

Kenneth D. Leatherwood
Registered Professional Land Surveyor

384 PR 829
Stephenville, Texas 76401

Phone 254 968 5539
Cell 254 4785 2071

Land Description

State of Texas:
County of Coryell:

All that certain 51.01 acre tract of land in the Thomas Marshall Survey, A – 688 in Coryell County, Texas, being a part of that certain 219.48 acre tract described in deed from Misty Lenox to Donald Gartman, dated June 17, 2021, and recorded in document number 3399453 of the official public records of Coryell County, Texas, and described as follows:

Beginning at a ½” iron rod found at the base of a 4” pipe post at the northwest corner of the said 219.48 acre tract, the southwest corner of a 20.28 acre tract described in deed from Troy Latham, et ux to Justin Latham, et ux, dated April 18, 2013, and recorded in document number 262497 of the official public records of Coryell County, Texas, and at the northeast corner of a 5.00 acre tract described in deed to Jeff Latham, dated January 19, 1989, and recorded in volume 471, page 207 of the official public records of Coryell County, Texas, for the northwest corner of this tract;

Thence N 59°30'41" E, along a fence and the north line of the said 219.48 acre tract, 500.15' to a ½” iron rod found at the southeast corner of the said 20.28 acre tract, and in the south line of a 107.33 acre tract described in deed from Steve Kimbrel, et ux to Melissa D. Latham, dated March 9, 2011, and recorded in document number 244192 of the official public records of Coryell County, Texas, (said 107.33 acre tract is parent tract of said 20.28 acre tract);

Thence N 59°33'13" E, along a fence, 794.55' to a 4” pipe post at the southeast corner of the said 107.33 acre tract;

Thence N 59°30'23" E, along a fence, 742.03' to a 4” pipe post at the occupied northeast corner of the said 219.48 acre tract, in the west line of a 97.434 acre tract described in deed from Billy R. Haase to Troy D. Latham, dated June 24, 1999, and recorded in document number 124835 of the official public records of Coryell County, Texas, for a northeasterly corner of this tract;

Thence S 32°59'29" E, along a fence and the east line of the said 219.48 acre tract, 851.21' to a 4” pipe post at the southwest corner of the said 97.434 acre tract, an interior corner of the said 219.148 acre tract, for the southeast corner of this tract;

Thence crossing the said 219.48 acre tract along a cross fence as follows:

S 24°44'20" W, 439.08' to a set spike at a fence corner post;

S 49°45'09" W, 526.58' to a set spike at a fence corner post;

S 55°49'47" W, 126.80' to a set spike at a fence corner post;

S 82°56'17" W, 615.24' to a set spike at a fence corner post;

And S 04°32'57" E, at 337.36' pass a spike set in a fence in the north line of Coryell County Road No. 220, continuing a total distance of 340.94' to a southeasterly corner of this tract in the south line of the said 219.48 acre tract;

Thence N 73°02'03" W, along the south line of the said 219.48 acre tract and generally along the north line of the said county road, 488.80' to a ½" iron rod found at the southeast corner of the said 5.00 acre Jeff Latham tract, the southwest corner of the said 219.48 acre tract, for a southwesterly corner of this tract;

Thence N 31°59'08" W, along a fence and the west line of the said 219.48 acre tract, 900.91' to the point of beginning and containing 51.01 acres of land.

I, Kenneth D. Leatherwood, Registered Professional Land Surveyor No. 5531 of the State of Texas, certify that these field notes and accompanying plat are correct to the best of my knowledge and represent a survey made on the ground by me personally on April 24, 2022.

