

FREE & ASSOCIATES, P.C.
Firm No. 10013400
P. O. BOX 317
CENTERVILLE, TEXAS
(903) 536-2554

STATE OF TEXAS

COUNTY OF LEON

JUNE 1, 2021

28.49 ACRES

These notes describe that certain 28.49 acres in the W. B. MIDDLETON SURVEY, Abstract 553 and the A. SMITH SURVEY, Abstract 834, located in Leon County, Texas; being all of that "28.433 acres" contained in a General Warranty Deed dated August 21, 2019 from James Earl Mays et al to Cloteil R. Cole and recorded in Volume 1772 Page 923 Leon County Official Records; this 28.49 acre tract is described more particularly as follows:

COMMENCING at a 4" x 4" concrete monument found for the West corner of that "52.9193 acres" (recorded in Volume 1772 Page 916 LCOR), same being the North corner of that "70.43 acres" (recorded in Volume 1395 Page 411 LCOR); found a 14" Post Oak snag bearing North 73°-21' East 14.96 feet and a set stone bearing North 27°-34'-43" East 0.43 feet; thence with the common line of the "52.9193 acres" and the "70.43 acres", South 40°-52'-35" East a distance of 1,158.00 feet to the Southwest corner of the "52.9193 acres", same being an exterior corner of the "70.43 acres" and the Northwest corner of the "28.433 acres" and also being the BEGINNING of this description; set a 1/2" steel rod (with yellow cap marked D W FREE RPLS 4010) at same at the intersection of a gully with a branch;

THENCE with the non-fenced common line of the "52.9193 acres" and the "28.433 acres", South 89°-24'-37" East a distance of 1,986.67 feet to the Southeast corner of the "52.9193 acres", same being the Northeast corner of the "28.433 acres" in the center of County Road 330; set a 1/2" steel rod (with yellow cap marked D W FREE RPLS 4010) offset North 89°-24'-37" West 19.5 feet;

THENCE with the East line of the "28.433 acres", same being the centerline of County Road 330, as follows:

South 05°-25'-37" West 186.71 feet;

South 04°-06'-29" West 144.89 feet to the Southeast corner of the "28.433 acres", same being the Northeast corner of that "44.0544 acres" (recorded in Volume 1776 Page 8 LCOR); set a 1/2" steel rod (with yellow cap marked D W FREE RPLS 4010) offset South 76°-52'-39" West 19.5 feet;


THENCE with the non-fenced common line of the "28.433 acres" and the "44.0544 acres", South 76°-52'-39" West a distance of 2,249.52 feet to the Southwest corner of the "28.433 acres", same being the Northwest corner of the "44.0544 acres" in the center of a branch; set a 1/2" steel rod (with yellow cap marked D W FREE RPLS 4010) offset North 76°-52'-39" East 58.00 feet;


THENCE with the centerline of said branch for the West line of the "28.433 acres", as follows:

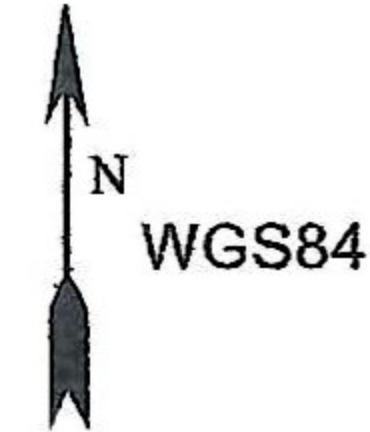
North 27°-09'-13" West	48.66 feet;
North 03°-12'-03" East	51.76 feet;
North 20°-17'-52" East	91.38 feet;
North 39°-50'-32" East	104.44 feet;
North 15°-38'-01" West	83.20 feet;
North 03°-55'-32" East	42.30 feet;
North 23°-08'-01" East	58.65 feet;
North 07°-02'-56" West	58.02 feet;
North 05°-01'-51" East	100.17 feet;
North 79°-40'-23" East	43.44 feet;
North 28°-22'-27" East	87.24 feet;
North 20°-13'-07" West	56.31 feet;
North 15°-42'-52" East	57.61 feet;
North 77°-46'-17" East	51.42 feet;
North 15°-10'-25" East	65.62 feet to the PLACE OF BEGINNING.

Containing, according to the dimensions herein stated, an area of 28.49 acres of land with 22.73 acres in the MIDDLETON SURVEY and 5.76 acres in the SMITH SURVEY.

SURVEYOR'S NOTE: Bearings are WGS84. Access is by frontage on County Road 330. See plat.


David W. Free R.P.L.S. No. 40101 of 2





POC
 fnd 4"x4" CM
 fnd 14" PO snag
 N 73°21' E 14.96';
 fnd set stone
 S27°34'43" E 0.43'

Carolyn Scott
 :52.9193 acres"
 V. 1772 P. 916

LEGEND

— E — O/H electric
 — ET — electric transmission

SEE SEPARATE DESCRIPTION

NOTE: This tract is in Zone X per the FEMA NFIP
 FIRM of Leon County, Texas Map No.
 48289C0255C effective November 20, 2013.

