

LETH LTD.
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County Road Number 197

Field Notes describing a **163.57-acre** tract of land, of which 155.47-acres lies in the Phillip Dean Survey, Abstract Number 287 and 8.10-acres lies in the Joseph Timmons Survey, Abstract Number 1028, Coryell County, Texas. Also being a portion of a called Tract One (96.975-acres) and a portion of a called Tract Two (75.802-acres) conveyed to Rabe Brooks Wilson, recorded under Instrument Number 156389 in the Deed Records of Coryell County, Texas. Said 163.57-acre tract shown on the attached plat and being more particularly described by metes and bounds as follows:

Beginning at a 3" diameter corner steel fence post found at the northeast corner of said Wilson Tract Two, being the southeast corner of a called 25.907-acre tract of land conveyed to David F. Pearson and wife, Dyana J. Pearson, recorded under Instrument Number 153595 in the Deed Records of Coryell County, Texas and being in the west line of a called 69.85-acre tract of land conveyed to Amelia Bogard, recorded under Instrument Number 105066 in the Deed Records of Coryell County, Texas, for the northeast corner of the herein described tract of land;

Thence S 23 degrees 12 minutes 10 seconds W – 351.14 feet with the east line of said Wilson Tract Two, the west line of said Bogard tract, and generally following a wire fence to a 3" diameter steel fence post found for an angle point in the herein described tract of land;

Thence S 24 degrees 13 minutes 49 seconds W – 88.23 feet with the east line of said Wilson Tract Two and generally following a wire fence to a 3" diameter steel fence post found for a corner in the herein described tract of land;

Thence N 71 degrees 03 minutes 45 seconds W – 740.12 feet with the east line of said Wilson Tract Two and generally following a wire fence to a 3" diameter steel fence post found for a corner in the herein described tract of land;

Thence S 19 degrees 42 minutes 21 seconds W – 1319.34 feet with the east line of said Wilson Tract Two and generally following a wire fence to a 3" diameter steel fence post found for a corner in the herein described tract of land;

Thence S 69 degrees 47 minutes 39 seconds E – 297.23 feet with the east line of said Wilson Tract Two and generally following a wire fence to a 3/8" diameter iron rod found for a corner in the herein described tract of land;

Thence S 23 degrees 14 minutes 48 seconds W – 327.02 feet with the east line of said Wilson Tract Two and generally following a wire fence to a 3/8" diameter iron rod found for the most easterly southeast corner in the herein described tract of land;

Thence N 72 degrees 43 minutes 51 seconds W – 1469.93 feet with the south line of said Wilson Tract Two, the south line of said Wilson Tract One, the north line of a called 40.0-acre tract of land conveyed to Jim F. Stephens and wife, Lillian B. Stephens, recorded in Volume 604, Page 139 in the Deed Records of Coryell County, Texas, and generally following a wire fence to a 3/8" diameter iron rod found in the east line of said Wilson Tract One for a corner in the herein described tract of land;

Thence S 17 degrees 48 minutes 05 seconds W – 345.90 feet with the east line of said Wilson Tract One, the west line of said Jim Stephens tract, and generally following a wire fence to a 3/8" diameter iron rod found for an angle point in the herein described tract of land;

Thence S 00 degrees 33 minutes 40 seconds W – 130.37 feet with the east line of said Wilson Tract One, the west line of said Jim Stephens tract, and generally following a wire fence to a 2 ½” diameter steel fence post found for an angle point in the herein described tract of land;

Thence S 19 degrees 40 minutes 36 seconds E – 272.23 feet with the east line of said Wilson Tract One, the west line of said Jim Stephens tract, and generally following a wire fence to a 3/8” diameter iron rod found for an angle point in the herein described tract of land;

Thence S 03 degrees 37 minutes 37 seconds E – 246.16 feet with the east line of said Wilson Tract One, the west line of said Jim Stephens tract, and generally following a wire fence to a 3/8” diameter iron rod found for an angle point in the herein described tract of land;

Thence S 40 degrees 18 minutes 19 seconds W with the east line of said Wilson Tract One and the west line of said Jim Stephens tract, passing at 187.19 feet a 2 ½” diameter steel fence post found, for a total distance of **220.30 feet** to a point in the centerline of a tributary branch to the Leon River, being the southeast corner of a called 110.11-acre tract of land conveyed to Laurel Hermione Ashby, recorded in Volume 334, Page 985 in the Deed Records of Coryell County, Texas, for the most southerly corner in the herein described tract of land;

