

Fieldnote Description to 1.96 Acres  
Lydia James Survey, A-436  
Leon County, Texas

Fieldnotes to all that certain lot, tract, or parcel of land situated in the Lydia James Survey, A-436, Leon County, Texas, being 1.96 acres, more or less, and being all of a called 2 acre tract conveyed in a deed from Terry J. Holden et ux to Carroll Murff et ux, dated December 16, 2003, and recorded in Volume 1159, Page 593, Deed Records, Leon County, Texas. Said tract described as follows, to wit.

BEGINNING at the northeastern corner of the referenced tract in the south right of way line of FM 977 (80' ROW) at a set ½" iron rod capped (R.P.L.S. 4957). Same being the western line of a called 2 acre tract conveyed to T.W. Nash in Volume 41, Page 176. From said point, a telephone pedestal bears N 84°17' W 3.6 feet;

THENCE SOUTH 17°23'00" EAST 339.85 feet (record call is S 21° E 350 feet), with the common line of the referenced tract and said Nash 2 acre tract, picking up the western line of a called 9.42 acre tract conveyed to T.W. Nash in Volume 41, Page 183, to a capped ½" iron rod set for the southeastern corner of the referenced tract. Same being the eastern line of a called 4-6/10 acre tract conveyed to T.W. Nash in Volume 65, Page 541. From said point, a 3" pipe fence corner bears S 17°23' E 5.5 feet;

THENCE SOUTH 73°22'00" WEST 247.04 feet (record is S 69°45' W 250 feet), with the common line of the referenced tract and the residue of said 4-6/10 acre tract, and north of an old wire fence, to a capped ½" iron rod set at the base of a 10" fence corner post for the southwestern corner of the referenced tract. Same being the eastern line of a called 0.3446 acre tract conveyed to Garrett H. Aigner in Volume 686, Page 312;

THENCE NORTH 17°23'00" WEST 351.76 feet (record call is N 21° W 350 feet), with the common line of the referenced tract and said 0.3446 acre tract, picking up the western line of a called 1.75 acre tract conveyed to Garret H. Aigner et ux in Volume 448, Page 172, to a capped ½" iron rod set for the northwestern corner of the referenced tract in the south right of way line of FM 977 in a curve to the right;

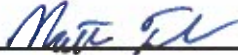
THENCE with the north line of the referenced tract and the south right of way line of FM 977 as follows:

With said curve to the right, having a radius of 5689.58 feet, an arc length of 25.04, a delta angle of 00°15'08", a chord bearing of N 76°54'26" E, and a chord length of 25.04 feet, to a capped ½" iron rod set for the point of tangency,

North 77°02'00" East 11.33 feet, to a capped ½" iron rod set for the PC of a curve to the left;

With said curve to the left, having a radius of 5769.58 feet, an arc length of 211.12 feet, a delta angle of 02°05'48", a chord bearing of N 75°59'06" E, and a chord length of 211.11 feet, back to the Point of Beginning and containing 1.96 acres, more or less, as shown on the accompanying survey plat of even date herewith.

Bearings are based on the centerline of FM 977 using a bearing of N73°22'E east of the subject tract to Highway 75.

  
Matt Franks, R.P.L.S. 6263  
Groesbeck, Texas  
August 3, 2012



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