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MAR 11 2024

CHRISTIE WAKEFIELD  
CLERK, COUNTY COURT  
BY: *[Signature]*  
LEON COUNTY, TEXAS

**NOTICE OF FORECLOSURE SALE**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property to Be Sold. The property to be sold is described as follows:

TRACT I: 38.364 ACRES of land, more or less, in the S. McDADE SURVEY, A-1157, and the G. W. RAINER SURVEY, A-761, in Leon County, Texas, as more fully described by metes and bounds in a copy of the survey field notes attached hereto as EXHIBIT "A";

LESS SAVE AND EXCEPT: 12.58 ACRES of land, more or less, in the S. McDADE SURVEY, A-1157, and the G. W. RAINER SURVEY, A-761, in Leon County, Texas, as more fully described by metes and bounds in a copy of the survey field notes attached hereto as EXHIBIT "B"; AND

LESS SAVE AND EXCEPT: 13.93 ACRES of land, more or less, in the S. McDADE SURVEY, A-1157, in Leon County, Texas, as more fully described by metes and bounds in a copy of the survey field notes attached hereto as EXHIBIT "C".

TRACT II: NON-EXCLUSIVE USE OF TWO (2) SIXTY-FOOT WIDE ROAD EASEMENTS in the G. W. RAINER SURVEY, A-761, in Leon County, Texas, as more fully described by metes and bounds in a copy of the survey field notes attached hereto as EXHIBIT "D".

TRACT III: NON-EXCLUSIVE USE OF A TWENTY FOOT (20') WIDE ROAD EASEMENT in the S. McDADE SURVEY, A-1157, and the G. W. RAINER SURVEY, A-761, in Leon County, Texas, as more fully described by metes and bounds in a copy of the survey field notes attached hereto as EXHIBIT "E".

TRACT IV: NON-EXCLUSIVE USE OF AN EASEMENT over and across 2.05 ACRES of land, more or less, in the A. K. BARRON SURVEY, AF#12265, in Leon County, Texas, and being the same easement described in Miscellaneous Easement 900061 recorded in Volume 788, Page 716 of the Official Records, Leon County, Texas and amended in Volume 926, Page 398 of the Official Records, Leon County, Texas.

TRACT V: NON-EXCLUSIVE USE OF A FORTY FOOT (40') WIDE ROAD EASEMENT in the P. L. KEEN SURVEY, A-1112, in Leon County, Texas, as more fully described by metes and bounds in a copy of the survey field notes attached hereto as EXHIBIT "F".

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated August 19, 2014 from Robert T. Langham and Theresa Langham aka Terresa Langham as Grantors to Joel Shaw as Trustee for Normangee State Bank as Beneficiary recorded as Instrument Number 00407275 in the Official Public Records of Leon County, Texas (the "Deed of Trust").

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: April 2, 2024

Time: The sale will begin no earlier than 10:00 a.m., or no later than three hours thereafter.

Place: Leon County, Texas at the following location: at the South Door of the District Court Building in Centerville, Texas, or in the area designated by the Commissioners Court of said county, pursuant to Section 51.002 of the Texas Property Code.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deeds of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the promissory note secured by the Deed of Trust up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, and prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

5. Type of Sale. The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by the debtor.

The real property and personal property (if any) encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by Section 9.604(a) of the Texas Business and Commerce Code.

6. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described including but not limited to (a) the Real Estate Lien Note dated August 19, 2014 in the principal amount of \$200,000.00, executed by Robert T. Langham and payable to Normangee State Bank, and (b) all renewals and extensions of such promissory note.

7. Default and Request to Act. Default has occurred under the Deed of Trust, and the beneficiary has

appointed the undersigned, as substitute trustee, to conduct this sale.

8. Substitute Trustee. The beneficiary in the Deed of Trust has appointed the following person(s) as substitute trustee(s) to conduct the sale:

Andy Pattillo, Jake Dickson, Matt Czimskey, Sam Hays, and/or Mark Firmin  
Beard Kultgen Brophy Bostwick & Dickson, PLLC  
220 S. 4th Street  
Waco, Texas 76701

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Effective Date: March 8, 2024.