Kenneth D. Leatherwood
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Land Description

State of Texas:
County of Coryell:

All that certain 19.77 acre tract of land in the Thomas Marshall Survey, A – 688 and the George Robinson Survey, A – 862, in Coryell County, Texas, being a part of that certain 219.48 acre tract described in deed from Misty Lenox to Donald Gartman, dated June 17, 2021, and recorded in document number 3399453 of the official public records of Coryell County, Texas, and described as follows:

Beginning at a 3” pipe post at an internal corner of the said 219.48 acre tract, the northeast corner of a 28.294 acre tract described in deed from Mark Latham to Seth Barton, dated June 19, 2020, and recorded in document number 327241 of the official public records of Coryell County, Texas, for the southeast corner of this tract;

Thence S 66°18'39" W, along a fence, 623.52' to a 3” pipe post at the northwest corner of the said 28.294 acre tract, the northeast corner of a 10.00 acre tract described in deed from Vanderbilt Mortgage to Adrian Sanders, dated December 30, 2009, and recorded in document number 233403 of the official public records of Coryell County, Texas, for a corner of this tract;

Thence S 66°23'14" W, along a fence, 709.18' to a 3/8” iron rod found at a southwest corner of the said 219.48 acre tract, in the east line of Coryell County Road No. 220, for the southwest corner of this tract;

Thence

along the north line of the said county road, as follows:

N 25°41'58" W, along the east line of the said county road 109.02' to a capped 3/8” iron rod found at the base of corner post for a corner of the said 219.48 acre tract and the most westerly northwest corner of this tract;

Thence crossing the said 219.48 acre tract as follows:

N 66°23'53" E, 411.19' to a set spike in a cross fence;

N 33°52'20" W, 631.85' to a set spike at a fence corner post;

N 49°45'09" E, 526.58' to a set spike at a fence corner post;

And N 24°44'20" E, 439.08' to a 4” pipe post at an internal corner of the said 219.48 acre tract, the southwest corner of a 97.434 acre tract described in deed from Billy Haase to Troy D. Latham, dated June 24, 1999, and recorded in document number 124835 of the official public records of Coryell County, Texas, for the northeast corner of this tract:

Thence S 33°32'58" E, crossing the said 219.48 acre tract, 1190.17' to the point of beginning and containing 19.77 acres of land.

I, Kenneth D. Leatherwood, Registered Professional Land Surveyor No. 5531 of the State of Texas, certify that these field notes and accompanying plat are correct to the best of my knowledge and represent a survey made on the ground by me personally on April 24, 2022.

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Land Description

State of Texas:
County of Coryell:

All that certain 10.67 acre tract of land in the Thomas Marshall Survey, A – 688 in Coryell County, Texas, being a part of that certain 219.48 acre tract described in deed from Misty Lenox to Donald Gartman, dated June 17, 2021, and recorded in document number 3399453 of the official public records of Coryell County, Texas, and described as follows:

Beginning at a capped 3/8" iron rod found at a fence corner post at an internal corner of the said 219.48 acre tract, at a corner of Coryell County Road No. 220, in the south line of the Marshall Survey, the north line of the George Robinson Survey, A – 220, for a southwesterly corner of this tract, from which the most westerly southwest corner of the said 219.48 acre tract bears N 73° 02' 03" W, 1182.82';

Thence N 73°02'03" W, along the north line of the said county road and the south line of the said 219.48 acre tract, 694.02' to the southwest corner of this tract;

Thence crossing the said 219.48 acre tract as follows:

N 04°32'57" W, at 3.58' pass a spike set in a fence, continuing across pasture, 340.94' to a set spike in a cross fence, for the northwest corner of this tract;

N 82°56'17" E, along a fence, 615.24' to a spike set at a fence corner post;

N 55°49'47" E, along a fence, 126.80' to a spike set at a fence corner post;

S 33°52'20" E, partly along a fence, 631.85' to a set spike;

And S 66°23'53" W, crossing pasture, 411.19' to the point of beginning and containing 10.67 acres of land.

I, Kenneth D. Leatherwood, Registered Professional Land Surveyor No. 5531 of the State of Texas, certify that these field notes and accompanying plat are correct to the best of my knowledge and represent a survey made on the ground by me personally on April 24, 2022.