



# HAINES SURVEYING CO.

P. O. BOX 1031 GATESVILLE, TEXAS 76528  
Cell 817-233-3846

**FIELD NOTES FOR:** Louis Garner

Dated: February 7, 2017.

All that certain tract or parcel of land located in Coryell County, Texas out of the Henry Reed Survey Abstract No. 884, the Christopher Miller Survey Abstract No. 695 and the James R. Hines Survey Abstract No. 478 and also being a portion of a so-called 224.728 acres tract of land conveyed to Leon River Ranch, LLC., by deed recorded in the Deed Records of Coryell County, Texas, Document No. 261702 and being more particularly described by metes and bounds as follows; to wit:

**BEGINNING** at a 5/8" dia. iron pin found at a fence corner in the north right of way of Farm to Market Highway No. 2412 on the original south line of said 224.728 acres tract and being the southwest corner of a 11.392 acres tract of land conveyed to Jason Knobloch etux, by deed recorded in the Deed Records of Coryell County, Texas (D.R.C.C.T.), Document No. 278353.

**THENCE** along the north row of said FM 2412 and said curve to the right, having a central angle of 04 deg. 08 min. 14 sec., a radius of 5679.58 feet, an arc length of 410.12 feet and a long chord of North 65 deg. 14 min. 16 sec. West a distance of 410.03 feet to a 5/8" dia. iron pin found at the end of said curve.

**THENCE** North 63 deg. 20 min. 44 sec. West along the north row of said FM 2412 a distance of 251.52 feet to a 5/8" dia. iron pin found at the beginning of curve to the left.

**THENCE** along the north row of said FM 2412 and said curve to the left, having a central angle of 09 deg. 04 min. 00 sec., a radius of 5779.58 feet, an arc length of 914.58 feet and a long chord of North 67 deg. 33 min. 32 sec. West a distance of 913.62 feet to a 5/8" dia. iron pin found at the end of said curve.

**THENCE** North 72 deg. 19 min. 53 sec. West along the north row of said FM 2412 a distance of 182.40 feet to a 3" dia. pipe post at a cutback corner in said row.

**THENCE** North 28 deg. 37 min. 21 sec. West along said row cutback a distance of 105.57 feet to a 5/8" dia. iron pin found in a fence in the east margin of County Road No. 174, same being the southwest corner of said 224.728 acres tract.

**THENCE** North 18 deg. 54 min. 34 sec. East along the fenced east line of said CR 174 a distance of 1133.54 feet to a new 3 1/2" dia. pipe fence corner post on the south side of a driveway for a corner.

**THENCE** North 18 deg. 39 min. 15 sec. East across said driveway along the un-fenced east line of said CR 174 a distance of 48.42 feet to a new 3 1/2" dia. pipe fence corner post for a corner in said fence on the north side of said driveway.

**THENCE** North 18 deg. 05 min. 30 sec. East along the fenced east line of said CR 174 a distance of 870.59 feet to a new 3 1/2" dia. pipe fence corner post for a corner.

**THENCE** North 15 deg. 28 min. 01 sec. East along the fenced east line of said CR 174, a distance of 489.65 feet to a new 2" dia. pipe fence corner post.



# HAINES SURVEYING CO.

P. O. BOX 1031 GATESVILLE, TEXAS 76528  
Cell 817-233-3846

**THENCE** North 10 deg. 10 min. 43 sec. East along the west side of a new fence and along the original fenced east line of said CR 174 a distance of 766.23 feet to a 5/8" dia. iron pin found for the northwest corner of said 224.728 acres tract, same being in the south line of a so-called 8.492 acres tract of land conveyed to John Spitzenberger etux, by deed recorded in Volume 588, Page 261 in the (D.R.C.C.T.). From which a 3 1/2" dia. new pipe fence corner post bears N84-35-28E 7.71'.

**THENCE** South 88 deg. 44 min. 46 sec. East along the fenced or occupied north line of said 224.728 acres tract, same being the south line of said Spitzenberger Tract, at 12 75 feet pass 0.69 feet south of a 4" dia. pipe fence corner post and in all a distance of 644.25 feet to a 12" dia. Cedar Tree at a fence corner for the occupied southeast corner of said Spitzenberger Tract, same being the occupied southwest corner of Tract Two, conveyed to Theodore V. Foote by deed recorded in Volume 247, Page 366 in the (D.R.C.C.T.).

