



**METES AND BOUNDS DESCRIPTION
 OF A
 16.875 ACRE TRACT
 J. L. LANDRUM SURVEY, A-503
 LEON COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE J. L. LANDRUM SURVEY, ABSTRACT NO. 503, LEON COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 16.85 ACRE TRACT AS DESCRIBED BY A DEED TO J. C. FIELDER AND WIFE, SUE FIELDER, RECORDED IN VOLUME 1162, PAGE 661 OF THE OFFICIAL RECORDS OF LEON COUNTY, TEXAS. SAID TRACT BEING COMMONLY KNOWN AS TRACT 38, PINE BRANCH HOLLOW, SECTION 1, ACCORDING TO THE PLAT RECORDED IN ENVELOPE 150-A OF THE MAP RECORDS OF LEON COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE CENTER OF A 60.00 FOOT WIDE ROAD EASEMENT COMMONLY KNOWN AS "PRIVATE ROAD 1115" MARKING THE SOUTH CORNER OF SAID 16.85 ACRE TRACT (TRACT 38) AND THE EAST CORNER OF A CALLED TRACT OF LAND KNOWN AS TRACT 39, SAID IRON ROD FOUND BEING ON THE WEST LINE OF A CALLED TRACT OF LAND KNOWN AS TRACT 35 (BEARING SYSTEM SHOWN HEREIN IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 [NA2011] EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 [MYCS2], DISTANCES SHOWN HEREIN ARE GRID DISTANCES UNLESS OTHERWISE NOTED, AREAS DESCRIBED HEREIN AS MEASURED ARE CALCULATED FROM GRID DISTANCES, TO DETERMINE SURFACE DISTANCES, NOT SURFACE AREAS, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00012381394584 [CALCULATED USING GEOID 12B]);

THENCE: N 36° 01' 43" W ALONG THE COMMON LINE OF SAID TRACT 38 AND SAID TRACT 39, AT 36.17 FEET PASS A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" SET ON THE NORTHWEST LINE OF SAID ROAD EASEMENT FOR REFERENCE, CONTINUE ON FOR A TOTAL DISTANCE OF **1020.67 FEET** TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF A CALLED 15.952 ACRE TRACT AS DESCRIBED BY A DEED TO THOMAS M. EDWARDS RECORDED IN VOLUME 1019, PAGE 792 OF THE DEED RECORDS OF LEON COUNTY, TEXAS, MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 59° 40' 32" E ALONG THE COMMON LINE OF SAID TRACT 38 AND SAID 15.952 ACRE TRACT FOR A DISTANCE OF **690.73 FEET** TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF A CALLED 21.580 ACRE TRACT AS DESCRIBED BY A DEED TO JOHN J. ROBICHAU AND LYNDA R. ROBICHAU RECORDED IN VOLUME 845, PAGE 131 OF THE DEED RECORDS OF LEON COUNTY, TEXAS, AND THE SOUTH CORNER OF A CALLED 320 ACRE TRACT AS DESCRIBED BY A DEED TO ALLEN DUPREE KING JR. RECORDED IN VOLUME 203, PAGE 124 OF THE DEED RECORDS OF LEON COUNTY, TEXAS;

THENCE: N 61° 43' 01" E ALONG THE COMMON LINE OF SAID TRACT 38 AND SAID 320 ACRE TRACT, AT 710.60 FEET PASS A 1/2 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF **756.86 FEET** TO A POINT WITHIN THE CENTERLINE OF AN EXISTING CREEK;

THENCE: ALONG THE CENTERLINE OF SAID CREEK, ALSO CALLED TO BE THE COMMON LINE OF SAID TRACT 38 AND A CALLED TRACT OF LAND KNOWN AS TRACT 1, FOR THE FOLLOWING CALLS:

- S 79° 35' 47" E** FOR A DISTANCE OF **7.96 FEET**;
- S 67° 30' 52" E** FOR A DISTANCE OF **19.55 FEET**;
- S 24° 51' 08" W** FOR A DISTANCE OF **11.62 FEET**;
- S 44° 26' 53" W** FOR A DISTANCE OF **44.19 FEET**;
- S 27° 23' 06" W** FOR A DISTANCE OF **21.62 FEET**;
- S 60° 24' 22" W** FOR A DISTANCE OF **47.64 FEET**;
- S 50° 51' 31" W** FOR A DISTANCE OF **36.24 FEET**;

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S 57° 56' 06" W FOR A DISTANCE OF 27.82 FEET;

S 19° 32' 48" W FOR A DISTANCE OF 13.48 FEET;

S 12° 33' 38" E FOR A DISTANCE OF 37.26 FEET;

S 39° 46' 09" E FOR A DISTANCE OF 45.05 FEET TO THE NORTH CORNER OF A CALLED TRACT OF LAND KNOWN AS TRACT 37;

THENCE: S 24° 42' 59" W ALONG THE COMMON LINE OF SAID TRACT 38 AND SAID TRACT 37, AT 59.00 FEET PASS A ½ INCH IRON ROD WITH CAP STAMPED "KERR 4502" SET FOR REFERENCE, CONTINUE ON FOR A TOTAL DISTANCE OF **1167.34 FEET** TO A POINT WITHIN AN EXISTING 6 INCH FENCE POST FOUND MARKING THE SOUTH CORNER OF SAID TRACT 37 AND THE NORTHWEST CORNER OF A CALLED TRACT OF LAND KNOWN AS TRACT 36;

THENCE: S 20° 00' 43" W ALONG THE COMMON LINE OF SAID TRACT 38 AND SAID TRACT 36, SAME BEING THE CENTERLINE OF SAID 60.00 FOOT ROAD EASEMENT, FOR A DISTANCE OF **273.88 FEET** TO THE **POINT OF BEGINNING** CONTAINING **16.875 ACRES OF LAND** (AS MEASURED BY GRID DISTANCES), MORE OR LESS SURVEYED ON THE GROUND.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502
DATE: 02/09/2021

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