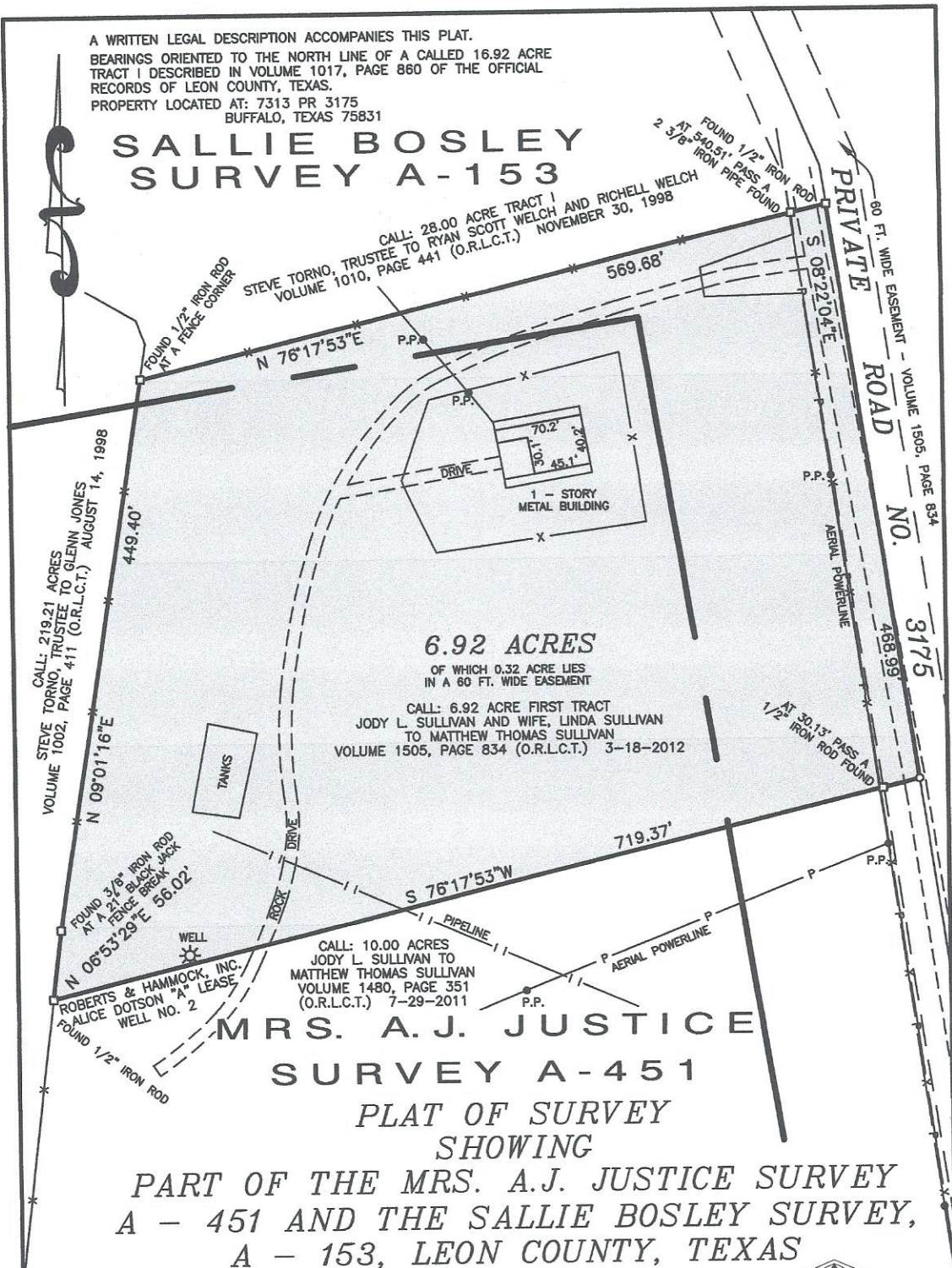


A WRITTEN LEGAL DESCRIPTION ACCOMPANIES THIS PLAT.
 BEARINGS ORIENTED TO THE NORTH LINE OF A CALLED 16.92 ACRE TRACT DESCRIBED IN VOLUME 1017, PAGE 860 OF THE OFFICIAL RECORDS OF LEON COUNTY, TEXAS.
 PROPERTY LOCATED AT: 7313 PR 3175
 BUFFALO, TEXAS 75831

SALLIE BOSLEY SURVEY A-153



MRS. A.J. JUSTICE SURVEY A-451 PLAT OF SURVEY SHOWING PART OF THE MRS. A.J. JUSTICE SURVEY A - 451 AND THE SALLIE BOSLEY SURVEY, A - 153, LEON COUNTY, TEXAS

I, James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my direction and supervision.



