

Kenneth D. Leatherwood
Registered Professional Land Surveyor

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Land Description

State of Texas:
County of Coryell:

All that certain 19.77 acre tract of land in the Thomas Marshall Survey, A – 688 and the George Robinson Survey, A – 862, 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 3" pipe post at an internal corner of the said 219.48 acre tract, the northeast corner of a 28.294 acre tract described in deed from Mark Latham to Seth Barton, dated June 19, 2020, and recorded in document number 327241 of the official public records of Coryell County, Texas, for the southeast corner of this tract:


Thence S 66°18'39" W, along a fence, 623.52' to a 3" pipe post at the northwest corner of the said 28.294 acre tract, the northeast corner of a 10.00 acre tract described in deed from Vanderbilt Mortgage to Adrian Sanders, dated December 30, 2009, and recorded in document number 233403 of the official public records of Coryell County, Texas, for a corner of this tract:

Thence S 66°23'14" W, along a fence, 709.18' to a 3/8" iron rod found at a southwest corner of the said 219.48 acre tract, in the east line of Coryell County Road No. 220, for the southwest corner of this tract:

Thence
along the north line of the said county road, as follows:
N 25°41'58" W, along the east line of the said county road 109.02' to a capped 3/8" iron rod found at the base of corner post for a corner of the said 219.48 acre tract and the most westerly northwest corner of this tract:

Thence crossing the said 219.48 acre tract as follows:
N 66°23'53" E, 411.19' to a set spike in a cross fence;
N 33°52'20" W, 631.85' to a set spike at a fence corner post;
N 49°45'09" E, 526.58' to a set spike at a fence corner post;
And N 24°44'20" E, 439.08' to a 4" pipe post at an internal corner of the said 219.48 acre tract, the southwest corner of a 97.434 acre tract described in deed from Billy 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 the northeast corner of this tract:

Thence S 33°32'58" E, crossing the said 219.48 acre tract, 1190.17' to the point of beginning and containing 19.77 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

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

N 59°30'41"E
500.15'

N 59°33'13"E
794.55'

4" pipe post
N 59°30'23"E
742.03'

97.434 acres
Billy R. Haase
to

Troy D. Latham
June 24, 1999
Doc. No. 124835

Thomas Marshall Survey A - 688

51.01 acres

219.48 acres
Misty Lenox
to

Donald Gartman
June 17, 2021
Doc. No. 3399453

George
Robinson

Coryell County Road No. 220

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
Deposited Professional Land Survey on 05-03-22
By Kenneth J. Leatherwood
DPS# 008-5539
Fos 1254 008-0960



N 25°41'58"W
109.02'

S 66°23'14"W
709.18'

S 66°18'39"W
623.52'

3" pipe post

3" pipe post

N 82°56'17"W
615.24'

S 33°52'20"W
631.85'

S 33°32'58"E
1190.17'

4" pipe post

4" pipe post

S 82°56'17"W
615.24'

S 33°52'20"W
631.85'

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S 82°56'17"W
615.24'

S 33°52'20"W
631.85'

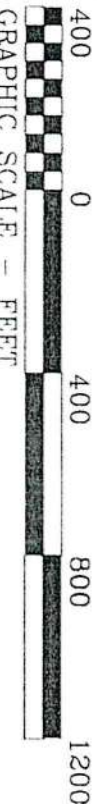
S 33°32'58"E
1190.17'

4" pipe post

4" pipe post

10.00 acres
Vanderbilt Mortgage
to
Adrian K. Sanders
December 30, 2009
Doc. No. 233403

28.294 acres
Mark Latham
to
Seth Barton
June 19, 2020
Doc. No. 327241



GRAPHIC SCALE - FEET

Surveyed 24 April 2022 C3936 Coryell County, Texas

Updated 7 September 2022