**THENCE** along the fenced or occupied north line of said 224.728 acres tract and the occupied south line of said Foote Tract as follows; South 71 deg. 42 min. 46 sec. East a distance of 1242.51 feet to a 5/8" dia. iron pin found in said fence and a rock mound on the brow of a hill **and** South 71 deg. 13 min. 02 sec. East a distance of 845.75 feet to a 5/8" dia. iron pin found at an adjoining field fence corner **and** South 71 deg. 54 min. 02 sec. East a distance of 157.15 feet to an 8" dia. cedar fence corner post **and** South 74 deg. 49 min. 41 sec. East at 200.95 feet pass a 5/8" dia. iron pin found near the top southwest bank of the Leon River for a reference and in all a distance of 350.95 feet to a point in the center of said river for the occupied northeast corner of said 224.728 acres tract and the southeast corner of said Foote Tract.

**THENCE** along the center of said Leon River, same being the east line of said 224.728 acres tract as follows; South 52 deg. 59 min. 19 sec. East a distance of 90.67 feet to a point for a corner and South 45 deg. 29 min. 46 sec. East a distance of 93.76 feet to a point for a corner and South 02 deg. 19 min. 47 sec. East a distance of 84.85 feet to a point for a corner and South 36 deg. 02 min. 23 sec. West a distance of 138.88 feet to a point for a corner and South 56 deg. 26 min. 29 sec. West a distance of 200.84 feet to a point for a corner and South 72 deg. 06 min. 24 sec. West a distance of 104.14 feet to a point for a corner and South 77 deg. 40 min. 11 sec. West a distance of 337.10 feet to a point for a corner and South 81 deg. 31 min. 14 sec. West a distance of 125.82 feet to a point for a corner and North 86 deg. 27 min. 45 sec. West a distance of 89.94 feet to a point for a corner and South 16 deg. 53 min. 32 sec. West a distance of 76.04 feet to a point for a corner and South 07 deg. 06 min. 25 sec. East a distance of 85.07 feet to a point for a corner and South 02 deg. 02 min. 01 sec. East a distance of 96.72 feet to a point for a corner in said 224.728 acres tract, same being the occupied or apparent northeast corner of said Harmon 71 acres tract.

**THENCE** North 87 deg. 32 min. 16 sec. West along a fence and its projection being the occupied north line of said Harmon 71 acres tract, at 53.27 feet pass a 3" dia. pipe fence post on the west bank of said river and in all a distance of 107.60 feet to a 3" dia. pipe fence corner post for the occupied upper northwest corner of said Harmon 71 acres tract and being an ell corner in said 224.728 acres tract.

**THENCE** along a new fence being the apparent common line of said 224.728 acres tract and said Harmon Tract as follows;

South 09 deg. 26 min. 37 sec. West a distance of 590.02 feet to a 3" dia. pipe fence corner post **and**



# HAINES SURVEYING CO.

P. O. BOX 1031 GATESVILLE, TEXAS 76528

Cell 817-233-3846

South 09 deg. 21 min. 53 sec. West a distance of 365.70 feet to a 3" dia. pipe fence corner post **and**  
South 17 deg. 28 min. 10 sec. East a distance of 601.25 feet to a 3" dia. pipe fence corner post for and ell corner  
in said tracts.

**THENCE** along an old fence being the apparent common line of said 224.728 acres tract and said Harmon  
Tract as follows;

South 71 deg. 30 min. 09 sec. West a distance of 162.47 feet to a T-Post fence corner post **and**  
South 75 deg. 47 min. 52 sec. West a distance of 741.32 feet to a 5/8" dia. iron pin found at a fence corner for  
the northwest corner of said Harmon Tract, an ell corner in said 224.728 acres tract and being the northeast  
corner of said Knobloch 11.392 acres tract.

**THENCE** North 64 deg. 59 min. 57 sec. West along the fenced north line of said Knobloch Tract, a distance of  
553.10 feet to a 5/8" dia. iron pin found at a fence corner for the northwest corner of same.

**THENCE** South 10 deg. 23 min. 33 sec. West along the fenced west line of said Knobloch Tract, a distance of  
839.40 feet to the **PLACE OF BEGINNING and containing 213.169 acres of land. Of which 211.635 acres**  
**lies in said Reed Survey, 1.013 acres lies in said Miller Survey and 0.521 acres lies in said Hines Survey.**

All iron pins set are 5/8" in diameter with an orange plastic cap stamped RPLS 4327. All bearings are based on  
True (Geodetic) North and were derived from GPS observations made during this survey.

I, Mark A. Haines, Registered Professional Land Surveyor in and for the State of Texas, do hereby certify that  
the property legally described herein and on attached plat is a true, correct and accurate representation of the  
property legally described, there being no encroachments, conflicts or protrusions except as shown.

Surveyed on the ground February 2, 2017.

*Mark A. Haines*

Mark A. Haines, Registered Professional Land Surveyor No. 4327.

