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**JOHN MAXMILLIN SURVEY**  
**ABSTRACT NO. 306**  
**FRANKLIN COUNTY, TEXAS**



Traverse PC





**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

## **WARRANTY DEED**

**DATE:** August 22, 2019

**GRANTOR:** Gaylon Moore and Lanora Anderson, surviving heirs of Roy E. Moore, Deceased, out of their sole and separate non-homestead property, and Bennie Ronald Moore, Individually and as Independent Executor to the Estate of Audrey Faye Moore, Deceased and surviving heir of Roy E. Moore, Deceased, out of his sole and separate non-homestead property

**GRANTOR'S MAILING ADDRESS (including County):** 3009 Old Paris Rd., Mt. Pleasant, Titus County, Texas 75455; 138 CR SE 4375, Scroggins, Franklin County, Texas 75480; 942 CR SE 4375, Scroggins, Franklin County, Texas 75480

**GRANTEE:** Huckleberry Cattle Company

**GRANTEE'S MAILING ADDRESS (including County):** 1020 CR 4460, Winnsboro, Wood County, Texas 75494

**CONSIDERATION:** Ten and No/100 (\$10.00) Dollars cash and other valuable consideration.

**PROPERTY (including any improvements):**

**TRACT ONE:**

All that certain tract or parcel of land situated in the County of Franklin, State of Texas, being in the John Maximillin Survey, Abstract No. 306, being a part of that certain 25 acre tract described in Deed from I. M. Stocks, et al, to Audrey Moore, filed May 29, 1959, recorded in Volume 78, Page 558, Deed Records of said County, and bounded as follows:

*Beginning* at a PK nail set on the NEC of said 25 acre tract, same being on the SEC of First Tract - 25 acres described in Deed from Gaylon Moore, et ux, Jean, to Bennie Moore, filed June 04, 1981, recorded in Volume 164, Page 913, Deed Records of said County and being on the centerline of County Road 4375 and also being on the EBL of said Maximillin Survey and the Westernmost WBL of the C. F. McKenzie Survey, Abstract No. 307;

Thence South 2° 02' 47" East, along the EBL of said 25 acre tract (78/558) and the centerline of said County Road 4375, a distance of 215.76 feet to a PK nail set on the Southernmost NEC

of a 114.163 acre tract this day surveyed out;

Thence in a Westerly direction with the Southernmost NBL of said 114.163 acre tract as follows:

South 88° 09' 57" West, a distance of 36.22 feet to a 1/2 inch iron rod (TSR) set for an angle corner,

North 72° 11' 40" West, a distance of 160.35 feet to a 1/2 inch iron rod (TSR) set for an angle corner, and

North 40° 35' 00" West, a distance of 207.55 feet to a 1/2 inch iron rod (TSR) set for corner on the NWC of said 114.163 acre tract and being on the NBL of said 25 acre tract (78/558) and the SBL of said First Tract - 25 acres (164/913);

Thence North 88° 09' 57" East, along the NBL of said 25 acre tract (78/558) and the SBL of said First Tract - 25 acres (164/913), a distance of 316.35 feet to the *Place of Beginning* containing 1.073 acres.

#### TRACT TWO:

All that certain tract or parcel of land situated in the County of Franklin, State of Texas, being in the John Maximillin Survey, Abstract No. 306, being all of that certain called 48 acre tract described in Deed from R. L. Gilbert, et ux, Ada, to Roy E. Moore, filed June 15, 1949, recorded in Volume 67, Page 628, Deed Records of said County, and being a part of that certain 25 acre tract described in Deed from I. M. Stocks, et al, to Audrey Moore, filed May 29, 1959, recorded in Volume 78, Page 558, Deed Records of said County, and being the residue of a 52 acre tract described in Deed from I. M. Stocks, et al, to Audrey Moore, filed May 29, 1959, recorded in Volume 78, Page 565, Deed Records of said County, and being all of that certain 3 acre tract described in Deed from A. L. Stocks, et al, to Audrey Moore and Roy Moore, filed July 24, 1963, recorded in Volume 84, Page 47, Deed Records of said County, and bounded as follows:

