

BEING 9.98 ACRES IN THE JAMES M. ROBINETT SURVEY NO. 12, ABSTRACT NO. 719, AND BEING THE SAME 9.992 ACRES, CALLED "TRACT 36" OF A 1043.85 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO LSLP CENTERVILLE LAND, LLC., OF RECORD IN DOCUMENT NO. 2022-449189 OF THE OFFICIAL PUBLIC RECORDS OF LEON COUNTY, TEXAS, SAID 9.992 ACRES BEING DESCRIBED BY METES AND BOUNDS IN A TRUSTEE'S DEED TO CENTER RANCH, LLC, OF RECORD IN VOLUME 937, PAGE 46, OFFICIAL PUBLIC RECORDS OF LEON COUNTY, TEXAS, AND DESCRIBED HEREIN BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pin found along the southerly right-of-way line of F.M. 811, an 80' public right-of-way, at the northeast corner of a tract of land described as 37.47 acres in Gift Deed to Glenda L. Riddle, Peggy N. Boyd, and Shirley L. Gomez, recorded in Volume 1129, Page 72 of the Official Public Records of Leon County, Texas, the northwest corner of said "Tract 36", and hereof;

THENCE along said southern right-of-way line of F.M. 811, the northeast line of said "Tract 36", and hereof, the following courses and distances:

- 1) South 87°33'53" East, a distance of 85.99 feet to a 1/2" iron pin found;
- 2) South 87°39'00" East, a distance of 55.94 feet to a 1/2" iron pin found;
- 3) South 72°18'47" East, a distance of 66.59 feet to a 1/2" iron pin found;
- 4) South 56°52'58" East, a distance of 71.63 feet to a 1/2" iron pin found; and
- 5) South 50°52'57" East, a distance of 524.50 feet to a 1/2" iron pin found along the southern right-of-way line of said F.M. 811, at the northernmost corner of a tract of land described as 27.309 acres in Special Warranty Deed to Lorraine L. Cook, recorded in Volume 1059, Page 323 of the Official Public Records of Leon County, Texas, the easternmost corner of said "Tract 36", and hereof;

THENCE South 57°18'34" West, along the northwest boundary line of said 27.309 acre tract, the southeast boundary line of said "Tract 36", and hereof, a distance of 965.55 feet to a 1/2" iron pin found along the northeast boundary line of said 37.47 acre tract, at the western most corner of said 27.309 acre tract, the southernmost corner of said "Tract 36", and hereof;

THENCE North 32°47'56" West, along the eastern boundary line of said 37.47 acre tract, the southwest boundary line of said "Tract 36", and, hereof, a distance of 450.44 feet to a 1/2" iron pin found at a reentrant corner in the eastern boundary line of said 37.47 acre tract, for the westernmost corner of said "Tract 36", and hereof;

THENCE along the eastern boundary line of said 37.47 acre tract, the northwest line of said "Tract 36", and hereof, for the following courses and distances:

- 1) North 57°19'58" East, a distance of 610.39 feet to a 3" cedar post found for a reentrant corner of said "Tract 36", and hereof; and
- 2) North 32°36'11" West, a distance of 240.16 feet to the **POINT OF BEGINNING** and calculated to contain 9.98 acres.

NOTE:

A SURVEY PLAT OF EVEN DATE WAS PREPARED AND IS INTENDED TO ACCOMPANY THIS FIELD NOTE DESCRIPTION. BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD-83.

I HEREBY CERTIFY EXCLUSIVELY TO LSLP CENTERVILLE LAND, LLC., THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2022, CUPLIN & ASSOCIATES, INC. ©.



DANNY J. STARK
Registered Professional Land Surveyor No. 5602

Dated: 05/10/2022