Thence N 28 degrees 07 minutes 16 seconds W – 184.32 feet with the west line of said Wilson Tract One and the east line of said Ashby tract to a 3/8” diameter iron rod found at the base of a 40” diameter burr oak tree for an angle point in the herein described tract of land;

Thence N 19 degrees 51 minutes 09 seconds W – 328.91 feet with the west line of said Wilson Tract One and the east line of said Ashby tract to a 3” diameter steel fence post found for an angle point in the herein described tract of land;

Thence N 09 degrees 43 minutes 23 seconds W – 1183.57 feet with the west line of said Wilson Tract One and the east line of said Ashby tract to an 18” diameter elm tree found for an angle point in the herein described tract of land;

Thence N 34 degrees 52 minutes 26 seconds W – 276.27 feet with the west line of said Wilson Tract One and the east line of said Ashby tract to a 14” diameter cedar tree found for an angle point in the herein described tract of land;

Thence N 20 degrees 09 minutes 39 seconds W – 283.18 feet with the west line of said Wilson Tract One and the east line of said Ashby tract to a 18” diameter cedar tree found for an angle point in the herein described tract of land;

Thence N 12 degrees 14 minutes 19 seconds W – 1176.78 feet with the west line of said Wilson Tract One and the east line of said Ashby tract to a 3” diameter steel fence post found for an angle point in the herein described tract of land;

Thence N 23 degrees 54 minutes 27 seconds E – 56.55 feet with the west line of said Wilson Tract One and the east line of said Ashby tract to a 3” diameter steel fence post found in the south line of County Road Number 197 (CR 197) for the northwest corner in the herein described tract of land;

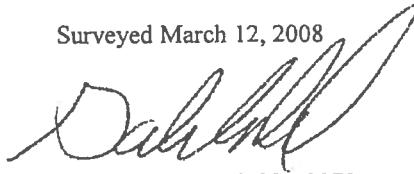
Thence, through said Wilson Tract One, through said Wilson Tract Two, with the south line of said CR 197, and generally following a wire fence, the following fourteen (14) courses and distances:

1. **S 88 degrees 36 minutes and 06 seconds E – 103.57 feet** to a 3” diameter steel fence post found for an angle point;
2. **N 89 degrees 55 minutes and 27 seconds E – 112.67 feet** to a 3” diameter steel fence post found for an angle point;
3. **N 82 degrees 47 minutes and 40 seconds E – 82.63 feet** to a 3” diameter steel fence post found for an angle point;

4. N 70 degrees 13 minutes and 39 seconds E – 414.31 feet to a 3” diameter steel fence post found for an angle point;
5. N 72 degrees 10 minutes and 18 seconds E – 396.07 feet to a 3” diameter steel fence post found for an angle point;
6. N 68 degrees 04 minutes and 27 seconds E – 304.75 feet to a 3” diameter steel fence post found for an angle point;
7. N 70 degrees 01 minutes and 07 seconds E – 106.70 feet to a 3” diameter steel fence post found for an angle point;
8. N 85 degrees 06 minutes and 53 seconds E – 87.82 feet to a 3” diameter steel fence post found for an angle point;
9. N 85 degrees 55 minutes and 29 seconds E – 84.27 feet to a 3” diameter steel fence post found for an angle point;
10. S 81 degrees 02 minutes and 50 seconds E – 75.12 feet to a 3” diameter steel fence post found for an angle point;
11. S 72 degrees 36 minutes and 46 seconds E – 482.20 feet to a 3” diameter steel fence post found for an angle point;
12. S 75 degrees 17 minutes and 48 seconds E – 271.74 feet to a 3” diameter steel fence post found for an angle point;
13. N 58 degrees 45 minutes and 36 seconds E – 38.11 feet to a 3” diameter steel fence post found for an angle point;
14. N 19 degrees 45 minutes and 17 seconds E – 120.47 feet to a 3” diameter steel fence post found in the east line of said Wilson Tract Two and the south line of said Pearson tract for the northeast corner of the herein described tract of land;

Thence S 43 degrees 01 minutes 30 seconds E - 1624.71 with the east line of said Wilson Tract Two and the south line of said Pearson tract to the **POINT OF BEGINNING** and containing 163.57-acres of land.

Surveyed March 12, 2008



Gale Arnold, R.P.L.S. No. 3879



W.O. # 08-03-2372