

**LETH LTD.**  
**6801 Sanger Avenue, Suite 111**  
**Waco, TX 76710**  
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**3385 State Farm-To-Market Highway 1241, Coryell County, Texas**

**TRACT 2:**

**Field notes** describing a **67.63-acre** tract of land in the Francis K. Clanton Survey, Abstract Number 162 and Samuel Evitts Survey, Abstract Number 320, Coryell County, Texas, being a portion of a called First Tract and Second Tract conveyed to A. Harris, recorded in Volume 130 Page 300 in the Deed Records of Coryell County, Texas (C.C.D.R.). Said 67.63-acre tract shown on the attached plat and being more particularly described by metes and bounds as follows:

**Beginning** at a ½" diameter iron rod set with cap (LETH #3879) at the northeast corner of said Harris First Tract, at the most northerly northwest corner of a called 457.3-acre tract of land held by G.D. Wilkinson and described in Volume 162, Page 235, C.C.D.R., and in the south line of State Farm-To-Market Highway 1241 (FM 1241), for the northeast corner in the herein described tract of land;

**Thence S 19 degrees 48 minutes 31 seconds W – 1471.64 feet** with the east line of said Harris First Tract, the west line of said Wilkinson tract, and generally following a wire fence to a 2-½" diameter steel pipe corner fence post found for the southeast corner in the herein described tract of land;

**Thence N 69 degrees 50 minutes 20 seconds W – 2170.01 feet** with a south line of said Harris First Tract, a north line of said Wilkinson tract, and generally following a wire fence to a 2-½" diameter steel pipe corner fence post found at the northeast corner of said Harris Second Tract for a corner in the herein described tract of land;

**Thence S 19 degrees 30 minutes 23 seconds W – 349.19 feet** with the east line of said Harris Second Tract and the west line of said Wilkinson tract to a ½" diameter iron rod set with cap (LETH #3879), from which a 2-½" diameter steel pipe corner fence post found at the southeast corner of said Harris First Tract bears S 19 degrees 30 minutes 23 seconds W – 2714.57 feet, for a corner in the herein described tract of land;

**Thence N 64 degrees 17 minutes 32 seconds W – 211.99 feet** through said Harris Second Tract to a ½" diameter iron rod set with cap (LETH #3879) for a corner in the herein described tract of land;

**Thence N 23 degrees 55 minutes 46 seconds E – 465.66 feet** through said Harris Second Tract and through said Harris First Tract to a ½" diameter iron rod set with cap (LETH #3879), for a corner in the herein described tract of land;

**Thence S 68 degrees 41 minutes 03 seconds E – 218.01 feet** through said Harris First Tract to a ½" diameter iron rod set with cap (LETH #3879) in the west line of County Road 94 for a corner in the herein described tract of land;

**Thence N 52 degrees 42 minutes 11 seconds E – 489.05 feet** through said Harris First Tract and with the west line of County Road 94 to a ½" diameter iron rod set with cap (LETH #3879), for an angle point in the herein described tract of land;

**Thence N 45 degrees 27 minutes 08 seconds E – 87.37 feet** through said Harris First Tract and with the west line of County Road 94 to a ½" diameter iron rod set with cap (LETH #3879), for an angle point in the herein described tract of land;

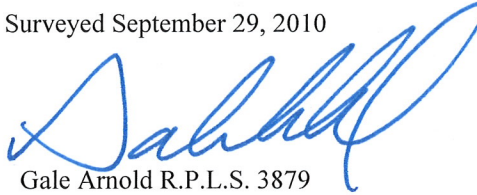
**Thence N 26 degrees 36 minutes 16 seconds E – 110.62 feet** through said Harris First Tract and with the west line of County Road 94 to a ½" diameter iron rod set with cap (LETH #3879), for an angle point in the herein described tract of land;

**Thence N 17 degrees 44 minutes 30 seconds E – 748.83 feet** through said Harris First Tract and with the west line of County Road 94 to a ½” diameter iron rod set with cap (LETH #3879) in the north line of said Harris First Tract and in the south line of said FM 1241, for the northwest corner in the herein described tract of land;

