

JAG Geomatics, Inc.
4004 Mercer Rd.
Georgetown, TX 78628 US
(844) 4 - JAGGEO
request@jaggeo.com
www.JAGGEO.com

INVOICE

BILL TO

Red Barn Realty
2101 S. Main St.
Jewett, TX 75846

INVOICE # 180905-1
DATE 09/18/2018
DUE DATE 09/18/2018
TERMS Due on receipt

JOB NUMBER:
180905

VID:
Edward & Janet Woodard

ORDERED BY:
FM

ACTIVITY	QTY	RATE	AMOUNT
Land Title Survey 10.990 Acres GH Gordon Survey, Abstract No. 325 - Leon County 3249 W PR 4085, Marquez, Texas	1	1,250.00	1,250.00

Thank you for your business!

BALANCE DUE

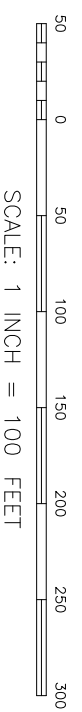
\$1,250.00

Sincerely,

JAG Geomatics, Inc.

LINE	BEARING	DISTANCE
L1	S 18°41'51" W	145.27'

95.71 ACRES
 LUIS & VENTURA ORTIZ
 VOLUME 1007, PAGE 647
 L.C.D.R.



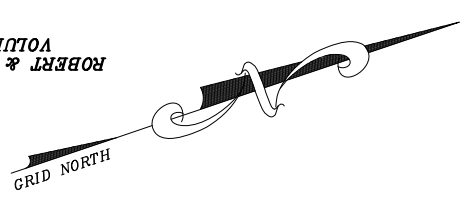
20.00 ACRES
 RONALD L. & JUDY N. BARNETT
 VOLUME 486, PAGE 313
 L.C.D.R.

POINT OF BEGINNING

S 71°22'07" E 1,069.31'

G.H. GORDON SURVEY
 ABSTRACT No. 325

10.990 ACRES
 (478,730 SQ. FT.)



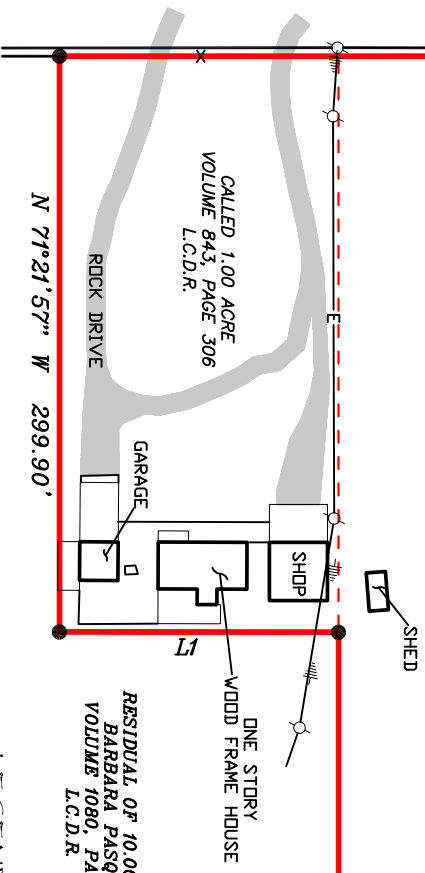
PRIVATE ROAD No. 4085 (60' ROW 843/306)

N 18°38'23" E 552.06'

N 71°32'07" W 770.03'

S 18°31'53" W 406.80'

20.00 ACRES
 ROBERT & MARY ANN KIESCHNICK
 VOLUME 163, PAGE 820
 L.C.D.R.



CALLED 1.00 ACRE
 VOLUME 843, PAGE 306
 L.C.D.R.

RESIDUAL OF 10.00 ACRES
 BARBARA PASQUALE
 VOLUME 1080, PAGE 600
 L.C.D.R.

LEGEND

	FND. 1/2" IRON ROD
	POWER POLE
	GUY WIRE ANCHOR
	OVERHEAD ELECTRIC
	WIRE FENCE

I DO HEREBY CERTIFY THAT: (1) THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION; (2) TO THE BEST OF MY KNOWLEDGE, THE PROPERTY LEGALLY DESCRIBED HEREON IS NOT AFFECTED BY BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACES EXCEPT AS SHOWN; (3) THIS PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROAD, EXCEPT AS SHOWN HEREON. THIS CERTIFICATION EXTENDS ONLY TO THE SUBJECT PROPERTY AND EASEMENTS REFERENCED IN THE ABOVE DESCRIBED TITLE COMMITMENT.

TO: TITLE COMPANY: FIRST AMERICAN TITLE GUARANTY COMPANY
 G.F. No.: 20756
 SURVEY DATE: SEPTEMBER 13, 2018

Jordan R. Garrett
 JORDAN R. GARRETT
 R.P.L.S. NO. 6154



PLAT OF:
 10.990 ACRES

BEING COMPRISED OF A CALLED 1.00 ACRE TRACT DESCRIBED IN VOLUME 843, PAGE 306 & A CALLED 10.00 ACRE TRACT DESCRIBED IN VOLUME 844, PAGE 843 BOTH OF LEON COUNTY DEED RECORDS AND SITUATED IN THE G.H. GORDON SURVEY, ABSTRACT No. 325 IN LEON COUNTY, TEXAS.