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Andy Pattillo, Substitute Trustee  
220 South Fourth Street  
Waco, TX 76701

**Williford Land Surveying**  
710 East Commerce Street • Mexia, Texas 76667  
Ph: 254-562-2837 • Fx: 254-562-2867  
Clint Williford RPLS#5973

**Legal Description**  
For Bryan K. Weinzettle  
S. McDade Survey, Abstract No. 1157  
G. W. Rainer Survey, Abstract No. 761  
Leon County, Texas

All that certain lot, tract or parcel of land, part of the S. McDade Survey, Abstract No. 1157 and the G. W. Rainer Survey, Abstract No. 761, Leon County, Texas and being part of the certain called 51.30 acre tract described in a deed to Robert Thomas Langham from A. C. Heil on April 9, 1998 and recorded in Volume 992, Page 585 of the Official Records of Leon County, Texas and being more completely described as follows, to-wit:

**BEGINNING** at 1/4" iron rod (set) for the North corner of the above mentioned 51.30 acre tract, an angle corner of a called 17.06 acre tract described in Volume 1129, Page 53, the West corner of a called 20.96 acre tract, described in Volume 1015, Page 333 and being in the center of a 60 ft. wide road and utility easement described in Volume 992, Page 585, from which a 1/4" iron rod (found) bears North 33 deg. 13 min. 34 sec. East - 60.00 ft.;

**THENCE** South 28 deg. 25 min. 08 sec. East with the northerly Northeast line of the 51.30 acre tract and the Southwest line of the 20.96 acre tract, at 22.62 ft. pass a 1/4" iron rod (set) for the East corner of a 0.188 acre easement described this day, at 33.94 ft. pass a 1/4" iron rod (found) at a fence corner and continue a total distance of 607.33 ft. to a 1/4" iron rod (found) at a fence corner for the South corner of the 20.96 acre tract and being to all corner of the 51.30 acre tract;

**THENCE** North 66 deg. 52 min. 06 sec. East with the easterly Northwest line of the 51.30 acre tract and the Southeast line of the 20.96 acre tract, a distance of 669.13 ft. to a 1/4" iron rod (found) for an angle corner of the 51.30 acre tract, an angle corner of a called 26.96 acre tract conveyed to John Morris Triplett and wife, Doris Triplett from Robert T. Langham and wife, Teresa Langham on February 27, 2009, recorded in Volume 1350, Page 217 and being in the center of another 60 ft. wide road and utility easement described in said Volume 992, Page 585, from which a 1/4" iron rod (found) bears North 39 deg. 52 min. 40 sec. East - 73.56 ft.;

**THENCE** across the 51.30 acre tract, with the North and West lines of the 26.96 acre tract and generally with a fence as follows:

South 53 deg. 07 min. 55 sec. West a distance of 27.21 ft. to a 8" post oak (found),  
South 35 deg. 03 min. 54 sec. West a distance of 35.52 ft. to a 10" blackjack stump (found),  
South 26 deg. 21 min. 24 sec. West a distance of 124.04 ft. to a 12" post oak (found),  
South 10 deg. 01 min. 48 sec. West a distance of 107.53 ft. to a 12" post oak (found),  
South 03 deg. 07 min. 16 sec. West a distance of 58.09 ft. to a 6" post oak (found),  
South 21 deg. 03 min. 36 sec. East a distance of 102.59 ft. to a 6" post oak (found),  
South 41 deg. 41 min. 03 sec. East a distance of 124.17 ft. to a double post oak (found),  
South 36 deg. 32 min. 36 sec. East a distance of 101.62 ft. to a 8" cedar (found),  
South 25 deg. 32 min. 08 sec. West a distance of 39.02 ft. to a 1/4" iron rod (found),  
South 28 deg. 22 min. 36 sec. West a distance of 132.46 ft. to a 1/4" iron rod (found),  
South 25 deg. 23 min. 10 sec. West a distance of 227.45 ft. to a 2 1/2" red oak (found),  
South 52 deg. 46 min. 35 sec. West a distance of 65.81 ft. to a 1/4" iron rod (found),  
South 43 deg. 19 min. 21 sec. West a distance of 43.32 ft. to a 1/4" iron rod (found),  
South 69 deg. 19 min. 28 sec. West a distance of 14.52 ft. to a 1/4" iron rod (found),  
South 28 deg. 21 min. 27 sec. East a distance of 174.52 ft. to a 10" sweet gum (found),  
South 25 deg. 33 min. 02 sec. East a distance of 201.04 ft. to a 1/4" iron rod (found),  
South 49 deg. 48 min. 21 sec. West a distance of 90.07 ft. to a 8" cypress (found),  
South 36 deg. 08 min. 52 sec. West a distance of 36.66 ft. to a 6" cedar post (found),  
South 41 deg. 03 min. 15 sec. West a distance of 12.61 ft. to a 4" elm (found),  
South 73 deg. 27 min. 24 sec. West a distance of 99.75 ft. to a 4" post oak (found),