*Beginning* at a spike nail found on the NWC of said called 48 acre tract, same being on the SWC of Tract 3 - 15.670 acres described in Deed from Earlean Romine, to PAACO Automotive Group, LP, filed April 18, 2005, recorded in Volume 128, Page 492, Official Public Records of said County, and being in the North right-of-way of County Road 4380;

Thence North 88° 09' 26" East, generally along the fenced NBL of said called 48 acre tract and the SBL of said 15.670 acre tract, a distance of 883.47 feet to a 1/2 inch iron rod with yellow cap found on the SEC of said 15.670 acre tract and being on the SWC of said 25 acre tract;

Thence North 1° 12' 54" West, generally along the fenced EBL of said 15.670 acre tract and the WBL of said 25 acre tract, a distance of 630.56 feet to a 1/2 inch iron rod (TSR) set on the NWC of said 25 acre tract and being on the SWC of First Tract - 25 acres described in Deed

from Gaylon Moore, et ux, Jean, to Bennie Moore, filed June 04, 1981, recorded in Volume 164, Page 913, Deed Records of said County;

Thence North 88° 09' 57" East, along the NBL of said 25 acre tract (78/558) and the SBL of said First Tract - 25 acres, a distance of 1321.64 feet to a 1/2 inch iron rod (TSR) set on the NWC of a 1.073 acre tract this day surveyed out of said 25 acre tract (78/558), a PK nail bears North 88° 09' 57" East, a distance of 316.35 feet being the NEC of said 25 acre tract (78/558) and the SEC of said First Tract - 25 acres (164/913) and also being in the right-of-way of County Road 4375;

Thence in an Easterly direction with the WBL of said 1.073 acre tract as follows:

South 40° 35' 00" East, a distance of 207.55 feet to a 1/2 inch iron rod (TSR) set for an angle corner,

South 72° 11' 40" East, a distance of 160.35 feet to a 1/2 inch iron rod (TSR) set for an angle corner, and

North 88° 09' 57" East, a distance of 36.22 feet to a PK nail set on the EBL of said 25 acre tract (78/558), same being on the centerline of County Road 4375 and also being on the EBL of said Maximillin Survey and the Westernmost WBL of the C. F. McKenzie Survey, Abstract No. 307;

Thence in a Southeasterly direction with the centerline of said County Road 4375, the EBL of said 25 acre tract (78/558), the EBL of the residue of said 52 acre tract and the EBL of said 3 acre tract and the EBL of said Maximillin Survey and the Westernmost WBL of the C. F. McKenzie Survey as follows:

South 2° 02' 48" East, a distance of 322.52 feet to a point for corner,

South 2° 12' 10" East, a distance of 830.57 feet to a point for corner, and

South 1° 02' 05" East, a distance of 840.21 feet to a spike nail found on the SEC of said 3 acre tract and being on the intersection of the centerline of said County Road 4375 and the centerline of County Road 4380;

Thence in a Southwesterly direction with the centerline of said County Road 4380 and the SBL of said 3 acre tract, the SBL of the residue of said 52 acre tract and the SBL of said called 48 acre tract as follows:

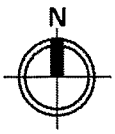
South 88° 16' 23" West, a distance of 1198.46 feet to a point for corner, and

South 88° 17' 24" West, a distance of 1326.00 feet to a PK nail set on the SWC of said called 48 acre tract;

Thence in a Northwesterly direction with the centerline of said County Road 4380 and the WBL of said called 48 acre tract as follows:

