

FREE & ASSOCIATES, P.C.

Firm No. 10013400

P. O. BOX 317

CENTERVILLE, TEXAS

(903) 536-2554

STATE OF TEXAS

COUNTY OF LEON

MAY 4, 2021

Tract One – 19.249 ACRES

These notes describe that certain 19.249 acres in the WILLIAM LITTLE SURVEY, Abstract 483, located in Leon County, Texas; being part of that "38.519 acres" contained in a General Warranty Deed dated December 23, 2013 from Lynda J. Browne to La Verne J. Beck and recorded in Volume 1583 Page 801 Leon County Official Records; this 19.249 acre tract is described more particularly as follows:

BEGINNING at the West corner of the "38.519 acres"; found a $\frac{1}{2}$ " x 2" steel flat bar at same (near a fence corner; found a 30" Post Oak bearing North 33°-23' West 16.61 feet and a 21" Post Oak bearing South 13°-57' East 9.57 feet;

THENCE with the Northwest line of the "39.519 acres", North 74°-35'-09" East a distance of 3,002.94 feet to the North corner of the "38.519 acres" in the West right-of-way of FM 542; found a steel "T" post at same at a fence corner;

THENCE with the East line of the "38.519 acres" same being the West right-of-way of FM 542, along an existing fence, South 09°-30'-32" East a distance of 290.89 feet to the North corner of Tract Two – 19.249 Acres (surveyed out of the "38.519 acres" this date by the undersigned); set a $\frac{1}{2}$ " steel rod (with yellow cap marked D W FREE RPLS 4010) at same;

THENCE with the non-fenced Northwest line of Tract Two – 19.249 Acres, across then "38.519 acres", South 74°-47'-35" West a distance of 2,900.56 feet to the West corner of Tract Two – 19.249 Acres in the Southwest line of the "38.519 acres"; set a $\frac{1}{2}$ " steel rod (with yellow cap marked D W FREE RPLS 4010) at same; found a $\frac{1}{2}$ " steel rod (no cap) bearing South 29°-58'-55" East 309.80 feet, same being the South corner of the "38.519 acres";

THENCE with the Southwest line of the "38.519 acres", along an existing fence, North 29°-58'-55" West a distance of 288.11 feet to the PLACE OF BEGINNING.

Containing, according to the dimensions herein stated, an area of 19.249 acres of land.

SURVEYOR'S NOTE:

Bearings based on Tract 1 – 11.94 Acres recorded in Volume 1616 Page 346 LCOR. Access is by frontage on FM 542. See plat.


David W. Free

R.P.L.S. No. 4010