**EXHIBIT A**

North 87 deg. 54 min. 00 sec. West a distance of 122.35 ft. to a 1/2" iron rod (found),  
South 83 deg. 08 min. 39 sec. West a distance of 77.79 ft. to a 12" red oak (found),  
South 60 deg. 53 min. 22 sec. West a distance of 37.58 ft. to a 1/2" iron rod (found),  
South 49 deg. 36 min. 56 sec. West a distance of 134.52 ft. to a 6" bolt (found) and  
South 35 deg. 34 min. 04 sec. West a distance of 129.12 ft. to a 1/2" iron rod (found) for the South corner of the  
51.30 acre tract, the southerly West corner of the 26.96 acre tract, in the Northwest line of the A. Ralder Survey,  
Abstract No. 734 and being in the Northeast right-of-way of Interstate Highway No. 45, from which a fence  
corner bears North 32 deg. 42 min. West - 7.7 ft.;

THENCE in a northwesterly direction with the Southwest lines of the 51.30 acre tract and the northeast right-of-  
way of Interstate Highway No. 45 as follows:

North 38 deg. 04 min. 29 sec. West a distance of 887.57 ft. to a concrete right-of-way monument (found) and  
North 42 deg. 27 min. 34 sec. West a distance of 472.52 ft. to a 1/2" iron rod (set) for the West corner of the 51.30  
acre tract and being the South corner of said 17.06 acre tract, from which a fence corner bears South 16 deg. 24  
min. East - 7.9 ft.;

THENCE North 33 deg. 38 min. 39 sec. East with the westerly Northwest line of the 51.30 acre and the  
Southeast line of the 17.06 acre tract, a distance of 555.27 ft. to a 1/2" iron rod (set) 3.3 ft. Northwest of a fence  
for the West corner of a 0.645 acre tract described this day and being an old corner of this tract;

THENCE South 56 deg. 27 min. 27 sec. East across the 51.30 acre tract and with a southwest line of the 0.645  
acre tract, a distance of 135.59 ft. to a 1/2" iron rod (set);

THENCE South 76 deg. 26 min. 23 sec. East continuing across the 51.30 acre tract and with a southwest line of  
the 0.645 acre tract, a distance of 50.39 ft. to a 1/2" iron rod (set);

THENCE North 41 deg. 29 min. 38 sec. East continuing across the 51.30 acre tract and with the Southeast line of  
the 0.645 acre tract, a distance of 124.77 ft. to a 1/2" iron rod (set);

THENCE North 51 deg. 38 min. 11 sec. West continuing across the 51.30-acre tract and with the Northeast line  
of the 0.645 acre tract, at 180.56 ft. pass a 1/2" iron rod (set) for the South corner of said 0.188 acre easement and  
continue a total distance of 200.63 ft. to a 1/2" iron rod (set) 2.4 ft. Northwest of a fence for the West corner of  
said 0.188 acre easement, the North corner of the 0.645 acre tract, in the westerly Northwest line of the 51.30  
acre tract and being in the Southeast line of the 17.06 acre tract;

THENCE North 33 deg. 38 min. 39 sec. East with the westerly Northwest line of the 51.30 acre tract and the  
Southeast line of the 17.06 acre tract, a distance of 413.06 ft. to the place of beginning and containing 38.364  
acres of land.

The bearings recited herein are based on the easterly Southeast line of a called 17.06 acre tract described in  
Volume 1129, Page 53 of the Official Records of Leon County, Texas.

I James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that  
the legal description hereon was prepared from an actual survey made on the ground under  
my direction and supervision.

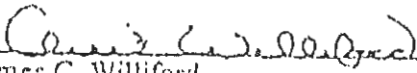
  
James C. Williford  
Registered Professional Land Surveyor No. 5973  
May 18, 2009  
Job No. 09-042 Book: 1370 & 1469  
Plat accompanies legal description



EXHIBIT A

Williford Land Surveying  
P. O. Box 1266 • Mexia, Texas 76667  
Ph: 254-562-2837 • Fx: 254-562-2867  
Client Williford RPLS#5973

**Legal Description**  
For Robert T. Langham  
S. McDade Survey, Abstract No. 1157  
G. W. Rainier Survey, Abstract No. 761  
Leon County, Texas