- | | |
|-------------------------|-------------------------|
| 1 N 27°09'13" W 48.66' | 9 N 05°01'51" E 100.17' |
| 2 N 03°12'03" E 51.76' | 10 N 79°40'23" E 43.44' |
| 3 N 20°17'52" E 91.38' | 11 N 28°22'27" E 87.24' |
| 4 N 39°50'32" E 104.44' | 12 N 20°13'07" W 56.31' |
| 5 N 15°38'01" W 83.20' | 13 N 15°42'52" E 57.61' |
| 6 N 03°55'32" E 42.30' | 14 N 77°46'17" E 51.42' |
| 7 N 23°08'01" E 58.65' | 15 N 15°10'25" E 65.62' |
| 8 N 07°02'56" W 58.02' | |

R&M Helmcamp Holdings
 "Tr. 1 - 70.43 acxres"
 V. 1395 P. 411

set 1/2" SR
 (D W FREE RPLS 4010)
 @ PI gully w/branch

S 89°24'37" E 1986.67'

(22.73 Acres)

28.49 ACRES

Cloteil R. Cole
 "28.433 acres"
 V. 1772 P. 923

(5.76 Acres)

S 05°25'37" W 186.71'

S 04°06'29" W 144.89'
 set 1/2" SR o/s
 (D W FREE RPLS 4010)
 S 76°52'39" W 19.5'

County Road 330

Bessie Carter
 "132 acres"
 V. 479 P. 508

S 76°52'39" W 2249.52'

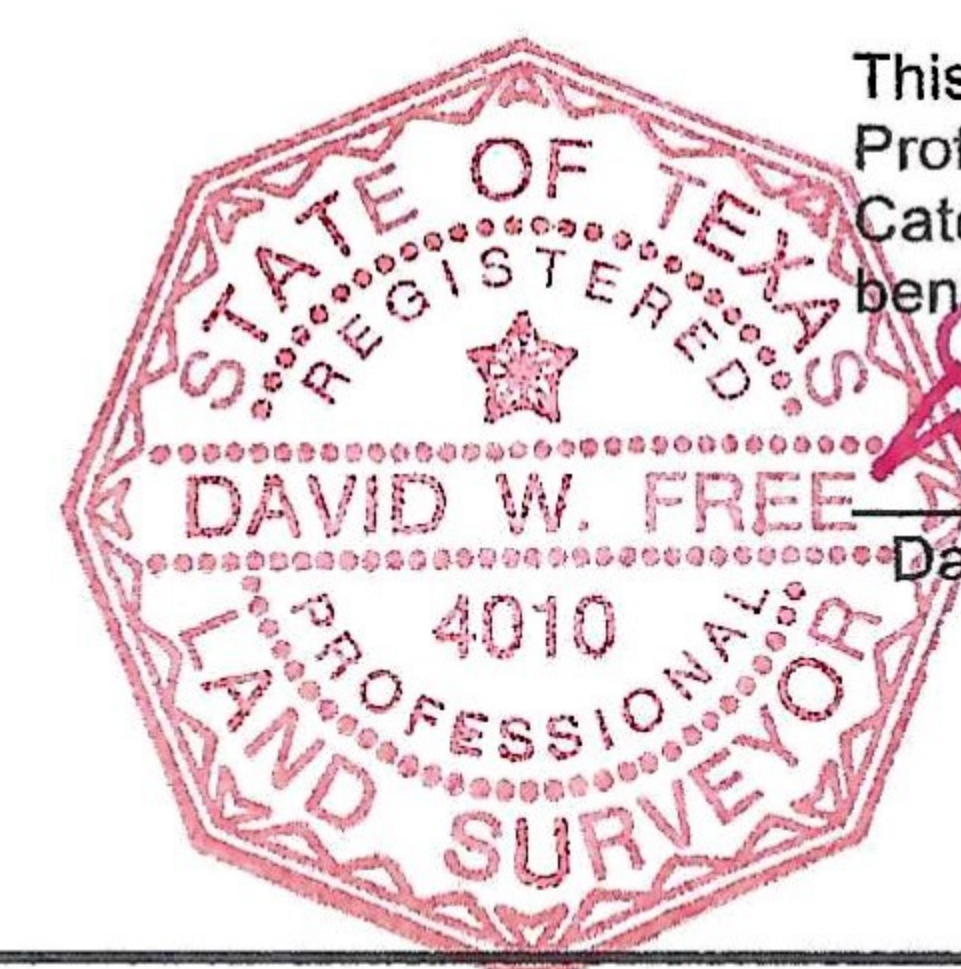
Mae Katie Mays Bell
 "44.0544 acres"
 V. 1773 P. 8

**A. SMITH SURVEY
 A-834**

**W. B. MIDDLETON SURVEY
 A-553**

**SURVEY PLAT OF 28.49 ACRES IN THE
 W. B. MIDDLETON SURVEY, A-553
 A. SMITH SURVEY, A-834
 LEON COUNTY, TEXAS**

This survey substantially complies with the current Society of
 Professional Surveyors Manual of Practice requirements for a
 Category 1B. Condition 4 Standard Land Survey made without
 benefit of a Title Report.



David W. Free
 David W. Free R.P.L.S. No. 4010

Free & Associates, P.C.
 Firm No. 10013400
 P. O. Box 317
 Centerville, Texas 75833
 (903) 536-2554
 Traverse PC

SCALE: 1" = 200'

JUNE 1, 2021