

Williford Land Surveying
P. O. Box 1266 • Mexia, Texas 76667
Ph: 254-562-2837 • Fx: 254-562-2867
Clint Williford RPLS#5973

Legal Description

A.T. Kerr Survey, Abstract No. 455
Leon County, Texas

20.00 Acres

All that certain lot, tract or parcel of land, part of the A.T. Kerr Survey, Abstract No. 455, Leon County, Texas, being part of that certain called 79.46 acre tract described in a deed to Corinth Ranch Land Company, LLC from Karen L. Hankins and Barbara L. Hankins on June 22, 2021 in Volume 1834, Page 397 of the Official Records of Leon County, Texas and being more completely described as follows, to-wit:

BEGINNING at the Southwest corner of the above mentioned 79.46 acre tract, in a North line of a called 138.045 acre tract conveyed to William Hightower and wife, Debbie Hightower in Volume 1375, Page 420 and being in the East line of State Highway No. 75, from which a 1/2" iron rod (found) capped "Free" bears North 80 deg. 01 min. 33 sec. West - 0.47 ft.;

THENCE North 12 deg. 05 min. 45 sec. West with the West line of the 79.46 acre tract and the East line of State Highway No. 75, a distance of 417.70 ft. to a 1/2" iron rod (set) for the Northwest corner of this tract, from which a concrete right-of-way monument (found) bears North 12 deg. 05 min. 45 sec. West - 274.19 ft.;

THENCE North 88 deg. 54 min. 48 sec. East across the 79.46 acre tract, a distance of 1,675.77 ft. to the Northeast corner of this tract, in an East line of the 79.46 acre tract, in a West line of said 138.045 acre Hightower tract and being in a pond, from which a 1/2" iron rod (set) for reference bears South 88 deg. 54 min. 48 sec. West - 40.00 ft. and a 1/2" iron rod (set) bears North 07 deg. 12 min. 09 sec. East - 404.85 ft.;

THENCE in a southwesterly direction with the East lines of the 79.085 acre Hankins tract and the West lines of the 138.045 acre Hightower tract as follows:

- 1.) South 07 deg. 12 min. 09 sec. West a distance of 206.62 ft. to a 1/2" iron rod (set).
- 2.) South 08 deg. 55 min. 53 sec. West a distance of 171.95 ft. to a 1/2" iron rod (set).
- 3.) South 14 deg. 11 min. 02 sec. West a distance of 209.86 ft. to a 1/2" iron rod (set).
- 4.) South 45 deg. 53 min. 16 sec. West a distance of 105.87 ft. to a 1/2" iron rod (set) and
- 5.) South 20 deg. 10 min. 10 sec. West a distance of 58.75 ft. to a 1/2" iron rod (found) for an ell corner of same and being the most southerly corner of the 79.46 acre tract;

THENCE in a northwesterly direction with the South line of the 79.46 acre tract and the North lines of the 138.045 acre Hightower tract as follows:

- 1.) North 56 deg. 45 min. 35 sec. West a distance of 49.19 ft. to a 1/2" iron rod (found).
- 2.) North 79 deg. 44 min. 51 sec. West a distance of 570.11 ft. to a 1/2" iron rod (found).
- 3.) North 79 deg. 55 min. 58 sec. West a distance of 222.98 ft. to a 1/2" iron rod (found) bent and
- 4.) North 80 deg. 01 min. 33 sec. West a distance of 574.64 ft. to the point of beginning and containing **20.00 acres** of land.

The bearings recited herein are based on G.P.S. observation.

I, James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the legal description hereon was prepared from an actual survey made on the ground under my direction and supervision.



James C. Williford
Registered Professional Land Surveyor No. 5973
Firm Registration No. 10082500
August 6, 2021
Job No. 21-082
Plat accompanies legal description



Exhibit "A"



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I, James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my direction and supervision.

CALL: 466.87 ACRES
MEDVET BUFFALO, LLC TO TOM KUBALA
VOLUME 1816, PAGE 249 (O.R.L.C.T.)
FEBRUARY 4, 2021

CALL: 138.045 ACRES
DUDLEY BREWER TO
WILLIAM HIGHTOWER AND WIFE, DEBBIE HIGHTOWER
VOLUME 1375, PAGE 420 (O.R.L.C.T.)
SEPTEMBER 17, 2008

CALL: 23.11 ACRES
DARRELL MCNAIR TO BRIAN DEMPSEY
VOLUME 1747, PAGE 171 (O.R.L.C.T.)
JANUARY 4, 2019

SCALE: 1" = 200 FT.	JOB NO.: 21-082
DATE: AUGUST 6, 2021	FIELD BOOK:
DRAWN BY: C. WILLIFORD	CHECKED BY:

WILLIFORD LAND SURVEYING
FIRM REGISTRATION NO. 10082500
P.O. BOX 1266
MEXIA, TEXAS 76667
TELEPHONE: (254)-562-2837 FAX: (254)-562-2867

SHOWING
A - 455, LEON COUNTY, TEXAS
PART OF THE A.T. KERR SURVEY,