**12.58 Acres**

All that certain lot, tract or parcel of land, part of the S. McDade Survey, Abstract No. 1157 and the G. W. Rainier Survey, Abstract No. 761, Leon County, Texas and being part of the certain called 38.364 acre tract described in a deed to Robert T. Langham from Bryan Kendall Weinzaels on August 19, 2014 and recorded in Volume 1608, Page 699 of the Official Records of Leon County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod (found) at a fence corner for an ell corner of the above mentioned 38.364 acre tract and being the South center of a called 3.17 acre tract conveyed to Robert T. Langham in said Volume 1608, Page 699;

THENCE North 66 deg. 52 min. 06 sec. East with the easterly Northwest line of the 38.364 acre tract, the Southeast line of the 3.17 acre tract and the Southeast line of the residue of a called 20.96 acre tract conveyed to Kenneth Stroede and Kay Stroede in Volume 1015, Page 333, a distance of 669.13 ft. to a 1/2" iron rod (found) for an angle corner of same, the most northerly West corner of the 38.364 acre tract, an angle corner of a called 25.95 acre tract conveyed to John Morris Triplett and wife, Doris Triplett from Robert T. Langham and wife, Teresa Langham on February 27, 2009, recorded in Volume 1390, Page 217 and being in the center of a 60 ft. wide road and utility easement described in said Volume 1608, Page 699, from which a 1/2" iron rod (found) bears North 39 deg. 52 min. 40 sec. East - 73.56 ft.;


THENCE in a southerly direction with the East and South lines of the 38.364 acre tract, with the North and West lines of the 25.95 acre tract and generally with a fence as follows:

South 53 deg. 07 min. 59 sec. West a distance of 27.21 ft. to a 6" post oak (found),  
South 35 deg. 03 min. 54 sec. West a distance of 15.52 ft. to a 19" blackjack stump (found),  
South 26 deg. 21 min. 24 sec. West a distance of 124.94 ft. to a 12" post oak (found),  
South 10 deg. 01 min. 48 sec. West a distance of 107.53 ft. to a 12" post oak (found),  
South 03 deg. 01 min. 15 sec. West a distance of 35.09 ft. to a 6" post oak (found),  
South 21 deg. 03 min. 36 sec. East a distance of 102.59 ft. to a 6" post oak (found),  
South 41 deg. 41 min. 03 sec. East a distance of 124.17 ft. to a double post oak (found),  
South 36 deg. 37 min. 36 sec. East a distance of 101.62 ft. to a 8" cedar (found),  
South 25 deg. 32 min. 08 sec. West a distance of 39.02 ft. to a 1/2" iron rod (found),  
South 26 deg. 22 min. 36 sec. West a distance of 112.46 ft. to a 1/2" iron rod (found),  
South 25 deg. 23 min. 10 sec. West a distance of 277.45 ft. to a 24" red oak (found),  
South 52 deg. 46 min. 35 sec. West a distance of 65.81 ft. to a 1/2" iron rod (found),  
South 43 deg. 39 min. 21 sec. West a distance of 63.32 ft. to a 1/2" iron rod (found),  
South 69 deg. 12 min. 78 sec. West a distance of 14.52 ft. to a 1/2" iron rod (found),  
South 28 deg. 21 min. 27 sec. East a distance of 174.52 ft. to a 10" west gum (found),  
South 25 deg. 15 min. 02 sec. East a distance of 201.68 ft. to a 1/2" iron rod (found),  
South 49 deg. 48 min. 21 sec. West a distance of 86.07 ft. to a 8" sassafras (found),  
South 36 deg. 08 min. 52 sec. West a distance of 26.66 ft. to a 6" cedar post (found),  
South 41 deg. 05 min. 15 sec. West a distance of 3.05 ft. to a 1/2" iron rod (set) for the South corner of this tract;

THENCE in a northerly direction across the 38.364 acre tract as follows:  
North 34 deg. 17 min. 42 sec. West a distance of 431.42 ft. to a 1/2" iron rod (set);  
North 33 deg. 34 min. 24 sec. West a distance of 381.55 ft. to a 1/2" iron rod (set);  
North 21 deg. 53 min. 23 sec. West a distance of 210.52 ft. to a 1/2" iron rod (set) and  
North 11 deg. 29 min. 05 sec. East a distance of 316.02 ft. to the place of beginning and containing 12.58 acres of land.

The bearings recited herein are based on the easterly Southeast line of a called 17.06 acre tract described in Volume 1139, Page 53 of the Official Records of Leon County, Texas.

I, James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the legal description hereon was prepared from an actual survey made on the ground under my direction and supervision.

