



Sketch Showing:

A 69.74 acre tract of land situated within Block No. 5 of the S. D. Harper Subdivision, Coleman County, Texas, according to the plat or map thereof recorded in Volume 67, Page 1, Deed Records, Coleman County, Texas, said 69.74 acre tract consisting of all of that tract of land described in a deed to the Veterans Land Board of the State of Texas (hereinafter referenced as "VLB") recorded in Volume 745, Page 675, Deed Records, Coleman County, Texas and being part of that tract of land described in a deed to Rhonda Michelle Freel et. vir. recorded in Volume 61, Page 656, Official Public Records, Coleman County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a ½" rebar rod found with a survey cap stamped Don King 3896 (control monument) in the South line of County Road No. 210, for a common corner between said VLB tract and a tract of land described in a deed to Jodi Watson et. al. recorded in Volume 747, Page 3, Deed Records, Coleman County, Texas, for the Northeast corner of this described tract;

Thence over and across said Block No. 5 along the common line between said VLB tract and Watson tract with the East line of this described tract the following courses and distances:

Thence S 00° 07' 16" W, 450.21 feet, to a ½" rebar rod found with a survey cap stamped Don King 3896 (control monument) found for a common corner between said VLB tract and Watson tract, for an angle corner of this described tract;

Thence S 89° 52' 44" E, 250.78 feet, to a ½" rebar rod found with a survey cap stamped Don King 3896 (control monument) found for a common corner between said VLB tract and Watson tract, for an angle corner of this described tract;

Thence S 00° 06' 29" W, 1451.63 feet, to a ½" rebar rod found with a survey cap stamped Don King 3896 (control monument) found for a common corner between said VLB tract and Watson tract, for the Southeast corner of this described tract;

Thence N 89° 52' 52" W along the common line between said VLB tract, Freel tract and Watson tract, at 1259.06 feet passing a ½" rebar rod found with a survey cap stamped Don King 3896 (control monument) found for a common corner between said VLB tract and Freel tract; thence continuing along the same course for a total distance of 1469.62 feet, to a ½" rebar rod found with a survey cap stamped Don King 3896 (control monument) for a common corner between said Freel tract and Watson tract, said point being located in the common line between said Block No. 5 and Block No. 11 of said S. D. Harper Subdivision, for the Southwest corner of this described tract;

Thence N 11° 01' 02" W along the common line between said Block No. 5 and Block No. 11, same being the common line between said Freel tract and Watson tract, at 1255.70 feet passing a ½" rebar rod set with a survey cap stamped A.L.S. 6224 6332 for a common corner between said Freel tract and Watson tract; thence continuing along the same course over and across said Freel tract along the common line between said Block No. 5 and Block No. 11 for a total distance of 1938.26 feet, to a ½" rebar rod set with a survey cap stamped A.L.S. 6224 6332 in the common line between said Freel tract and previously mentioned County Road No. 210, for the Northwest corner of this described tract; from which a ½" rebar rod (control monument) found for the Northwest corner of said Freel tract bears N 89° 53' 02" W, 2209.05 feet;

Thence S 89° 53' 02" E over and across said Block No. 5 along the common line between said Freel tract, and County Road No. 210, at 584.83 feet passing a ½" rebar rod found with a survey cap stamped Don King 3896 (control monument) for a common corner between said Freel tract and previously mentioned

VLB tract; thence continuing along the same course with the common line between said VLB tract and County Road No. 210 for a total distance of 1592.95 feet, to the place of beginning and containing 69.74 acres of land.

*Note: All bearings were based on GPS observations, NAD83 Texas Central 4203 (Epoch 2011).*