**Thence S 71 degrees 18 minutes 00 seconds E – 1446.60 feet (BEARING BASIS – Deed Call)** with the north line of said Harris First Tract and the south line of said FM 1241 to a ½” diameter iron rod set with cap (LETH #3879) at the beginning of a curve to the right in the south line of said FM 1241, for an angle point in the herein described tract of land;

**Thence**, with the north line of said Harris First Tract, the south line of said FM 1241 and said curve to the right, with a length of **396.13 feet**, a radius of 1387.69 feet, and a chord of S 63 degrees 07 minutes 08 seconds E, a distance of 394.79 feet, to the **POINT OF BEGINNING** and containing **67.63-acres** of land.

Surveyed September 29, 2010



Gale Arnold R.P.L.S. 3879

W.O. #10-09-4679



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**3385 State Farm-To-Market Highway 1241, Coryell County, Texas**

**TRACT 1:**

**Field notes** describing a **244.24-acre** tract of land in the Francis K. Clanton Survey, Abstract Number 162 and Samuel Evitts Survey, Abstract Number 320, Coryell County, Texas, being a portion of a called First Tract and Second Tract conveyed to A. Harris, recorded in Volume 130 Page 300 in the Deed Records of Coryell County, Texas (C.C.D.R.). Said 244.24-acre tract shown on the attached plat and being more particularly described by metes and bounds as follows:

**Beginning** at a 2-½" diameter steel pipe corner fence post found at the northwest corner of said Harris First Tract, in east line of a called Tract Two (676.74-acres) conveyed to Inez Washburn, recorded in Volume 362, Page 473, C.C.D.R., and at the southwest corner of a called 241.1-acre tract of land conveyed to W.T. Perryman, recorded in Volume 162, Page 251, C.C.D.R., for the northwest corner of the herein described tract of land;

**Thence S 71 degrees 18 minutes 00 seconds E – 666.95 feet** with the north line of said Harris First Tract and the south line of said Perryman tract to a ½" diameter iron rod set with cap (LETH #3879) in a curve to the left in the south line of State Farm-To-Market Highway 1241 (FM 1241), for an angle point in the herein described tract of land;

**Thence**, with the north line of said Harris First Tract, the south line of said FM 1241 and said curve to the left, with a length of **286.10 feet**, a radius of 1477.69 feet, and a chord of S 65 degrees 56 minutes 05 seconds E, a distance of 285.65 feet, to a ½" diameter iron rod set with cap (LETH #3879), for an angle point in the herein described tract of land;

**Thence S 71 degrees 18 minutes 00 seconds E – 1638.23 feet (BEARING BASIS – Deed Call)** with the north line of said Harris First Tract and the south line of said FM 1241 to a ½" diameter iron rod set with cap (LETH #3879) in the west line of County Road 94, for the northwest corner in the herein described tract of land;

**Thence S 17 degrees 44 minutes 30 seconds W – 748.83 feet** through said Harris First Tract and with the west line of County Road 94 to a ½" diameter iron rod set with cap (LETH #3879), for an angle point in the herein described tract of land;

**Thence S 26 degrees 36 minutes 16 seconds W – 110.62 feet** through said Harris First Tract and with the west line of County Road 94 to a ½" diameter iron rod set with cap (LETH #3879), for an angle point in the herein described tract of land;

**Thence S 45 degrees 27 minutes 08 seconds W – 87.37 feet** through said Harris First Tract and with the west line of County Road 94, to a ½" diameter iron rod set with cap (LETH #3879), for an angle point in the herein described tract of land;

**Thence S 52 degrees 42 minutes 11 seconds W – 489.05 feet** through said Harris First Tract and with the west line of County Road 94, to a ½" diameter iron rod set with cap (LETH #3879), for an angle point in the herein described tract of land;

**Thence N 68 degrees 41 minutes 03 seconds W – 218.01 feet** through said Harris First Tract to a ½" diameter iron rod set with cap (LETH #3879), for a corner in the herein described tract of land;

