

METES AND BOUNDS DESCRIPTION
2.084 ACRES of LAND
JESSE KORN LEAGUE, ABSTRACT No. 15
FREESTONE COUNTY, TEXAS

BEING 2.084 acres of land, situated in the Jesse Korn League, Abstract No. 15, Freestone County, Texas, and being a part of that certain called 6 acres described in General Warranty Deed from The Land Station to Dodge William Dustin, as recorded in Instrument No. 2401375 of the Official Records of Freestone County, Texas, said 2.084 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a bent 3/4" galvanized iron pipe found at the southwest corner of the above referenced 6 acre tract, and being the same for that certain 1.432 acres surveyed on even date, and being at the northwest corner of that certain called 9.307 acres, more or less, described in Warranty Deed from A.F. McAdams and wife, Myrtis McAdams to David F. McAdams, as recorded in Volume 426, Page 367 of the Deed Records of Freestone County, Texas, and being in the east line of that certain called 5.653 acres, more or less, described in Warranty Deed with Vendor's Lien from Michael Timothy Walthall, Terry Paul Walthall and Myra Kay Walthall Inderman to Demetrio Jesus Elias, as recorded in Instrument No. 2101513 of the Official Records of Freestone County, Texas, and being in the paving of County Road No. 441, from which a t-bar flagged green found bears South 81°40'41" East at 16.06 feet;

THENCE South 82°04'34" East with the south line of the above mentioned 6 acre tract, the south line of the above referenced 1.432 acres surveyed on even date, and the north line of the above referenced 9.307 acre tract for a distance of 149.40 feet to a 1/2" steel rod with cap marked "CANYON" set at the **Point of Beginning** and Southwest corner of the herein described tract, and being at the southeast corner of the above mentioned 1.432 acres surveyed on even date;

THENCE North 03°11'43" East over and across said 6 acre tract with the east line of said 1.432 acres surveyed on even date, at 200 feet enter shed, at 215 feet exit shed, and continue in all for a distance of **381.61 feet** to a 1/2" steel rod with cap marked "CANYON" set at the Northwest corner of the herein described tract, and being at the northeast corner of said 1.432 acres surveyed on even date, and being in the south line of that certain called 0.569 acres, more or less, described in Right of Way Deed from George R. McAdams and wife, Delia Belle McAdams to State of Texas, as recorded in Volume 287, Page 521 of the Deed Records of Freestone County, Texas, and the south right of way of U.S. Highway No. 84 (a variable width right of way);

THENCE South 81°29'48" East with the south line of the above referenced 0.569 acre tract, same being the south right of way of U.S. Highway No. 84, for a distance of **222.17 feet** to a 1/2" steel rod with cap marked "CANYON" set at the Northeast corner

of the herein described tract, and being at the northwest corner of that certain 1.982 acres surveyed on even date, from which a t-bar flagged pink found bears South 81°29'48" East at 228.85 feet;

THENCE South 02°00'47" East over and across said 6 acre tract with the west line of the above referenced 1.982 acres surveyed on even date for a distance of **383.83 feet** to a 1/2" steel rod with cap marked "CANYON" set at the Southeast corner of the herein described tract, and being at the southwest corner of the above mentioned 1.982 acres surveyed on even date, and being in the north line of the above mentioned 9.307 acre tract, from which a t-bar flagged pink found at the southeast corner of said 6 acre tract bears South 82°04'34" East at 229.77 feet;

THENCE North 82°04'34" West with the south line of said 6 acre tract and the north line of said 9.307 acre tract for a distance of **256.93 feet** back to the place of beginning and containing 2.084 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 August 2024.

GIVEN UNDER MY HAND AND SEAL, this the 26th day of August 2024.



Canyon Hamilton
Registered Professional
Land Surveyor No. 6807