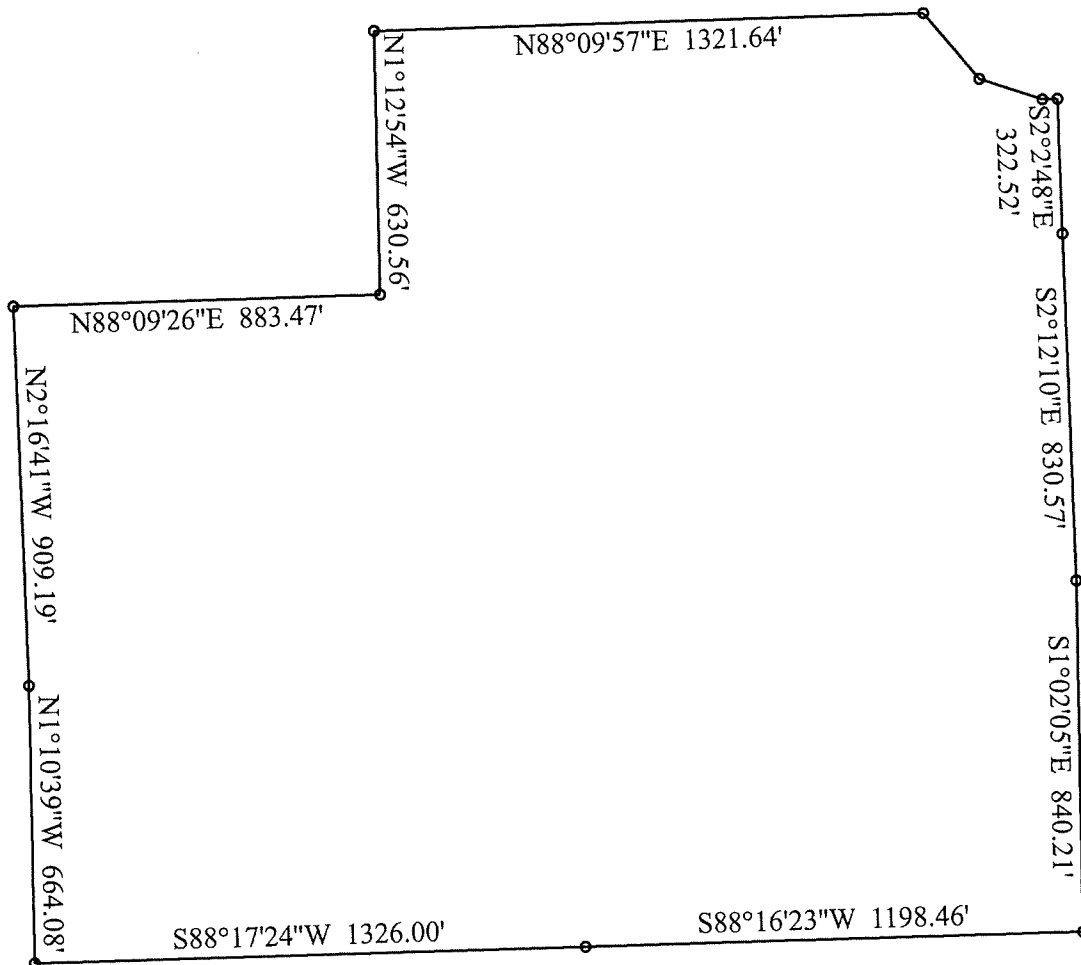
North 1° 10' 39" West, a distance of 664.08 feet to a point for corner, and

North 2° 16' 41" West, a distance of 909.19 feet to the *Place of Beginning* containing 114.163 acres.