  
James C. Williford

Registered Professional Land Surveyor No. 5973  
December 20, 2014  
Job No. 14-152 Book: 391  
Plat accompanies legal description

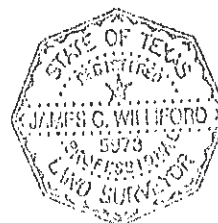


EXHIBIT B

**Williford Land Surveying**  
P. O. Box 1266 • Mexia, Texas 76667  
Ph: 254-562-2837 • Fx: 254-562-2867  
Clint Williford RPLS#5973

**Legal Description**

For John Groh  
Samuel McDade Survey, Abstract No. 1157  
G.W. Rainer Survey, Abstract No. 761  
Leon County, Texas

**13.93 Acres**

All that certain lot, tract or parcel of land, part of the Samuel McDade Survey, Abstract No. 1157 and the G.W. Rainer Survey, Abstract No. 761, Leon County, Texas and being part of the certain called 38.364 acre tract described in a deed to Robert Thomas Langham from Bryan Kendall Weinzettle on August 19, 2014 and recorded in Volume 1608, Page 699 of the Official Records of Leon County, Texas and being more completely described as follows, to-wit:

BEGINNING at a corner in the northerly Northwest line of the above mentioned 38.364 acre tract, in the Northwest line of a 0.188 acre (20 ft. wide) easement and being in the Southeast line of a called 17.06 acre tract conveyed to Miguel Montano and Maria Montano in Volume 1318, Page 515, from which a 1/2" iron rod (found) for the North corner of the 38.364 acre tract bears North 33 deg. 38 min. 39 sec. East - 140.54 ft. and a 1/2" iron rod (set) for reference in a 10 ft. game fence bears South 04 deg. 04 min. 54 sec. East - 32.65 ft.;

THENCE in a southerly direction across the 38.364 acre tract as follows:

South 04 deg. 04 min. 54 sec. East a distance of 248.25 ft. to a 1/2" iron rod (set),  
South 09 deg. 36 min. 35 sec. East a distance of 223.40 ft. to a 1/2" iron rod (set),  
South 03 deg. 25 min. 59 sec. East a distance of 62.17 ft. to a 1/4" iron rod (set),  
South 04 deg. 08 min. 16 sec. West a distance of 67.53 ft. to a 1/2" iron rod (set),  
South 34 deg. 20 min. 54 sec. West a distance of 111.73 ft. to a 1/2" iron rod (set),  
South 10 deg. 50 min. 34 sec. East a distance of 93.20 ft. to a 1/4" iron rod (set),  
South 23 deg. 47 min. 42 sec. East a distance of 111.35 ft. to a 1/2" iron rod (set),  
South 22 deg. 09 min. 33 sec. East a distance of 337.37 ft. to a 1/2" iron rod (set),  
South 34 deg. 12 min. 59 sec. East a distance of 247.57 ft. to a 1/2" iron rod (set) and  
South 42 deg. 50 min. 04 sec. East a distance of 352.85 ft. to a 12" red oak (found) for an angle corner of the 38.364 acre tract and being an angle corner of a called 26.96 acre tract conveyed to John Morris Triplett and wife, Doris Triplett in Volume 1390, Page 217;

THENCE with the southerly Southeast lines of the 38.364 acre tract and the Northwest lines of the 26.96 acre Triplett tract as follows:

South 60 deg. 53 min. 22 sec. West a distance of 37.58 ft. to a 1/2" iron rod (found),  
South 49 deg. 36 min. 56 sec. West a distance of 154.52 ft. to a 6" holly (found) and  
South 35 deg. 34 min. 04 sec. West a distance of 179.12 ft. to a 1/2" iron rod (found) for the South corner of the 38.364 acre tract, the southerly West corner of the 26.96 acre tract, and being in the Northeast right-of-way of Interstate Highway No. 45, from which a fence corner bears North 32 deg. 42 min. West - 7.7 ft.;

THENCE in a northwesterly direction with the Southwest lines of the 38.364 acre tract and the Northeast right-of-way of Interstate Highway No. 45 as follows:

North 38 deg. 04 min. 29 sec. West a distance of 687.57 ft. to a concrete right-of-way monument (found) and  
North 42 deg. 27 min. 34 sec. West a distance of 472.52 ft. to a 1/4" iron rod (set) for the most westerly corner of the 38.364 acre tract and being the South corner of said 17.06 acre tract, from which a fence corner bears South 16 deg. 24 min. East - 7.9 ft.;

