

STATE OF TEXAS
COUNTY OF LEON

FIELD NOTES FOR 4.52 ACRES OF LAND

BEING 4.52 ACRES OF LAND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO JAMES KENNEDY IN THE DEED OF RECORD IN VOLUME 1845, PAGE 364 OF THE OFFICIAL PUBLIC RECORDS OF LEON COUNTY, TEXAS AND FURTHER BEING A PART OR PORTION OF TRACT 13 OF 2 MILE ESTATES AS SHOWN ON THE PLAT OF RECORD IN VOLUME 1, PAGE 141B OF THE PLAT RECORDS OF LEON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found $\frac{1}{2}$ " pin in the centerline of a 60 foot road easement for the southeasterly corner of Tract 1, the northeasterly corner of Tract 2, the northwesterly corner of Tract 12 of Pine Branch Hollow Section II as shown on the plat of record in Volume 4, Page 94 of the Plat Records of Leon County, Texas, and the southwesterly corner of Tract 13 and of this tract;

THENCE with common line of Tract 1 and the centerline of 60 foot road easement as follows:

North 41° 24' 44" West, a distance of 338.54 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap;

North 48° 16' 57" West, a distance of 102.07 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap;

North 33° 33' 24" West, a distance of 36.78 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap in the center of 2 Mile Creek for the northwesterly corner of this tract;

THENCE with the center of said 2 Mile Creek and into and across Tract 13 as follows:

North 50° 37' 05" East, a distance of 12.17 feet;

North 46° 02' 25" East, a distance of 99.29 feet;

North 57° 48' 39" East, a distance of 53.10 feet;

North 59° 19' 19" East, a distance of 36.62 feet;

South 85° 47' 40" East, a distance of 47.50 feet;

South 71° 00' 43" East, a distance of 41.31 feet;

South 37° 02' 38" East, a distance of 30.25 feet;

South 18° 33' 35" East, a distance of 48.85 feet;

South 82° 05' 51" East, a distance of 75.87 feet;

North 65° 30' 11" East, a distance of 35.26 feet;

North 50° 44' 12" East, a distance of 37.61 feet;

North 24° 21' 47" East, a distance of 61.29 feet;

North 01° 11' 05" East, a distance of 42.29 feet;

North 01° 53' 02" West, a distance of 46.75 feet to the intersection with the

southwesterly line of Tract 39, Pine Branch Hollow Subdivision, Section 1 as shown on the plat of record in Volume 4, Page 94 of the Plat Records of Leon County, Texas for the northeasterly corner of this tract;

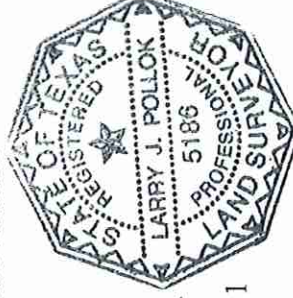
THENCE South 62° 51' 15" East, with common line of Tract 39, a distance of 369.10 feet to a R.R. tie corner post for the northerly corner of the aforementioned Tract 12 and the southeasterly corner of Tract 13 and of this tract;

THENCE South 48° 38' 07" West, with the common line of said Tract 12, a distance of 594.88 feet to the **POINT OF BEGINNING** and containing 4.52 acres of land as shown on the plat that accompanies this description.

The bearing system is based on NAD83, Texas Central.

POLLOK & SONS SURVEYING, INC.

Firm No. 10052700



Larry J. Pollok, RPLS #5186

May 24, 2023

Refer. 23-0311