

Based on "16.49 ac."

Joseph Long "10.38 ac." V. 725 P. 360

Fnd. 1/2" S.R. (F.C.)

N 60°-00'-00" E
707.54'
(708.90')

"16.49 ac."

4.61 ACRES

Donald Edwards
"6.18 ac."
V. 838 P. 373

CR 149

- 1 N 46°-24'-24" W 81.86'
- 2 N 63°-24'-23" W 113.13'
- 3 N 72°-57'-24" W 95.25'
- 4 N 54°-42'-10" W 79.26'
- 5 S 23°-46'-03" E 165.08'
- 6 S 36°-42'-11" E 100.22'
- 7 S 53°-33'-26" E 255.25'
- 8 S 58°-50'-34" E 114.84'
- 9 S 38°-13'-27" E 95.04'
- 10 S 17°-44'-09" E 56.66'

CR 149

Harry E. Wood "8.47 ac."
V. 621 P. 742

LEGEND

—x— Fence
—E— Electric

NOTE: Set 1/2" S.R. at corners
unless noted otherwise.

2.50 ACRES
(surveyed 01-21-03)

9.38 ACRES

Rickie Lee Jones et ux
"16.49 ac." V. 845 P. 814

TRAILS END ESTATES - E. 139 B LCMR

A-1272

D. A. McCASKILL

N 55°-24'-24" E 400.21'

"15.74 ac." V. 1223 P. 795

John J. Sigford

RAMON de la GARZA A-8

David Rodriguez "22.41 ac." V. 1085 P. 649

TD = 1,334.55' (1,333.11')
N 30°-00'-00" W 983.22'

Fnd. 1/2" S.R.

David W. Free

R.P.L.S. No. 4010



FREE and ASSOCIATES P.C.

P.O. Box 317
Centerville, Texas 75833
903/536-2554

STATE OF TEXAS

TRAILS END ESTATES

COUNTY OF LEON

AUGUST 11, 2006

9.38 ACRES

These notes describe that certain 9.38 acres in the D. A. McCASKILL SURVEY, Abstract 1272, located in Leon County, Texas; being part of that "16.49 acres" contained in the General Warranty Deed dated January 28, 1993 from Darin Louis Coffen et al to Rickie Lee Jones and wife, Anna Jones and recorded in Volume 845 Page 814 Leon County Official Records, also being part of Lot 29, Lot 30 and Lot 31 of Trails End Estates as recorded in Envelope 139B Leon County Map Records; this 9.38 acre tract is described more particularly as follows:

BEGINNING at the East corner of the "16.49 acres", same being the South corner of that "22.41 acres" (recorded in Volume 1085 Page 649 LCOR); found a 1/2" steel rod at same;

THENCE with the Northeast line of the "16.49 acres", same being the Southwest line of the "22.41 acres", in the general direction of an existing fence, North 30°-00'-00" West a distance of 983.22 feet to the East corner of a 4.61 Acre tract (surveyed out of the "16.49 acres" this date by the undersigned); set a 1/2" steel rod at same;

THENCE with the Southeast line of the 4.61 Acres, South 64°-00'-00" West a distance of 169.72 feet to the North corner of a 2.50 Acre tract (surveyed out of the "16.49 acres" January 21, 2003 by the undersigned); found a 1/2" steel rod at same;

THENCE with the Northeast line of the 2.50 Acres, South 24°-11'-11" East a distance of 306.34 feet to the East corner of the 2.50 Acres; found a 1/2" steel rod at same;

THENCE with the Southeast line of the 2.50 Acres, South 64°-00'-06" West a distance of 355.67 feet to the South corner of the 2.50 Acres in County Road 149 (but not the centerline of same); found a 1/2" steel rod offset North 64°-00'-06" East 30.02 feet;

THENCE with lines of the "16.49 acres", same being in County Road 149 (but not the centerline of same), as follows:

South 23°-46'-03" East	165.08 feet to a 1/2" steel rod set below surface;
South 38°-42'-11" East	100.22 feet to a 1/2" steel rod set below surface;
South 53°-33'-26" East	255.25 feet to a 1/2" steel rod set below surface;
South 58°-50'-34" East	114.84 feet to a 1/2" steel rod set below surface;
South 38°-13'-27" East	95.04 feet to a 1/2" steel rod set below surface;

THENCE continuing with a line of the "16.49 acres", South 17°-44'-09" East a distance of 56.66 feet to the South corner of the "16.49 acres" in the Northwest line of that "15.74 acres" (recorded in Volume 1223 Page 795 LCOR); set a 1/2" steel rod at same

THENCE with the Southeast line of the "16.49 acres" same being the Northwest line of the "15.74 acres", North 55°-24'-24" East a distance of 400.21 feet to the PLACE OF BEGINNING.

Containing, according to the dimensions herein stated, an area of 9.38 acres of land.

SURVEYOR'S NOTE: Bearings based on the "16.49 acres". Access is by frontage on County Road 149. See plat.

David W. Free

David W. Free

R.P.L.S. No 4010

