

"METES & BOUNDS" DESCRIPTION
G. BADILLO SURVEY, A-5
J. S. HUNTER SURVEY, A-111
ANTONIO HERRERA SURVEY, A-112
JOHN VIVIEN SURVEY, A-224
MADISON COUNTY, TEXAS
689.959 ACRES
Richard A. Levens, d/b/a RL Investments
Tract Two

FIELDNOTES TO 689.959 ACRES OF LAND AS SITUATED IN THE G. BADILLO, A-5 (APPROXIMATELY 275.299 ACRES), THE J. S. HUNTER, A-111 (APPROXIMATELY 75.711 ACRES), THE ANTONIO HERRERA, A-112 (APPROXIMATELY 291.474 ACRES) AND THE JOHN VIVIEN, A-224 (APPROXIMATELY 47.475 ACRES), SURVEYS, MADISON COUNTY, TEXAS, AND BEING ALL OF THOSE CERTAIN CALLED 274.24, 75.47 AND 51.89 ACRE TRACTS DESCRIBED AS PARCELS 1, 4 AND 10, RESPECTIVELY, AND PART OF THAT CERTAIN CALLED 369 ACRE TRACT DESCRIBED AS PARCEL 3 IN COMPARTMENT MA02 IN DEED FROM RII TIMBERLAND PARTNERS 3, LP TO TEXAS UNION ASSETS, INC. AND RECORDED IN VOLUME 794, PAGE 232 OF THE OFFICIAL RECORDS OF SAID MADISON COUNTY. SAID 689.959 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete monument found for the northwest corner of this and of said 75.47 acres on the north line of said Hunter Survey, same being on the south line of the Luke Bryan Survey, A-44 and of the M. Y. Vick 68.6 acres described as the Sixth Tract in Volume 92, Page 656 of the deed records of said county, and being the northeast corner of the M. Y. Vick 83.1 acre tract described in Volume 101, Page 259 of said deed records;

THENCE: N 87° 30' E 1377.46 Ft., with the south lines of said Bryan Survey, of said Vick 68.6 acres, of the M. Y. Vick 16 acres described as the First Tract in Volume 92, Page 656 of said deed records and of the M. H. Barrett 42.72 acre tract described in Volume 361, Page 60 of said official records and with the north line of said Hunter Survey, to a concrete monument found for an interior corner of this tract, same being the northeast corner of said Hunter Survey and of said 75.47 acres, and being the northwest corner of said 274.24 acres and an interior corner of said Badillo Survey;

THENCE: N 86° 58' 30" E 1326.02 Ft., with the south line of said 42.72 acres, to a concrete monument found for the upper northeast corner of this and of said 274.24 acres, same being the southwest corner of said 42.72 acres, and being on the northwest line of the M. H. Barrett 113 acre tract recorded in Volume 794, Page 90 of said official records;

THENCE: S 25° 39' W 453.06 Ft., with said 113 acre northwest line, to a concrete monument found for an interior corner of this and of said 274.24 acres, same being an exterior corner of said 113 acres;

THENCE: S 65° 49' E 414.77 Ft., with a southwestern line of said 113 acres, to a concrete monument found for an exterior corner of this and of said 274.24 acres, same being an interior corner of said 113 acres;

THENCE: S 02° 56' W 1060.76 Ft., with a west line of said 113 acres, to a concrete monument found for an interior corner of this and of said 274.24 acres, same being the southwest corner of said 113 acres;

THENCE: S 52° 32' W 1454.57 Ft., with the northwest line of said 61.964 acres, to a point on a cut-off 6"x10" cross-tie for an interior corner of this tract on the east line of said Herrera Survey and of said 369 acres, same being the northwest corner of said 61.964 acres and of said Lambkin Survey, and being the lower southwest corner of said Badillo Survey;

THENCE: S 02° 32' E, with the west line of said Lambkin Survey and of said 61.964 acres and the east line of said Herrera Survey and of said 369 acres, at 1196.30 Ft. pass a concrete monument found for reference corner, in all 1266.30 Ft. to a point for the lower southeast corner of this tract in the center of Bédias Creek, same being the southeast corner of said 369 acres and being the southwest corner of said 61.964 acres, and being on the common line between Madison County and Walker County;