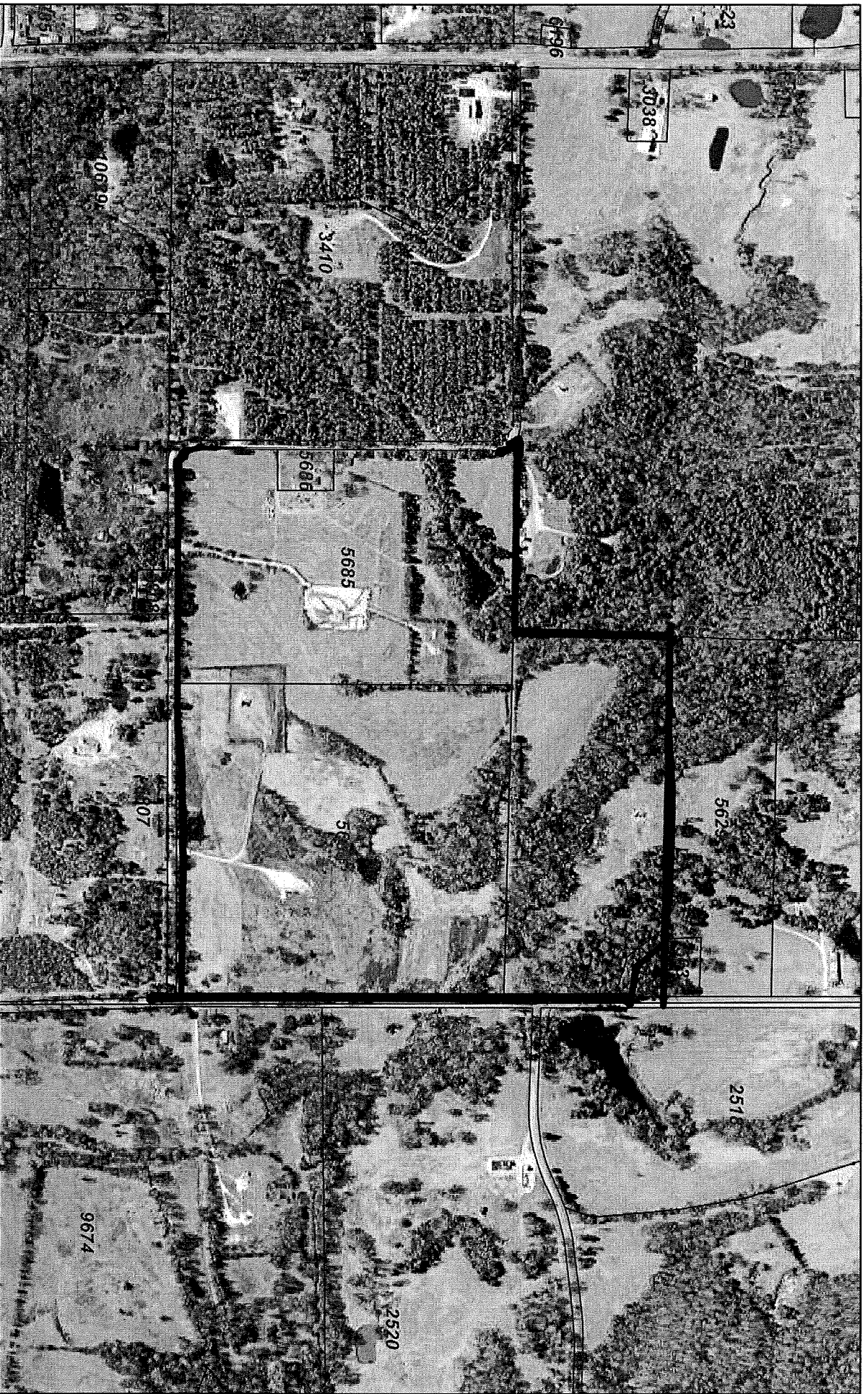
Scale: 1 inch = 460 feet

Area: 114.163 acres (4,972,919.00 square feet)



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|-------------------------|------------------------|--------------------------|------------------------|
| 1. N88°09'26"E 883.47'  | 5. S72°11'40"E 160.35' | 9. S1°02'05"E 840.21'    | 13. N2°16'41"W 909.19' |
| 2. N1°12'54"W 630.56'   | 6. N88°09'57"E 36.22'  | 10. S88°16'23"W 1198.46' |                        |
| 3. N88°09'57"E 1321.64' | 7. S2°2'48"E 322.52'   | 11. S88°17'24"W 1326.00' |                        |
| 4. S40°35'00"E 207.55'  | 8. S2°12'10"E 830.57'  | 12. N1°10'39"W 664.08'   |                        |

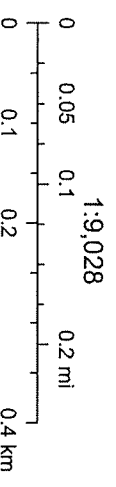
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☐ Parcels

