



**METES AND BOUNDS DESCRIPTION**  
**14.656 ACRES of LAND**  
**S. WILLINGHAM SURVEY, ABSTRACT No. 1122**  
**LEON COUNTY, TEXAS**

BEING 14.656 acres of land, situated in the S. Willingham Survey, Abstract No. 1122, Leon County, Texas, and being all of those certain Lots 20 and 24 of Jennifer Estates according to the plat thereof recorded in Map Envelope No. 188-B ("No. 186" is written on the face thereof) of the plat records of Leon County, Texas, and being the same tract or parcel described in Warranty Deed with Vendor's Lien from Anderson Bullin to Jerry E. Williams, as recorded in Volume 1697, Page 401 of the Official Records of Leon County, Texas, said 14.656 acres of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" steel rod with orange flagging found at the West corner of the above referenced Lot 20, and being the same for the herein described tract, and being at the north corner of Lot 21 of the above referenced Jennifer Estates, and being in the southeast line of that certain called 41.07 acres described in Warranty Deed from Robert Michael Morrow and Kristi Ann Morrow to Larry Lynch, as recorded in Volume 1173, Page 926 of the Official Records of Leon County, Texas;

**THENCE** North  $38^{\circ}48'57''$  East with the southeast line of the above referenced 41.07 acre tract and partially with a fence for a distance of 528.52 feet to a 1/2" steel rod with yellow flagging found at an Angle corner of the above mentioned Lot 20, and being the same for the herein described tract, and being at the east corner of the above mentioned 41.07 acre tract, and being at the south corner of Lot 16 of the above mentioned Jennifer Estates;

**THENCE** North  $38^{\circ}42'44''$  East with the southeast line of the above referenced Lot 16 and generally with a fence for a distance of 151.55 feet to a 1/2" steel rod found at the North corner of said Lot 20, and being the same for the herein described tract, and being at the west corner of Lot 18 of said Jennifer Estates;

**THENCE** South  $66^{\circ}53'15''$  East with the southwest line of the above referenced Lot 18 and generally with a fence for a distance of 445.20 feet to a bent 1/2" steel rod with orange flagging found at the Upper Northeast corner of the herein described tract, and being at the northeast corner of said Lot 20, and being at the southeast corner of the above mentioned Lot 18, and being at an angle corner in the west line of Lot 19 of said Jennifer Estates;

THENCE South  $09^{\circ}38'28''$  East with the lower west line of the above referenced Lot 19 and generally with a fence for a distance of 218.27 feet to a  $1/2''$  steel rod with orange flagging found at the Interior corner of the herein described tract, and being at an angle corner in the east line of said Lot 20, and being at the northwest corner of the above referenced Lot 24, and being at the southwest corner of the above mentioned Lot 19 of said Jennifer Estates;

THENCE North  $86^{\circ}14'24''$  East with the south line of said Lot 19 and generally with a fence for a distance of 220.74 feet to a  $1/2''$  steel rod found at the Lower Northeast corner of the herein described tract, and being at the northeast corner of the above mentioned Lot 24, and being at the northwest corner of Lot 25 of said Jennifer Estates;

THENCE South  $00^{\circ}13'46''$  West with the west line of the above referenced Lot 25 and generally with a fence, at 407.75 feet pass a  $1/2''$  steel rod found for reference, and continuing in all for a distance of 435.10 feet to a calculated point at the Southeast corner of said Lot 24, and being the same for the herein described tract, and being at the southwest corner of the above mentioned Lot 25, and being in the north line of Lot 23 of said Jennifer Estates, and being in the center of a 60 foot road and utility easement of said Jennifer Estates labeled "Bridget Avenue", and located in the paving thereof;

THENCE South  $83^{\circ}15'35''$  West with the north line of the above referenced Lot 23 and the paving of Bridget Avenue for a distance of 251.35 feet to an Angle corner of the herein described tract, and being at the southwest corner of said Lot 24, and being at the southeast corner of said Lot 20 from which a  $1/2''$  steel rod with yellow flagging found bears North  $08^{\circ}34'14''$  East at 29.98 feet;

THENCE South  $54^{\circ}18'18''$  West with the north line of the above mentioned Lot 23 and in the paving of Bridget Avenue for a distance of 132.09 feet to a  $1/2''$  steel rod found at an Angle corner of the herein described tract, and being at an angle corner in the southeast line of said Lot 20, and being at the west corner of said Lot 23, and being at the north corner of Lot 22 of said Jennifer Estates;

THENCE South  $35^{\circ}43'29''$  West with the northwest line of the above referenced Lot 22 for a distance of 120.72 feet to a calculated point at the South corner of the herein described tract, and being at the south corner of said Lot 20, and being at the east corner of the above referenced Lot 21, and being located on the southeast side of the paving of Bridget Avenue, from which a bent  $1/2''$  steel rod found for reference bears North  $53^{\circ}49'05''$  West at 30.64 feet;

THENCE North  $53^{\circ}49'05''$  West with the northeast line of the above mentioned Lot 21 and partially with a fence for a distance of 821.70 feet back to the place of beginning and containing 14.656 acres of land.

Bearings hereon are based on the State Plane Coordinate System of 1983, Texas Central, Zone (4203), NAD 83.

See Plat of Survey prepared on even date.

I, Canyon Hamilton, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from an actual survey made on the ground under my supervision during the month of May 2023.

GIVEN UNDER MY HAND AND SEAL, this the 19<sup>th</sup> day of May 2023.



Canyon Hamilton  
Registered Professional  
Land Surveyor No. 6807

