

FREE & ASSOCIATES, P.C.

Firm No. 10013400

P. O. BOX 317

CENTERVILLE, TEXAS

(903) 536-2554

STATE OF TEXAS

COUNTY OF LEON

FEBRUARY 6, 2023

12.28 ACRES

These notes describe that certain 12.28 acres in the DASHA ROBBINS SURVEY, Abstract 739, located in Leon County, Texas; being all of that "12.27 acres" contained in a Deed dated February 10, 1965 from Buetta Carson et al to Pearl Levy and recorded in Volume 323 Page 258 Leon County Deed Records; this 12.28 acre tract is describe more particularly as follows:

BEGINNING at a set stone found for the Northwest corner of the Levy "12.27 acres", same being an interior corner of the Cedric Brew "Third Tract – 12.27 acres" (recorded in Volume 1836 Page 111 Leon County Official Records); found a Black Jack snag bearing North 30° 40' East 3.06 dfeet (original bearing object);

THENCE with the non-fenced North line of the Levy "12.27 acres", same being a line of the Brew "12.27 acres", the South line of the Homer Simpson "12.27 acres" (recorded in Volume 321 Page 512 LCDR) and the South line of the Friendship Church "1 acre" (recorded in Volume 402 Page 752 LCDR), North 89°-15'-11" East a distance of 944.60 feet to the Northeast corner of the Levy "12.27 acres" in the Northeast side of County Road 3241; found a ½" steel rod (no cap) bearing South 57°-06'-58" West 2.95 feet; found an electric pole (cut off) bearing South 82°-12' West 44.78 feet;

THENCE with the non-fenced East line of the Levy "12.27 acres", same being the West line of a "2 acre" tract (recorded in Volume 118 Page 15 LCDR) and the West line of that "7.00 acres" (recorded in Volume 830 Page 264 LCOR), South 00°-44'-49" East at 209.72 feet found a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) bearing South 89°-15'-11" West 2.29 feet and continuing an additional 356.72 feet for a total distance of 566.44 feet to the Southeast corner of the Levy "12.27 acres", same being the Northeast corner of the Letha Lewis "12.27 acres" (recorded in Volume 1702 Page 656 LCOR); set a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) at same;

THENCE with the non-fenced South line of the Levy "12.27", same being the North line of the Lewis "12.27 acres", South 89°-15'-11" West a distance of 944.60 feet to the Southwest corner of the Levy "12.27 acres", same being the Northwest corner of the Lewis "12.27 acres" in the East line of the Cedric Brew "Fifth Tract – 12.27 acres" (recorded in Volume 1836 Page 111 LCOR); found a set stone at same;

THENCE with the non-fenced West line of the Levy "12.27 acres", same being the East lien of the Brew "Fifth Tract – 12.27 acres" and the lower East line of the Brew "Third Tract – 12.27 acres", North 00°-44'-49" West a distance of 566.44 feet to the PLACE OF BEGINNING.

Containing according to the dimensions herein stated, an area of 12.28 acres on land.

SURVEYOR'S NOTE: Bearings are WGS84. Access is by frontage on County Road 3241. See plat for locations of a dirt road or drive possibly used by others for access to adjoining tract.

*David W. Free*

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