LAND TITLE SURVEY FOR:
 EDWARD & JANET WOODARD

4004 MERCER RD
 GEORGETOWN, TX 78628
 (844) 4-JAGGEO (O)
 (866) 486-8395 (F)

WWW.JAGGEO.COM
 REQUEST@JAGGEO.COM
 TRPLS FIRM No. 10170400

File Name: 1809005	Completion Date: 09/24/2018
Scale: 1" = 100'	Surveyed by: DN
Drawn by: JG	Job No.: 1809005

- SURVEYOR'S NOTES:
- (1) BEARINGS, DISTANCES, & AREAS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE--NAD83; COMBINED SCALE FACTOR: 1.0001326819.
 - (2) METES & BOUNDS DESCRIPTION TO ACCOMPANY THIS PLAT.
 - (3) EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY IN VOLUME 648, PAGE 861 OF LEON COUNTY OFFICIAL RECORDS DOES AFFECT THIS PROPERTY.



4004 Mercer RD
Georgetown, TX 78628
(844) 4 -JAGGEO (V.)
(866) 486 – 8395 (F.)
TBPLS Firm No. 10170400

FIELD NOTES

10.990 Acres, being comprised of a called 1.00 acre tract described in Volume 843, Page 306 and a called 10.00 acre tract described in Volume 844, Page 843, both of Leon County Deed Records; situated in the G.H. Gordon Survey, Abstract No. 325 in Leon County, Texas and being more particularly described as follows:

BEGINNING at a 1/2” Iron Rod in the East Right-of-Way of Private Road No. 4085 described in Volume 843, Page 306 of Leon County Deed Records, at the Southwest corner of a 25.71 acre tract conveyed to Luis and Ventura Ortiz in Volume 1007, Page 647 of Leon County Deed Records, at the Northwest corner of the said called 10.00 acre tract, and for the Northwest corner of this herein described tract;

THENCE: **S 71°22’07” E – 1,069.31 feet**, along and with the South line of said 25.71 acre tract and the East line of said called 10.00 acre tract, to a 1/2” Iron Rod found at the Southeast corner of said 25.71 acre tract, at the Southwest corner of a 20.00 acre tract conveyed to Ronald L. and Judy N. Barnett in Volume 486, Page 313 of Leon County Deed Records, at the Northwest corner of a 20.00 acre tract conveyed to Robert and Mary Ann Kieschnick, at the Northeast corner of said called 10.00 acre tract, and for the Northeast corner of this herein described tract;

THENCE: **S 18°31’53” W – 406.80 feet**, along and with the West line of said 20.00 acre Kieschnick tract and the East line of said called 10.00 acre tract, to a 1/2” Iron Rod found in the West line of said 20.00 acre Kieschnick tract, at the Northeast corner of the residual of a 10.00 acre tract conveyed to Barbara Pasquale in Volume 1080, Page 600 of Leon County Deed Records, at the Southeast corner of said called 10.00 acre tract, and for an exterior ell corner of this herein described tract;

THENCE: **N 71°22’07” W – 770.03 feet**, along and with the North line of said residual tract and the South line of said called 10.00 acre tract, to a 1/2” Iron Rod found in the South line of said called 10.00 acre tract, at an exterior ell corner of said residual tract, at the Northeast corner of said called 1.00 acre tract, for an interior ell corner of this herein described tract;

THENCE: **S 18°41’51” W – 145.27 feet**, along and with the common line of said residual tract and the said called 1.00 acre tract, to a 1/2” Iron Rod found at an interior ell corner of said residual tract, at the Southeast corner of said called 1.00 acre tract, and for an interior ell corner of this herein described tract;

(Continued on Page 2)

(Continuation of Page 1)

THENCE: N 71°21'57" W – 299.90 feet, along and with the common line of said residual tract and the said called 1.00 acre tract, to a 1/2" Iron Rod found in the East Right-of-Way of said Private Road No. 4085, at an exterior ell corner of said residual tract, at the Southwest corner of said called 1.00 acre tract, and for the Southwest corner of this herein described tract;

THENCE: N 18°38'23" E – 552.06 feet, along and with the East Right-of-Way of Private Road No. 4085, to the **POINT OF BEGINNING**, containing 10.990 acres, (478,730 SQ. FT.) of land more or less.

Unless this Field Notes Description, including preamble, seal and signature, appears in its entirety, and in its original form, surveyor assumes no responsibility or liability for its accuracy. All bearings, distances and areas are based on the Texas Coordinate System, Central Zone, North American Datum of 1983; Combined Scale Factor: 1.0001326819.

Plat to accompany this metes and bounds description.

This Field Note Description is true and correct to the best of my knowledge and belief based on data obtained from the Leon County Clerk, The Leon County Central Appraisal District and a Survey made On-The-Ground under my direct supervision on September 13, 2018.


Jordan R. Garrett
Registered Professional Land Surveyor
License No. 6154