PRELIMINARY PLAT

JAMES C. WILLIFORD REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5973

RE: 11-050A



WILLIFORD LAND SURVEYING
 FIRM REGISTRATION NO. 10082500
 P.O. BOX 1266 MEXIA, TEXAS 76667
 TELEPHONE: (254) 562-2837 FAX: (254)-562-2867

DRAWN BY: C. WILLIFORD	CHECKED BY: *****
DATE: 3-8-2016	FLD. BOOK: 25/28
SCALE: 1" = 100'	JOB NO.: 16-029

Legal Description

Mrs. A.J. Justice Survey, Abstract No. 451
Sallie Bosley Survey, Abstract No. 153
Leon County, Texas

All that certain lot, tract or parcel of land, part of the Mrs. A.J. Justice Survey, Abstract No. 451 and the Sallie Bosley Survey, Abstract No. 153, Leon County, Texas and being all of that certain called 6.92 acre First Tract described in a deed to Matthew Thomas Sullivan from Jody L. Sullivan and wife, Linda Sullivan on March 18, 2012 and recorded Volume 1505, Page 834 of the Official Records of Leon County, Texas and being more completely described as follows, to-wit:

BEGINNING at a ½" iron rod (found) for the Northeast corner of the above mentioned 6.92 acre tract, the Southeast corner of a called 28.00 acre Tract I conveyed to Ryan Scott Welch and Richell Welch in Volume 1010, Page 441, in the center of a 60 ft. wide easement described in said Volume 1505, Page 834 and being in Private Road No. 3175, from which a 2 3/8" iron pipe (found) at a fence corner bears South 76 deg. 17 min. 53 sec. West – 29.17ft.;

THENCE South 08 deg. 22 min. 04 sec. East with the East line of the 6.92 acre tract, the center of said 60 ft. wide easement and with Private Road No. 3175, a distance of 468.99 ft. to the Southeast corner the 6.92 acre tract and being the Northeast corner of a called 10.00 acre tract conveyed to Matthew Thomas Sullivan in Volume 1480, Page 351;

THENCE South 76 deg. 17 min. 53 sec. West with the South line of the 6.92 acre tract and the North line of the 10.00 acre Sullivan tract, at 30.13 ft. pass a ½" iron rod (found) and continue a total distance of 719.37 ft. to a ½" iron rod (found) for the Northwest corner of same, the Southwest corner of the 6.92 acre tract and being in a East line of a called 219.21 acre tract conveyed to Glenn Jones in Volume 1002, Page 411, from which a 3/8" iron rod (found) at a 18" Post Oak fence break for the Southwest corner of the 10.00 acre tract and an angle corner of the 219.21 acre Jones tract bears South 06 deg. 53 min. 29 sec. West – 416.41 ft.;

THENCE in a northeasterly direction with the West lines of the 6.92 acre tract and the East lines of the 219.21 acre Jones tract as follows:
North 06 deg. 53 min. 29 sec. East a distance of 56.02 ft. to a 3/8" iron rod (found) at a 21" Black Jack fence break and
North 09 deg. 01 min. 16 sec. East a distance of 449.40 ft. to a ½" iron rod (found) at a fence corner for the Northwest corner of the 6.92 acre tract and being the Southwest corner of said 28.00 acre Welch tract;

THENCE North 76 deg. 17 min. 53 sec. East with the North line of the 6.92 acre tract and the South line of the 28.00 acre Welch tract, a distance of 569.68 ft. to the place of beginning and containing 6.92 acres of land of which 0.32 acre lies in the 60 ft. wide easement.

The bearings recited herein are based on the North line of a called 16.92 acre Tract I described in Volume 1017, Page 860 of the Official Records of Leon County, Texas.

I James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the legal description hereon was prepared from an actual survey made on the ground under my direction and supervision.

James C. Williford
Registered Professional Land Surveyor No. 5973
Firm Registration No. 10082500
May 8, 2011
Job No. 16-029 Book: 25/28
Plat accompanies legal description