**EXHIBIT C**

THENCE North 33 deg. 38 min. 39 sec. East with the westerly Northwest line of the 38.364 acre tract and the Southeast line of the 17.06 acre tract, a distance of 555.27 ft. to a 1/2" iron rod (set) 3.3 ft. Northwest of a fence for the West corner of a 0.645 acre tract described on May 18, 2009 and being an ell corner of the 38.364 acre tract;

THENCE South 56 deg. 27 min. 27 sec. East with a Northeast line of the 38.364 acre tract and a Southwest line of the 0.645 acre tract, a distance of 135.59 ft. to a 1/2" iron rod (set);

THENCE South 76 deg. 26 min. 23 sec. East continuing with a Northeast line of the 38.364 acre tract and with a Southwest line of the 0.645 acre tract, a distance of 50.39 ft. to a 1/2" iron rod (set);

THENCE North 41 deg. 29 min. 38 sec. East with a Northwest line of the 38.364 acre tract and with the Southeast line of the 0.645 acre tract, a distance of 124.77 ft. to a 1/2" iron rod (set);

THENCE North 51 deg. 38 min. 11 sec. West continuing with a Southwest line of the 38.364 acre tract, the Southwest line of said 0.188 acre (20 ft. wide) easement and the Northeast line of the 0.645 acre tract, at 180.56 ft. pass a 1/2" iron rod (set) and continue a total distance of 200.63 ft. to a 1/2" iron rod (set) 2.4 ft. Northwest of a fence for the North corner of same, a West corner of the 38.364 acre tract, the West corner of the 0.188 acre (20 ft. wide) easement and being in the Southeast line of said 17.06 acre tract;

THENCE North 33 deg. 38 min. 39 sec. East with the northerly Northwest line of the 38.364 acre tract, the Northwest line of the 0.188 acre easement and the Southeast line of the 17.06 acre tract, a distance of 272.52 ft. to the place of beginning and containing 13.93 acres of land of which 0.12 acre lies in the 0.188 acre (20 ft. wide) easement.

The bearings recited herein are based on the easterly Southeast line of a called 17.06 acre tract described in Volume 1129, Page 53 of the Official Records of Leon County, Texas.

I James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the legal description hereon was prepared from an actual survey made on the ground under my direction and supervision.



James C. Williford  
Registered Professional Land Surveyor No. 5973  
Firm Registration No. 10082500  
July 23, 2015  
Job No. 14-152a  
Plat accompanies legal description



EXHIBIT C



60 FOOT ROAD AND UTILITY EASEMENT  
REVISED

\*\*\* FIELD NOTES \*\*\*

STATE OF TEXAS |  
COUNTY OF LEON |

FOR: A. C. HEIL  
BUFFALO, TEXAS  
PROJECT NO. 93037

IT IS THE INTENT OF THESE FIELD NOTES TO DESCRIBE the center line of a 60 foot road and utility easement, being 30.0 feet on each side, in the G. W. Palmer Survey A-761, in Leon County, Texas and being a part of a 191.64 acre tract deeded from Parthena Van Wey, et al to A. C. Heil dated June 24, 1997 and recorded in Volume 960, Page 808 of the Leon County Official Records in Leon County, Texas and said center line being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a set iron pin for corner in a Northwest line of the said 191.64 acre tract and same being the center of the Southeast end of a 40 foot road easement described in Exhibit "B", recorded in Volume 960, Page 808 of the Leon County Official Records;

THENCE in a Southeasterly direction, South 55° 22' 30" East a distance of 208.22 feet, set iron pin and South 57° 40' 57" East a distance of 217.62 feet to a set iron pin for corner at the point of intersection of roads;

THENCE in a Southwesterly direction, generally with the Southeast line of a 17.06 acre tract, as follows:

South 11° 34' 10" West a distance of 122.38 feet,  
set iron pin,  
South 33° 15' 34" West a distance of 232.50 feet,  
set iron pin, and  
South 33° 15' 34" West a distance of 585.16 feet to a set iron pin for the Point of Ending in the Southeast line of the said 17.06 acre tract.

Bearings are referenced to a 54.00 acre tract recorded in Volume 708, Page 693 of the Leon County Official Records.

I, Richard J. Reed, Registered Professional Land Surveyor, do hereby declare that the above field notes are from an on the ground survey and are true and correct and that all work connected therewith was done under my supervision.

