



168 Col. Etheredge Blvd, Ste. D
Huntsville, TX 77340

Legal Description

TBD CR 482
Normangee, TX

EXHIBIT "A"

Being a tract of land containing 27.74 acres in the J.M. Viesca Survey, A-30 and F.M. Davis Survey, A-1286, Leon County, Texas, being the same tract as recorded in Vol. 1488, Page 596, of the Leon County Official Records (L.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" iron rods found and as referred to in the previously recorded deed, and as surveyed on the ground on December 30th of 2021. This description is also referred to the plat prepared by ATM Surveying, Project No. 2021-03765, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for a point in the northeast line of this tract, also being a point in the southwest line of the Patsy Kennerly called remainder of Tract 12, as recorded in Vol. 1264, Page 149 of the L.C.O.R.;

THENCE South 27°58'04" East, a distance of 2196.44 feet along the common line between this tract and said Kennerly tract, and then along the Sidney Symmons 6.00 acre tract, called part of Tract 12, as recorded in Vol. 1662, Page 751 of the L.C.O.R., and then along the other remainder of the Patsy Kennerly called Tract 12 to a 1/2" iron rod found for the east corner of this tract, also being a point in the northwest line of the Navasota Cattle Co. Inc. called 658.23 acre tract, as recorded in Vol. 1229, Page 580 of the L.C.O.R.;

THENCE South 54°00'45" West, a distance of 420.00 feet along the common line between this tract and said 658.23 acre tract to a 1/2" iron rod found south corner of this tract, also being the east corner of the Carlos Cortez called 33.220 acre tract, as recorded in Vol. 1061, Page 509 of the L.C.O.R.;

THENCE along the common line between this tract and said Cortez tract, for the following calls:

North 33°46'55" West, a distance of 2251.26 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a point in the southwest line of this tract;

North 33°46'55" West, a distance of 30.00 feet to a calculated west corner of this tract, in the centerline of C.R. 482 (60' R.O.W.);

THENCE along the centerline of said C.R. 482, for the following calls:

North 67°54'05" East, a distance of 107.48 feet to a point for corner;

North 50°11'56" East, a distance of 301.34 feet to a point for corner;

North 67°26'56" East, a distance of 199.99 feet to a point for corner;

North 82°20'58" East, a distance of 49.10 feet to a calculated north corner of this tract, also being the west corner of the said Patsy Kennerly called remainder of Tract 12;

THENCE South 27°58'04" East, a distance of 29.37 feet to the PLACE OF BEGINNING containing 27.74 acres.