

Field Notes
0.48 Acres

Being all of that certain tract or parcel of land, lying and being situated in the Jacob Craft Survey, A-183, Centerville, Leon County, Texas and being all of that 0.481 acre tract (called) conveyed to Jimmy Walden and wife Alma Walden by Dorothy Dykes, deed recorded in Volume 1059, page 337, Official Records of Leon County, Texas and being described as follows:

BEGINNING; at a 3/4" iron rod found at the southeast corner of this tract, same being in the end of the Spring Street right-of-way line also being the northeast corner of the Jodie R. Moore 0.233 acre tract (1080/925);

THENCE: S 69° 57' 56" W - 22.05 feet along the common line between this tract and said Moore tract to a 26" tree found at the most westerly common corner of this tract and the Joe Langley and wife Sue Langley 0.767 acre tract (535/56);

THENCE: N 81° 58' 31" W - 128.28 feet along the common line between this tract and said Langley tract to a 1/2" iron rod at the most westerly common corner of this tract and Langley tract: same being in the east line of the D.H. Wheeler 1.04 acre tract (861/558);

THENCE: N 6° 37' 15" E - 125.74 feet along the common line between this tract and said Wheeler tract to a 2" iron pipe found at the most northerly common corner of said tracts; same being in the south line of the Radha Interprise 4.29 acre tract (899/264);

THENCE: S 70° 40' 51" E - 49.26 feet and N 6° 41' 16" E - 36.89 feet along the common line between this tract and said Radha Interprise tract to a 1/2" iron rod found at the most easterly common corner of this tract and the James Michael and Melinda Wilson 0.204 acre tract (862/37);

THENCE: S 83° 33' 57" E - 99.67 feet along the common line between this tract and said Wilson tract to a Austin stone found at the common corner of said tracts and lots 3 & 4, Block 1 of Sunset Acres Subdivision (1/118);

THENCE: S 6° 32' 53" W - 145.37 feet along the common line between this tract and said lot 4 and Spring Street line to the PLACE OF BEGINNING; and containing 0.48 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on December 8, 2003.

