

FREE & ASSOCIATES, P.C.
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CENTERVILLE, TEXAS
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STATE OF TEXAS

COUNTY OF LEON

MAY 8, 2018

21.00 ACRES

These notes describe that certain 21.00 acres in the J.B. & J.E. THERRILL SURVEY, Abstract 879, located in Leon County, Texas; being all of that "21 acres" contained in a Warranty Deed dated November 13, 1985 from Nennie Heggins to Robert Heggins et al and recorded in Volume 617 Page 8 Leon County official Records; this 21.00 acre tract is described more particularly as follows:

BEGINNING at the East corner of the C. Heggins 11.18 Acres (recorded in Volume 1670 Page 155 LCOR), same being the North corner of the "21 acres" in County Road 349 (per the 1979 TXDOT Transportation Plan); found a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) offset South 58°-13'-27" West 20.05 feet;

THENCE with the Northeast line of the "21 acres", in County Road 349, South 31°-32'-06" East a distance of 956.43 feet to the East corner of the "21 acres"; set a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) at same South of the existing County Road 349;

THENCE with the Southeast line of the "21 acres", partially in County Road 349, South 58°-13'-27" West a distance of 956.43 feet to the South corner of the "21 acres"; set a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) at same South of the existing County Road 349;

THENCE with the Southwest line of the "21 acres", North 31°-32'-06" West at 604.24 feet found a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) for an exterior corner of the C. Heggins 11.18 Acres and continuing an additional 348.19 feet for a total distance of 956.43 feet to an interior corner of the C. Heggins 11.18 Acres, same being the West corner of the "21 acres"; found a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) at same;

THENCE with a line of the C. Heggins 11.18 Acres, same being the Northwest line of the "21 acres", North 58°-13'-27" East a distance of 956.43 feet to the PLACE OF BEGINNING.

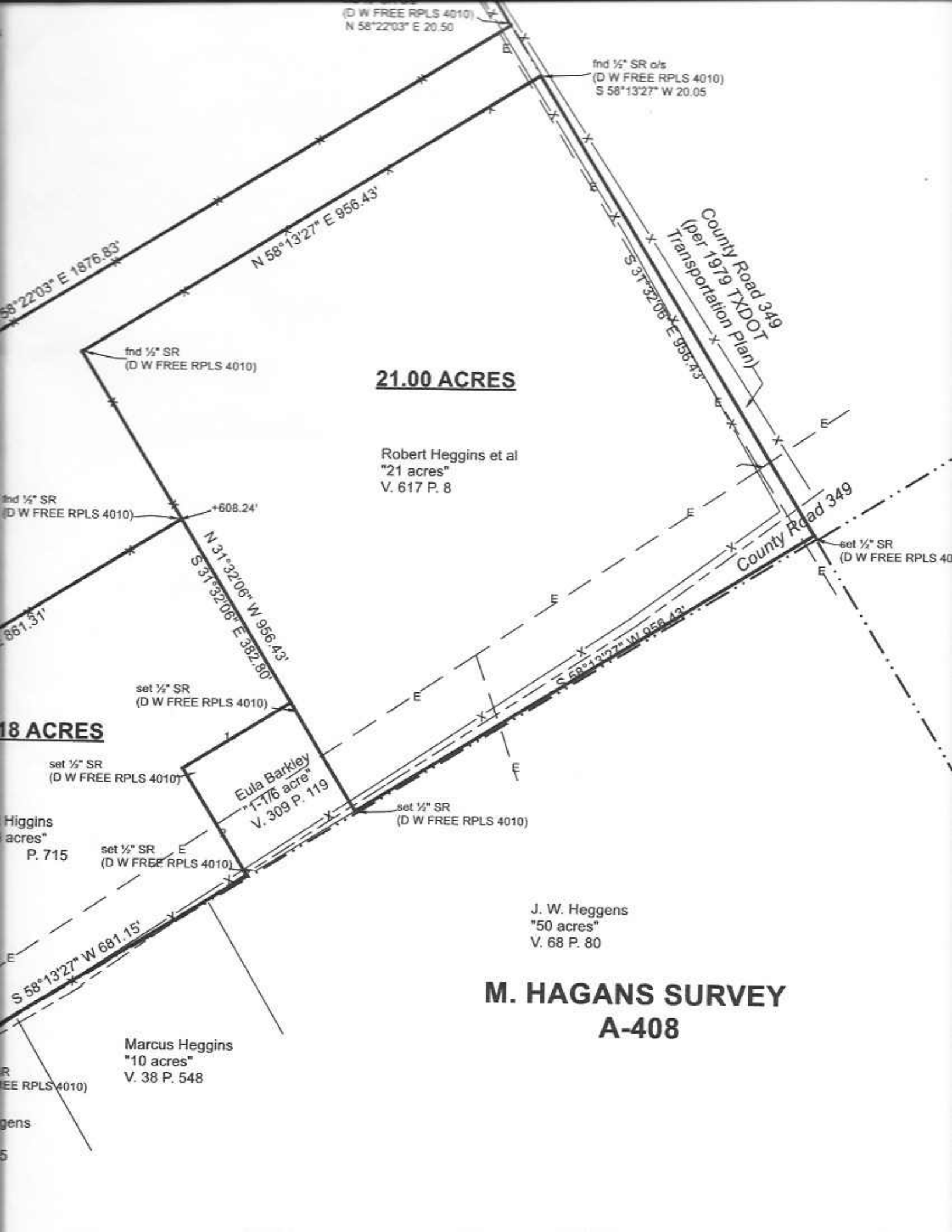
Containing, according to the dimensions herein stated, an area of 21.00 acres of land.

SURVEYOR'S NOTE: Bearings based on that 26.992 acres recorded in Volume 738 Page 227 LCOR. Access is by frontage on County Road 349. See plat.


David W. Free

R.P.L.S. No. 4010





(D W FREE RPLS 4010)
N 58°22'03" E 20.50

find 1/2" SR o/s
(D W FREE RPLS 4010)
S 58°13'27" W 20.05

N 58°22'03" E 1876.83'

N 58°13'27" E 956.43'

County Road 349
(per 1979 TXDOT
Transportation Plan)

S 37°32'06" E 956.43'

21.00 ACRES

find 1/2" SR
(D W FREE RPLS 4010)

Robert Heggins et al
"21 acres"
V. 617 P. 8

find 1/2" SR
(D W FREE RPLS 4010)

+608.24'

County Road 349

set 1/2" SR
(D W FREE RPLS 4010)

661.31'

N 31°32'06" W 956.43'
S 37°32'06" E 382.80'

set 1/2" SR
(D W FREE RPLS 4010)

18 ACRES

set 1/2" SR
(D W FREE RPLS 4010)

Eula Barkley
"1-1/8 acre"
V. 309 P. 119

set 1/2" SR
(D W FREE RPLS 4010)

Heggins
"acres"
P. 715

set 1/2" SR
(D W FREE RPLS 4010)

J. W. Heggins
"50 acres"
V. 68 P. 80

S 58°13'27" W 681.15'

**M. HAGANS SURVEY
A-408**

Marcus Heggins
"10 acres"
V. 38 P. 548

FREE RPLS 4010)

gens

5