 89°04'30" W	113.27'

CURVE	BEARING	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	S 85°51'19" W	988.61'	1°00'12"	S 85°51'19" W	988.61'

Notes Corresponding to Schedule B

ITEM	DESCRIPTION	
10-d.	Right of Way Deed from James E. Ferguson, President of Live Oak Dairy to State of Texas, dated April 20, 1935, and recorded in Volume 50, Page 441 of Deed Records of Live Oak County, Texas. (Shown on Plat, Adjoiner to south.)	10-m.
10-e.	Right of Way Deed from James E. Ferguson to State of Texas, dated April 20, 1935, and recorded in Volume 50, Page 441 of Deed Records of Live Oak County, Texas. (Shown on Plat, Adjoiner to south.)	10-n.
10-f.	Right of Way Deed from Live Oak Dairy to State of Texas, dated April 25, 1935, recorded in Volume 54, Page 453 of the Deed Records of Live Oak County, Texas. (Shown on Plat, Adjoiner to south)	10-o.
10-g.	Right of Way from J. Jackson to Products Pipe Line Company, dated April 4, 1957, and recorded in Volume 175, Page 153 of the Deed Records of Live Oak County, Texas. (This document is recorded in Volume 175, Page 53, of said Deed Records.) (Not shown on plat, does not affect this tract.)	10-p.
10-h.	Easement from Albert De Leon, et al to Koch Gathering Systems, Inc., dated February 25, 1991, recorded in Volume 462, Page 222 of the Deed Records of Live Oak County, Texas. (Not shown on plat, does not affect this tract.)	10-q.
10-i.	Easement from M. L. Stanford to San Patricio Electric Cooperative, Inc., dated July 21, 1995, and recorded in Volume 518, Page 82, of the Deed Records of Live Oak County, Texas. (Not shown on plat, a blanket easement is described.)	10-r.
10-j.	Easement from the Marshal L. Stanford and Edna Janssen Stanford Revocable Living Trust to GTE Southwest, Inc., dated March 1, 1999, and recorded in Volume 558, Page 449 of the Deed Records of Live Oak County, Texas. (Shown on plat, does affect this tract.)	10-s.
10-k.	Easement from Ruxton O. Williamson, et ux to GTE Southwest, Inc., dated March 17, 1999, and recorded in Volume 558, Page 468 of the Deed Records of Live Oak County, Texas. (Shown on plat, does affect this tract.)	10-t.
10-l.	Easement from the Ruxton O. Williamson, et ux to GTE Southwest, Inc., dated March 17, 1999, and recorded in Volume 558, Page 470 of the Deed Records of Live Oak County, Texas. (Shown on plat, does not affect this tract.)	10-u.

Assurance Note: This description is of the same tract as described in Title Commitment issued by National Investors Title Insurance Company GF #20123813, with an effective date of August 15, 2012.

A PLAT SHOWING THE SURVEY OF A
45.00 ACRE TRACT OUT OF A CALLED 117.02 ACRE TRACT
SITUATED WITHIN THE JUAN CARROLL SURVEY, ABSTRACT NO. 4
LIVE OAK COUNTY, TEXAS

<p>REVISION:</p> <p>FILED: CAM 09/11/12</p> <p>BY: CAM DATE: 09/11/12</p> <p>200' 100' 0 200'</p> <p>SCALE: 1" = 200'</p>	<p>This plat reflects a survey that was performed on the ground. Except as shown hereon, there are no significant observations of possible encroachments or protrusions or visible evidence of possible easements. If this plat is not signed and sealed in RED ink, it is to be considered a reproduction and the surveyor assumes no Responsibility or Liability for its accuracy.</p>
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