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CENTERVILLE, TEXAS
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STATE OF TEXAS

CROW LAND COMPANY

COUNTY OF LEON

AUGUST 24, 2015

61.22 ACRES

These noted describe that certain 61.22 acres in the RICHARD HEARSTON SURVEY, Abstract 348, located in Leon County, Texas; being all of that "18.22 acres" contained in a Warranty Deed dated July 14, 2013 from Charles C. Freeny, III and Sara Ruth Freeny to Charles D. Chapman and recorded in Volume 1586 Page 715 Leon County Official Records and all of that "42.991 acres" contained in a Warranty Deed dated February 1997 from William S. David et al to Charles Chapman and Linda Chapman and recorded in Volume 1005 Page 352 Leon County Official Records, same tracts being part of Tract 5 and all of Tract 6 of Crow Land Company as recorded in Envelope 117B Leon County Map Records; this 61.22 acre tract is described more particularly as follows:

BEGINNING at the Southwest corner of the "18.22 acres", same being the East corner of that "27.005 acres" (recorded in Volume 1153 Page 223 LCOR) in the North right-of-way of County Road 264; found a 1/4" steel rod at same at a fence corner;

THENCE with the Southwest line of the "18.22 acres", same being the Northeast line of the "27.005 acres", along an existing fence, North 28°-16'-32" West a distance of 1,058.16 feet to the West corner of the "18.22 acres", same being the North corner of the "27.005 acres"; found a 1/2" steel rod at same at a fence corner;

THENCE with the Northwest line of the "18.22 acres", along an existing fence, North 66°-43'-58" East a distance of 341.43 feet (called 342.25 feet) to the North corner of the "18.22 acres", same being the West corner of that "7.62 acres" (recorded in Volume 1542 Page 487 LCOR); found a 1/2" steel rod at same;

THENCE with lines of the "18.22 acres", same being lines of the "7.62 acres", along an existing fence, as follows:

South 70°-03'-05" East 333.94 feet to a 1/2" t rod found at a fence corner;

South 81°-36'-54" East 633.24 feet to the East corner of the "18.22 acres", same being the South corner of the "7.62 acres" in the West line of the 42.991 acres"; found a 1/2" steel rod at same;

THENCE with the West line of the "42.991 acres", same being the East line of the "7.62 acres", along an existing fence, North 06°-51'-02" East a distance of 648.81 feet to the North corner of the "7.62 acres", same being a corner of the "42.991 acres"; found a 1/4" steel rod (disturbed) at same at a fence corner;

THENCE with the Northwest line of the "42.991 acres", along an existing fence, as follows:

- North 67°-06'-15" East 284.72 feet (called 287.27 feet) to a ¼" galvanized pipe found at a fence corner;
- North 66°-44'-12" East 460.00 feet to the North corner of the "42.991 acres", same being the West corner of that "26.837 acres" (recorded in Volume 753 Page 360 LCOR); set a ½" steel rod at same;

THENCE with the Northeast line of the "42.991 acres", same being the Southwest line of the "26.837 acres", along an existing fence, South 32°-08'-38" East a distance of 1,398.35 feet (called 1,400.00 feet) to the East corner of the "42.991 acres", same being the South corner of the "26.837 acres" and the North corner of that "16.128 acres" (recorded in Volume 1407 P. 585 LCOR); found a ¼" steel rod at same at a fence corner;

THENCE with the Southeast line of the "42.991 acres", same being the Northwest line of the "16.128 acres", along an existing fence, South 56°-57'-48" West a distance of 1,421.16 feet to the South corner of the "42.991 acres", same being the West corner of the "16.128 acres" in the North right-of-way of County Road 264; found a ½" steel rod at same;

THENCE with the North right-of-way of County Road 264, same being lines of the "42.991 acres" and the "18.22 acres", as follows:

- North 41°-00'-11" West 258.20 feet (called 251.96 feet) to a ½" steel rod found for corner;
- North 50°-00'-26" West 289.75 feet to a ½" steel rod found for corner;
- North 82°-56'-20" West 294.48 feet to a ½" steel rod set for corner;
- South 70°-28'-05" West 216.41 feet to a ½" steel rod set for corner;
- South 42°-28'-26" West 171.26 feet to a ½" steel rod set for corner;
- South 48°-23'-19" West 86.00 feet to the PLACE OF BEGINNING.

Containing, according to the dimensions herein stated, an area of 61.22 acres of land.

SURVEYOR'S NOTE: Bearings are Grid (Lambert). Access is by frontage on County Road 264. See plat.

David W. Free

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R.P.L.S. No. 4010

