

Kenneth D. Leatherwood
Registered Professional Land Surveyor

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Land Description

State of Texas:
County of Coryell:

All that certain 51.01 acre tract of land in the Thomas Marshall Survey, A – 688 in Coryell County, Texas, being a part of that certain 219.48 acre tract described in deed from Misty Lenox to Donald Gartman, dated June 17, 2021, and recorded in document number 3399453 of the official public records of Coryell County, Texas, and described as follows:

Beginning at a ½" iron rod found at the base of a 4" pipe post at the northwest corner of the said 219.48 acre tract, the southwest corner of a 20.28 acre tract described in deed from Troy Latham, et ux to Justin Latham, et ux, dated April 18, 2013, and recorded in document number 262497 of the official public records of Coryell County, Texas, and at the northeast corner of a 5.00 acre tract described in deed to Jeff Latham, dated January 19, 1989, and recorded in volume 471, page 207 of the official public records of Coryell County, Texas, for the northwest corner of this tract:

Thence N 59°30'41" E, along a fence and the north line of the said 219.48 acre tract, 500.15' to a ½" iron rod found at the southeast corner of the said 20.28 acre tract, and in the south line of a 107.33 acre tract described in deed from Steve Kimbrel, et ux to Melissa D. Latham, dated March 9, 2011, and recorded in document number 244192 of the official public records of Coryell County, Texas, (said 107.33 acre tract is parent tract of said 20.28 acre tract);

Thence N 59°33'13" E, along a fence, 794.55' to a 4" pipe post at the southeast corner of the said 107.33 acre tract;

Thence N 59°30'23" E, along a fence, 742.03' to a 4" pipe post at the occupied northeast corner of the said 219.48 acre tract, in the west line of a 97.434 acre tract described in deed from Billy R. Haase to Troy D. Latham, dated June 24, 1999, and recorded in document number 124835 of the official public records of Coryell County, Texas, for a northeasterly corner of this tract:

Thence S 32°59'29" E, along a fence and the east line of the said 219.48 acre tract, 851.21' to a 4" pipe post at the southwest corner of the said 97.434 acre tract, an interior corner of the said 219.148 acre tract, for the southeast corner of this tract:

Thence crossing the said 219.48 acre tract along a cross fence as follows:

S 24°44'20" W, 439.08' to a set spike at a fence corner post;
S 49°45'09" W, 526.58' to a set spike at a fence corner post;
S 55°49'47" W, 126.80' to a set spike at a fence corner post;
S 82°56'17" W, 615.24' to a set spike at a fence corner post;

And S 04°32'57" E, at 337.36' pass a spike set in a fence in the north line of Coryell County Road No. 220, continuing a total distance of 340.94' to a southeasterly corner of this tract in the south line of the said 219.48 acre tract;

Thence N 73°02'03" W, along the south line of the said 219.48 acre tract and generally along the north line of the said county road, 488.80' to a ½" iron rod found at the southeast corner of the said 5.00 acre Jeff Latham tract, the southwest corner of the said 219.48 acre tract, for a southwesterly corner of this tract;

Thence N 31°59'08" W, along a fence and the west line of the said 219.48 acre tract, 900.91' to the point of beginning and containing 51.01 acres of land.



I, Kenneth D. Leatherwood, Registered Professional Land Surveyor No. 5531 of the State of Texas, certify that these field notes and accompanying plat are correct to the best of my knowledge and represent a survey made on the ground by me personally on April 24, 2022.



20.28 acres

Troy Latham, et ux to
Justin Latham, et ux
April 18, 2013
Doc. No. 262497

Former 107.33 acres
Steve Kimbrel, et ux to
Melissa D. Latham
March 9, 2011
Doc. No. 244192

5.00 acres
Jeff Latham
January 19, 1989
Vol. 471, Pg. 207

500.15'

51.01 acres

Thomas Marshall Survey A - 688

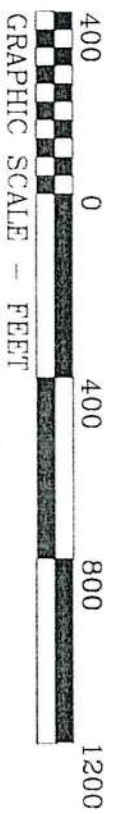
97.434 acres
Billy R. Haase
to
Troy D. Latham
June 24, 1999
Doc. No. 124835

219.48 acres
Misly Lenox
to
Donald Gartman
June 17, 2021
Doc. No. 3399453

George Robinson
Coryell County Road No. 220
Survey A - 862

Note: Bearings are based on
Texas SPC Central Zone NAD
1983 as determined by a GPS
autonomous position

3 tracts
in the
Thomas Marshall Survey A - 688
George Robinson Survey A - 862
by Kenneth D. Lathem
Registered Professional Land Surveyor No. 5531
TOL 12541 908.6540
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Surveyed 24 April 2022 C3936 Coryell County, Texas
Updated 7 September 2022

