

LETH LTD

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Field notes for **177.31 acres** of land in the John M. Lane Survey, Abstract No. 531 and the Uriah Hunt Survey, Abstract No. 401 in McLennan County, Texas and being out of that First Tract called 160 acres and Second Tract called a residue of 40 acres as described in a deed to William H. Duty and Jacquelyn S. Duty of record in Volume 2149, Page 437 of the Deed Records of Bell County, Texas. Said 177.31 acres being shown on the attached plat and described as follows with bearings based on geodetic north.

Beginning at a 5/8 inch iron rod found at the occupied northwest corner of the above referenced Second Tract, the southwest corner of 24.746 acres of land described in a deed to Kenneth B. Emery of record in Instrument 2007-00021864 of the Official Public Records of Real Property of Bell County, for the **northwest corner** of the herein described parcel of land,

Thence along the south line of the said 24.746 acres, the north line of the said Second Tract and held north line of the said First Tract, the following three (3) courses and distances:

- 1.) **S 74degrees 02minutes 22seconds E 899.39 feet** to a 1/2 inch iron rod found,
- 2.) **S 03degrees 30minutes 03seconds E 45.00 feet** to a 5/8 inch iron rod found, and
- 3.) **S 73degrees 13minutes 04seconds E 794.10 feet** to a point at the southeast corner of the said 24.746 acres from where a 3/8 inch iron rod found bears **N 33degrees 48minutes 34seconds E 3.90 feet**,

Thence S 72degrees 50minutes 34seconds E 494.59 feet generally along a fence and the occupied north line of the First Tract to a 1/2 inch iron rod found at the southeast corner of that parcel of land described in a deed to Mike White and Elouise White of record in Volume 1850, Page 515 of the said Bell County Deed Records being in the west line of that called 74.37 acres of land described in a deed to John Allan Hamilton of record in Volume 2291, Page 568 of the said Bell County Deed Records,

Thence along the said west line of the 74.37 acres **S 19degrees 21minutes 59seconds W 334.48 feet** to a 1/2 inch iron rod found and **S 16degrees 30minutes 06seconds W 948.60 feet** to a 1/2 inch iron rod found at the southwest corner of the said 74.37 acres,

Thence S 72degrees 49minutes 43seconds E 941.93 feet along the south line of the 74.37 acres to a 60d Nail found set in rock marking its southeast corner and the occupied southwest corner of the James R. Cooper 32.88 acres described in Instrument 2006-00051750 of the said Official Public Records,

Thence S 72degrees 53minutes 37seconds E 786.60 feet to a 1/2 inch iron rod found at the southeast corner of the Cooper tract and the southwest corner of that 24.02 acres of land described in a deed to The True Vine, L.C. of record in Volume 5760, Page 299 of the said Official Public Records of Bell County,

Thence S 73degrees 08minutes 03seconds E 422.40 feet to a 1/2 inch iron rod found at the southeast corner of the said 24.02 acres, in the west line of Lot 70 of Lakeside Hills Section Three according to the plat in Cabinet A, Slide 43-D of the Plat Records of Bell County for the northeast corner of the herein described 177.31 acres of land,

Thence along the west lines of Lots 70 through 76 of the said Lakeside Hills the following eight (8) courses and distances"

- 1.) **S 19degrees 28minutes 06seconds W 46.15 feet** to a 1/2 inch iron rod found ,

- 2.) S 21degrees 54minutes 48seconds W 149.81 feet to a 60d nail found set in a 14 inch Cedar Tree,
- 3.) S 14degrees 50minutes 50seconds W 102.40 feet to a ½ inch iron rod found,
- 4.) S 17degrees 39minutes 00seconds W 320.91 feet to a ½ inch iron rod found,
- 5.) S 18degrees 52minutes 15seconds W 319.88 feet to a ½ inch iron rod found,
- 6.) S 18degrees 28minutes 18seconds W 209.77 feet to a ½ inch iron rod found,
- 7.) S 33degrees 17minutes 06seconds W 117.40 feet to a ½ inch iron rod found, and
- 8.) S 69degrees 39minutes 51seconds W 192.17 feet to a 1 ½ inch iron pipe found at the northeast corner of Lot 35, Block 10 of The Ridge, Phase Three according to the plat of Record in Cabinet D, Slide 201-D, 202-A and 202-B of the said Plat Records of Bell County for the southeast corner of the herein described 177.31 acres of land,

Thence N 71degrees 55minutes 36seconds W 821.60 feet along the north line of the said Block 10 to a 3/8 inch iron rod capped M&A found at its northwest corner, the north corner of Lot 25, Block 5 of The Ridge, Phase Two, Section 1 according to the plat in Cabinet D, Slide 74-B and 74-C of the said Bell County Plat Records,

Thence N 71degrees 54minutes 37seconds W 507.22 feet to a ½ inch iron rod capped 1852 found at the northwest corner of Lot 23 of the said Block 5 and the northeast corner of Lot 22, Block 5 of The Ridge, Phase One according to the plat of record in Cabinet D, Slide 10 D, 11 A- 11B of the said county plat records,

Thence N 71degrees 54minutes 50seconds W 1584.24 feet along the north line of Block 5 in the said Phase One to a point in the north line of Lot 12, Block 5 for the southwest corner of the herein described 177.31 acres from were a 1 ¾ inch iron pipe found for the southeast corner of that called 22.77 acres of land described in a deed to Sidney Cospers and Bobbie J. Cospers of record in Volume 1320, Page 253 of the Deed Records of Bell County bears S 10degrees 16minutes 31seconds W 2.80 feet,

Thence along the east line of the Cospers 22.77 acres the following six (6) courses and distances:

- 1.) N 10degrees 16minutes 31seconds E 209.14 feet to a 5 inch Cedar Post,
- 2.) N 29degrees 15minutes 00seconds W 692.92 feet to a 6 inch Cedar Post,
- 3.) N 76degrees 11minutes 22seconds W 607.07 feet to a 5 inch Cedar Post,
- 4.) N 22degrees 57minutes 09seconds E 239.36 feet to a 8 inch Cedar Post,
- 5.) N 32degrees 37minutes 24seconds E 794.52 feet to a 4 inch Cedar Post, and
- 6.) N 19degrees 20minutes 58seconds E 244.58 feet to a 6 inch Cedar Post at the northeast corner of the said 22.77 acres,

Thence along the north line of the 22.77 acres the following three (3) courses and distances"

- 1.) N 86degrees 55minutes 25seconds W 292.33 feet to a 6 inch Cedar Post,
- 2.) S 80degrees 04minutes 07seconds W 52.93 feet a 60d nail placed in an 8 inch Dead Oak Tree, and
- 3.) N 83degrees 02minutes 00seconds W 19.04 feet to a 1 ¾ inch iron pipe found at the northwest corner of the said 22.77 acres, in the west line of the Travis W. Moon and Amy D. Lisenbe 5.00 acres described in Instrument 2012-00013162 of the said Official Public Records and being in the west line of the above referenced Second Tract,

Thence N 18degrees 05minutes 43seconds E 836.64 feet along the said west line and partway along the east side of Quanah Valley Road to the Point of Beginning.

Surveyed July 9, 2013

Gale Arnold R.P.L.S. 3879
WO 13-04-6651