Date 7-21-97

REVISED 11-12-97



*Richard J. Reed*  
Richard J. Reed  
Registered Professional Land Surveyor  
State of Texas No. 1593

EXHIBIT D

• • • F I E L D N O T E S • • •

STATE OF TEXAS  
COUNTY OF LEON

FOR: A. C. HELL  
BUFFALO, TEXAS  
PROJECT NO. 83037

IT IS THE INTENT OF THESE FIELD NOTES TO DESCRIBE the center line of a 60 foot road and utility easement, being 30.0 feet on each side, in the G. W. Risher Survey A-701, in Leon County, Texas and being a part of a 101.84 acre tract deeded from Pertheno Van Wky, et al to A.C. Hell dated June 24, 1987 and recorded in Volume 808, Page 808 of the Leon County Official Records in Leon County, Texas and said center line being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a set iron pin for corner in a Northwest End of the said 101.84 acre tract and same being the center of the Southeast end of a 40 foot road easement described in Exhibit "D", recorded in Volume 860, Page 808 of the Leon County Official Records and same being the North corner of a 6.00 acre tract, surveyed same date and same being the West corner of a 24.03 acre tract, surveyed same date;

THENCE in a Southeasterly direction with the Northeast line of the said 6.00 acre tract and with the Southwest line of the said 24.03 acre tract, South 85 deg 22' 38" East a distance of 208.22 feet, set iron pin and South 87 deg 48' 57" East a distance of 217.02 feet to a set iron pin for corner at the point of intersection of two 60 foot roads and utility easements in the said line, same being the East corner of the said 6.00 acre tract and same being the North corner of a 20.00 acre tract, surveyed same date;

THENCE in a Southerly direction with the East line of the said 20.00 acre tract and with the Southwest line of the said 24.03 acre tract, a 16.00 acre tract, surveyed same date, the West End of a 34.51 acre tract, surveyed same date, the Northwest line of a 10.00 acre tract, surveyed same date and a 61.30 acre tract, surveyed same date, as follows:

- South 81 deg 24' 64" East a distance of 379.02 feet, set iron pin,
- South 43 deg 43' 19" East a distance of 28.57 feet, set iron pin,
- South 43 deg 43' 19" East a distance of 274.50 feet, set iron pin,
- South 38 deg 58' 28" East a distance of 120.71 feet, set iron pin,
- South 30 deg 58' 28" East a distance of 77.17 feet, set iron pin,
- South 13 deg 04' 20" East a distance of 63.01 feet, set iron pin,
- South 0 deg 12' 17" West a distance of 68.47 feet, set iron pin,
- South 20 deg 10' 26" West a distance of 101.00 feet, set iron pin,
- South 51 deg 19' 00" West a distance of 203.02 feet, set iron pin,
- South 48 deg 50' 00" West a distance of 71.11 feet, set iron pin, and
- South 38 deg 41' 41" West a distance of 73.67 feet to a set iron pin for the

Point of Ending in the said line.

Baselines are referenced to a 54.00 acre tract recorded in Volume 788, Page 803 of the Leon County Official Records.

I, Richard J. Reed, Registered Professional Land Surveyor, do hereby declare that the above field notes are from an on the ground survey and are true and correct and that all work connected therewith was done under my supervision.

Date

4-2-88



*Richard J. Reed*

Richard J. Reed  
Registered Professional Land Surveyor  
State of Texas No. 1603

EXHIBIT D

Williford Land Surveying  
P. O. Box 1266 • Mexia, Texas 76667  
Ph: 254-562-2837 • Fx: 254-562-2867  
Clint Williford RPLS#5973

**Legal Description**  
For John Groh  
G.W. Rainer Survey, Abstract No. 761  
Leon County, Texas

**20 ft. Wide Easement**

All that certain lot, tract or parcel of land, part of the G.W. Rainer Survey, Abstract No. 761, Leon County, Texas and being part of the certain called 51.30 acre tract described in a deed to Robert Thomas Langham from A. C. Heil on April 9, 1998 and recorded in Volume 992, Page 585 of the Official Records of Leon County, Texas and being more completely described as follows, to-wit:

BEGINNING at 1/2" iron rod (set) for the North corner of the above mentioned 51.30 acre tract, an angle corner of a called 17.06 acre tract described in Volume 1129, Page 53, the West corner of a called 20.96 acre tract described in Volume 1015, Page 333 and being in the center of a 60 ft. wide road and utility easement described in Volume 992, Page 585, from which a 1/2" iron rod (found) bears North 33 deg. 15 min. 34 sec. East - 60.00 ft.;