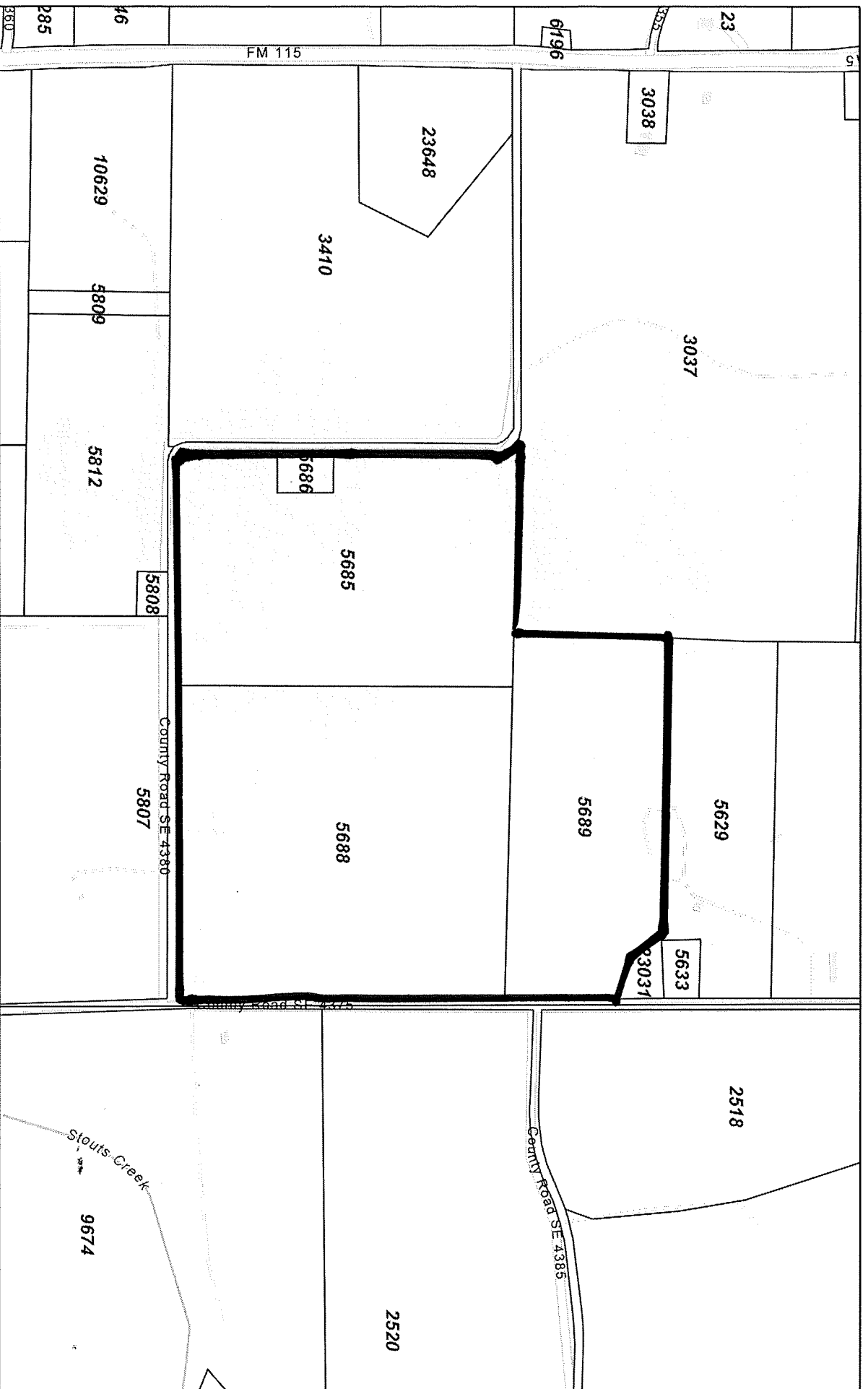
☐ Abstracts



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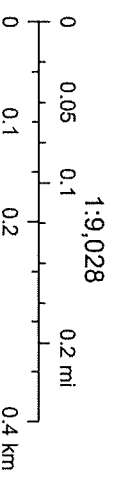
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Abstracts



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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