

Description of a 41.658 acre tract
JAMES RILEY SURVEY, ABSTRACT No. 20
Leon County, Texas

ALL that certain tract or parcel of land, being a part of the JAMES RILEY SURVEY, ABSTRACT No. 20, Leon County, Texas, also being a part of that certain called 90.5 acre tract conveyed to W. L. Phifer by Lileens Sisler et vir, November 13, 1948, recorded in Volume 167, page 194 of the Deed Records of Leon County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a 1/2" Iron Rod for corner at the Northwest corner of the above mentioned 90.5 acre tract.

THENCE N 62° 05' 11" E with the Northwest line of said 90.5 acre tract a distance of 1287.47 feet to a 1/2" Iron Rod for corner in the Southwest R. O. W. line of F. M. Road No. 2485, from which an 18" Hackberry Brs. S 61° 30' W - 6.92 feet.

THENCE S 26° 52' 21" E with the Southwest R. O. W. line of F. M. Road No. 2485 a distance of 1411.14 feet to a 1/2" Iron Rod for corner.

THENCE S 62° 05' 11" W a distance of 1284.82 feet to a 1/2" Iron Rod for corner in the Southwest line of said 90.5 acre tract from which an 18" Hackberry Brs. S 15° W - 8.75 feet.

THENCE N 26° 58' 48" W with the Southwest line of said 90.5 acre tract a distance of 1411.10 feet to the place of beginning, containing 41.658 acres of land.

I, F. D. McBride, Registered Public Surveyor No. 1548, do hereby certify that the above field notes were prepared from an actual survey made by me on the ground during the month of February, 1980.

GIVEN UNDER MY HAND AND SEAL this the 4th day of March, 1980.


REGISTERED PUBLIC SURVEYOR No. 1548