

Now or formerly
Center Ranch LLC
Called 1346.052 Ac.
1725/77

Now or formerly
Severiano Garza
Called 12.03 Ac.
1513/474

SAMUEL B.

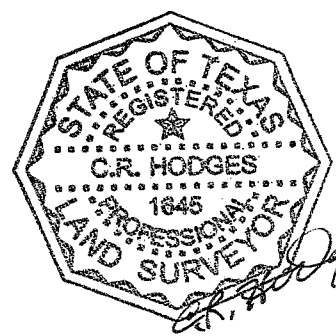
Now or formerly
R.B. Long
Called 221.2 Ac.
398/303

MARSHALL SUR., A-13

70.300 Ac.

STERLING B. ROSS SUR.
A-744

Now or formerly
Donna & Larry Schlabach
Called 33.471 A.
1346/266



Leon County, Texas
1" = 300'
October 20, 2020

THIS SURVEY WAS DONE WITHOUT BENEFIT OF A TITLE REPORT
AND MAY BE SUBJECT TO OTHER EASEMENTS OR ENCUMBRANCES.
ALL SET 1/2" IRON RODS ARE SET WITH RED CAPS STAMPED "CRH 1645"
ALL ABSTRACT SURVEY LINES SHOWN ARE THE APPROXIMATE LOCATIONS.

C.R. HODGES SURVEYING	
P.O. BOX 924 1212 EAST HOUSTON AVE. CROCKETT, TEXAS 75835 PHONE: 936-544-7608 FAX: 936-544-7612 hodgessurveying@gmail.com	

Field Notes for 70.300 Acres
STERLING B. ROSS SURVEY, A-744
Leon County, Texas

70.300 acres out of and a part of the STERLING B. ROSS SURVEY, A-744, in Leon County, Texas, and being out of and a part of a called 1898.00 acres tract, recorded in Vol. 1536, Page 39 of the Official Records of Leon County, Texas, which 70.300 acres more particularly described by metes and bounds as follows:

BEGINNING on a point for corner in the center of County Road No. 232, for the West corner of this tract and being the North corner of the now or formerly Center Ranch LLC, called 1346.052 acres tract, recorded in Vol. 1725, Page 77 Official Records of Leon County, found $\frac{1}{2}$ inch iron rod for reference corner S 42 deg. 44 min. 20 sec. E, 24.66 feet;

THENCE along with the center of County Road No. 232, in Leon County, Texas, N 60 deg. 20 min. 13 sec. E, 376.95 feet, N 61 deg. 03 min. 37 sec. E, 699.94 feet, N 70 deg. 10 min. 44 sec. E, 101.05 feet and N 76 deg. 44 min. 28 sec. E, 502.84 feet to corner in same, same being in the South West line of the now or formerly Severiano Garza called 12.03 acres tract, recorded in Vol. 1513, Page 474 of the Official Records of Leon County, and also being on or near the South West line of the SAMUEL B. MARSHALL SURVEY, A-13, and the North East line of the STERLING B. ROSS SURVEY, A-744, set $\frac{1}{2}$ inch iron rod for reference corner S 34 deg. 14 min. 51 sec. E, 74.35 feet;

THENCE S 34 deg. 14 min. 51 sec. E, 2188.68 feet to a found $\frac{1}{2}$ inch iron rod found for corner, same being the North East corner of now or formerly Donna and Larry Schlabach, called 33.471 acres tract, recorded in Vol. 1346, Page 266 of the Official Records of Leon County, and also being on or near the South West line of now or formerly R.B. Long called 221.3 acres tract, recorded in Vol. 398, Page 303, of the Leon County Deed Records;

THENCE the North line of said now or formerly Donna and Larry Schlabach called 33.471 acres recorded in Vol. 1346, Page 266 Official Records of Leon County, S 86 deg. 30 min. 16 sec. W, 861.22 feet to $\frac{1}{2}$ inch iron rod found for corner, and S 52 deg. 02 min. 11 sec. W, 589.61 feet to a found $\frac{1}{2}$ inch iron rod for corner in same, same being in the North East line of said now or formerly Center Ranch LLC called 1346.052 acres of land recorded in Vol. 1725, Page 77, of the Official Records of Leon County;

THENCE N 42 deg. 44 min. 20 sec. W, 2109.82 feet to the place of beginning and containing 70.300 acres of land more or less.

Field Notes Prepared October 21, 2020.