THENCE South 28 deg. 25 min. 08 sec. East with the northerly Northeast line of the 51.30 acre tract and the Southwest line of the 20.96 acre tract, a distance of 22.62 ft. to a 1/2" iron rod (set) for the East corner of this tract, from which a 1/2" iron rod (found) at a fence corner bears South 28 deg. 25 min. 08 sec. East - 11.32 ft. and a 1/2" iron rod (found) at a fence corner bears South 28 deg. 25 min. 08 sec. East - 584.71 ft.;


THENCE South 33 deg. 38 min. 39 sec. West across the 51.30 acre tract, a distance of 404.14 ft. to a 1/2" iron rod (set) for the South corner of this tract and being in the Northeast line of a 0.645 acre tract surveyed on this day, from which a 1/2" iron rod (set) for the East corner of the 0.645 acre tract bears South 51 deg. 38 min. 11 sec. East - 189.56 ft.;

THENCE North 51 deg. 38 min. 11 sec. West continuing across the 51.30 acre tract and with the Northeast line of the 0.645 acre tract, a distance of 20.07 ft. to a 1/2" iron rod (set) 2.4 ft. Northwest of a fence for the West corner of this tract, the North corner of the 0.645 acre tract, in the westerly Northwest line of the 51.30 acre tract and being in the Southeast line of said 17.06 acre tract, from which a 1/2" iron rod (set) for the West corner of the 51.30 acre tract bears South 33 deg. 38 min. 39 sec. West - 712.92 ft.;

THENCE North 33 deg. 38 min. 39 sec. East with the westerly Northwest line of the 51.30 acre tract and the Southeast line of the 17.06 acre tract, a distance of 413.06 ft. to the place of beginning and containing 0.138 acre of land.

The bearings recited herein are based on the easterly Southeast line of a called 17.06 acre tract described in Volume 1129, Page 53 of the Official Records of Leon County, Texas.

I James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the legal description hereon was prepared from an actual survey made on the ground under my direction and supervision.

  
James C. Williford

Registered Professional Land Surveyor No. 5973  
Firm Registration No. 10082500  
July 23, 2015  
Job No. 14-152a Book: 13/ & 14/69  
Plat accompanies legal description



EXHIBIT E

40 FOOT ROAD AND UTILITY EASEMENT

\*\*\* FIELD NOTES \*\*\*

STATE OF TEXAS |  
COUNTY OF LEON |

FOR: A. C. HEIL  
BUFFALO, TEXAS  
PROJECT NO. 93037

IT IS THE INTENT OF THESE FIELD NOTES TO DESCRIBE the center line of a 40 foot road and utility easement in the P. L. Keen Survey A-1112, in Leon County, Texas and being a part of a called 31 acre tract decided from C. L. Green, et ux to A. E. Van Wey, et ux dated July 9, 1976 and recorded in Volume 417, Page 66 of the Leon County Deed Records in Leon County, Texas and said center line being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a set iron pin for corner in the Northwest line of the said called 31 acre tract and the P. L. Keen Survey A-1112 and in the Southeast line of State Land, S.F. 12265, and in the center of the Southeast end of an existing 40 foot easement recorded in Volume 926, Page 396 of the Leon County Official Records and called Southfork Drive by City of Buffalo and same being North 26° 39' 06" East 20.00 feet from the North corner of a 1.00 acre tract recorded in Volume 924, Page 166 of the Leon County Official Records;

THENCE in a southeasterly direction with the center of an existing road, as follows:  
South 52° 58' 45" East a distance of 174.12 feet,  
set iron pin,  
South 47° 25' 11" East a distance of 74.74 feet,  
set iron pin,  
South 45° 29' 40" East a distance of 767.20 feet,  
set iron pin,  
South 37° 43' 45" East a distance of 943.74 feet,  
set iron pin, and  
South 35° 06' 55" East a distance of 60.00 feet to a set iron pin for the Point of Ending in the Southeast line of the said called 31 acre tract, as fenced, and same being in a Northwest line of a 191.84 acre tract and same being South 65° 44' 45" West 206.73 feet from the East corner of the said called 31 acre tract and the P. L. Keen Survey A-1112;

Bearings are referenced to a 54.00 acre tract recorded in Volume 780; Page 693 of the Leon County Official Records.

I, Richard J. Reed, Registered Professional Land Surveyor, do hereby declare that the above field notes are from an on the ground survey and are true and correct and that all work connected therewith was done under my supervision.

Date 6-3-77



*Richard J. Reed*  
Richard J. Reed  
Registered Professional Land Surveyor  
State of Texas No. 1593

EXHIBIT F