THENCE: With said county line and the center of said Bédias Creek as follows:

- | | |
|----------------------------|----------------------------|
| 1. N 80° 23' W 486.70 Ft. | 2. S 02° 24' E 328.74 Ft. |
| 3. S 51° 08' W 199.48 Ft. | 4. N 85° 05' W 185.74 Ft. |
| 5. N 51° 34' W 332.02 Ft. | 6. N 30° 33' W 390.24 Ft. |
| 7. N 47° 26' W 375.07 Ft. | 8. N 76° 07' W 301.65 Ft. |
| 9. N 70° 01' W 525.14 Ft. | 10. S 87° 37' W 270.37 Ft. |
| 11. S 57° 55' W 82.62 Ft. | 12. N 16° 04' E 559.29 Ft. |
| 13. N 59° 52' E 317.44 Ft. | 14. N 42° 08' E 257.86 Ft. |
| 15. N 03° 49' E 193.36 Ft. | 16. N 56° 36' W 123.12 Ft. |
| 17. S 87° 31' W 447.36 Ft. | 18. N 79° 24' W 360.87 Ft. |
| 19. S 88° 38' W 272.75 Ft. | 20. S 30° 52' W 314.24 Ft. |
| 21. N 60° 46' W 92.64 Ft. | 22. N 20° 48' W 227.29 Ft. |
| 23. N 48° 22' W 189.68 Ft. | 24. N 83° 51' W 70.18 Ft. |
| 25. S 29° 10' W 164.42 Ft. | 26. S 44° 49' W 234.86 Ft. |
| 27. S 66° 40' W 279.14 Ft. | 28. N 80° 06' W 198.25 Ft. |
| 29. S 89° 37' W 399.78 Ft. | 30. N 08° 34' W 66.24 Ft. |
| 31. N 55° 03' E 252.58 Ft. | 32. N 08° 00' W 122.00 Ft. |
| 33. N 75° 47' W 164.78 Ft. | 34. S 49° 08' W 271.93 Ft. |
| 35. N 58° 11' W 176.52 Ft. | 36. S 89° 58' W 100.52 Ft. |
| 37. S 34° 52' W 87.05 Ft. | 38. S 09° 59' W 122.85 Ft. |
| 39. S 18° 36' W 40.14 Ft. | 40. N 54° 33' W 93.86 Ft. |
| 41. N 79° 11' W 115.50 Ft. | 42. S 45° 19' W 71.14 Ft. |
| 43. S 38° 10' W 190.21 Ft. | 44. S 72° 58' W 198.04 Ft. |
| 45. S 88° 49' W 121.22 Ft. | 46. N 63° 57' W 132.08 Ft. |
| 47. S 80° 19' W 105.02 Ft. | 48. S 06° 11' E 281.48 Ft. |
| 49. S 15° 33' W 141.32 Ft. | 50. N 89° 04' W 154.04 Ft. |
| 51. N 36° 44' W 173.05 Ft. | 52. N 09° 24' W 293.86 Ft. |
| 53. N 52° 30' W 192.54 Ft. | 54. N 25° 22' W 212.08 Ft. |
| 55. S 90° 00' W 75.76 Ft. | 56. S 25° 56' W 196.26 Ft. |
| 57. S 87° 09' W 101.13 Ft. | 58. N 36° 55' W 201.79 Ft. |
| 59. N 73° 05' W 121.37 Ft. | 60. N 29° 06' W 51.93 Ft. |
| 61. N 14° 29' E 161.45 Ft. | 62. N 73° 34' E 231.67 Ft. |
| 63. N 60° 50' E 196.61 Ft. | 64. N 04° 24' W 131.48 Ft. |
| 65. S 84° 58' W 450.01 Ft. | 66. N 64° 21' W 190.31 Ft. |
| 67. N 24° 32' W 137.13 Ft. | 68. N 25° 24' E 51.45 Ft. |
| 69. S 49° 09' E 165.36 Ft. | 70. N 50° 30' E 228.03 Ft. |
| 71. N 07° 20' W 228.99 Ft. | |

Madison County 689.9590 Ac
FM 247

