

HAINES SURVEYING CO.

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

FIELD NOTES FOR: Leon River Ranch, LLC

Dated: February 11, 2015.

All that certain tract or parcel of land located in Coryell County, Texas out of the Henry Reed Survey Abstract No. 884 and the Christopher Miller Survey Abstract No. 695 and 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 in the north right of way of Farm to Market Highway No. 2412 at the southeast corner of said 224.728 acres tract, same being the southwest corner of a so-called 71 acres tract of land conveyed to Mike Harmon et ux, by deed recorded in Volume 348, Page 699 in the Deed Records of Coryell County, Texas (D.R.C.C.T.). From which a 1/2" dia. iron pin found bears North 00 deg. 13 min. 16 sec. East a distance of 1.26 feet.

THENCE North 71 deg. 23 min. 13 sec. West along the north row of said FM 2412 a distance of 289.46 feet to a 5/8" dia. iron pin found at the beginning of a curve to the right.

THENCE along the north row of said FM 2412 and said curve to the right, having a central angle of 04 deg. 02 min. 46 sec., a radius of 5679.58 feet, an arc length of 401.08 feet and a long chord of North 69 deg. 19 min. 46 sec. West a distance of 401.00 feet to a 5/8" dia. iron pin set for the southwest corner of this tract.

THENCE North 10 deg. 23 min. 33 sec. East severing into said 224.728 acres tract a distance of 839.40 feet to a 5/8" dia. iron pin set for the northwest corner of this tract.

THENCE South 64 deg. 59 min. 57 sec. East a distance of 553.10 feet to a 5/8" dia. iron pin found at a fence corner for an ell corner in said 224.728 acres tract and being the westerly northwest corner of said Harmon Tract.

THENCE South 00 deg. 13 min. 16 sec. West along the fenced lower east line of said 224.728 acres tract and the west line of said Harmon Tract a distance of 825.82 feet to the **PLACE OF BEGINNING** and containing 11.392 acres of land. Of which 9.501 acres lies in said Reed Survey and 1.891 acres lies in said Miller 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.

Surveyed on the ground February 8, 2015.

Mark A. Haines

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