**Thence S 23 degrees 55 minutes 46 seconds W – 465.66 feet** through said Harris First Tract and through said Harris Second Tract to a ½" diameter iron rod set with cap (LETH #3879), for a corner in the herein described tract of land;



**Thence S 64 degrees 17 minutes 32 seconds E – 211.99 feet** through said Harris Second Tract to a ½” diameter iron rod set with cap (LETH #3879) in the west line of a called 457.3-acre tract of land held by G.D. Wilkinson and described in Volume 162, Page 235, C.C.D.R., from which a 2-½” diameter steel pipe corner fence post found at the northeast corner of said Harris Second Tract bears N 19 degrees 30 minutes 23 seconds E - 349.19 feet, for a corner in the herein described tract of land;

**Thence S 19 degrees 30 minutes 23 seconds W – 2714.57 feet** with the east line of said Harris Second Tract, the east line of said Harris First Tract, the west line of said Wilkinson tract, and generally following a wire fence to a 2-½” diameter steel pipe corner fence post found in a north line of said Washburn Tract Two for the southeast corner in the herein described tract of land;

**Thence N 70 degrees 39 minutes 25 seconds W – 2308.61 feet** with the south line of said Harris First Tract, a north line of said Washburn Tract Two, and generally following a wire fence to a 2-½” diameter steel pipe corner fence post found, for the southwest corner in the herein described tract of land;

**Thence N 20 degrees 14 minutes 45 seconds E – 4538.12 feet** with the west line of said Harris First Tract, the east line of said Washburn Tract Two, and generally following a wire fence to the **POINT OF BEGINNING** and containing **244.24-acres** of land.

#### **27’ WIDE ACCESS EASEMENT TRACT**

**Field notes** describing a **0.15-acre access easement tract of land (27’ wide)** in the Samuel Evitts Survey, Abstract Number 320, Coryell County, Texas, being a portion of a called Second Tract conveyed to A. Harris, recorded in Volume 130, Page 300 in the Deed Records of Coryell County, Texas (C.C.D.R.). Said 0.15-acre access easement tract shown on the attached plat and being more particularly described by metes and bounds as follows:

**Beginning** at a ½” diameter iron rod set with cap (LETH #3879) at the centerline end point of County Road 94, from which a 2-1/2” diameter steel corner fence post found at the northeast corner of said Harris Second Tract bears N 49 degrees 23 minutes 42 seconds W – 66.96 feet, and being the point of origin and of the following centerline description. Said easement being 13-1/2’ on each side of said centerline description:

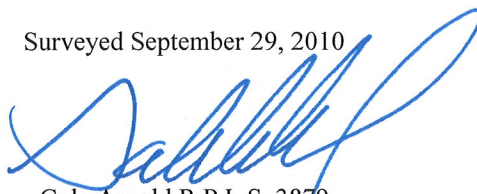
**Thence S 06 degrees 27 minutes 09 seconds W – 31.86 feet** through said Harris Second Tract to a ½” diameter iron rod set with cap (LETH #3879) for an angle point in the herein described access easement tract;

**Thence S 29 degrees 01 minutes 50 seconds W – 35.96 feet** through said Harris Second Tract to a ½” diameter iron rod set with cap (LETH #3879) for an angle point in the herein described access easement tract;

**Thence S 78 degrees 53 minutes 45 seconds W – 35.48 feet** through said Harris Second Tract to a ½” diameter iron rod set with cap (LETH #3879) for an angle point in the herein described access easement tract;

**Thence N 71 degrees 49 minutes 04 seconds W – 134.21 feet** through said Harris Second Tract to a ½” diameter iron rod set with cap (LETH #3879) at the **POINT OF TERMINATION** of said **0.15-acre access easement tract** of land, from which a ½” diameter iron rod set with cap (LETH #3879) at an angle point in the above described Tract 1 (244.24-acres) bears S 23 degrees 54 minutes 56 seconds W – 181.11 feet.

Surveyed September 29, 2010

  
Gale Arnold R.P.L.S. 3879

