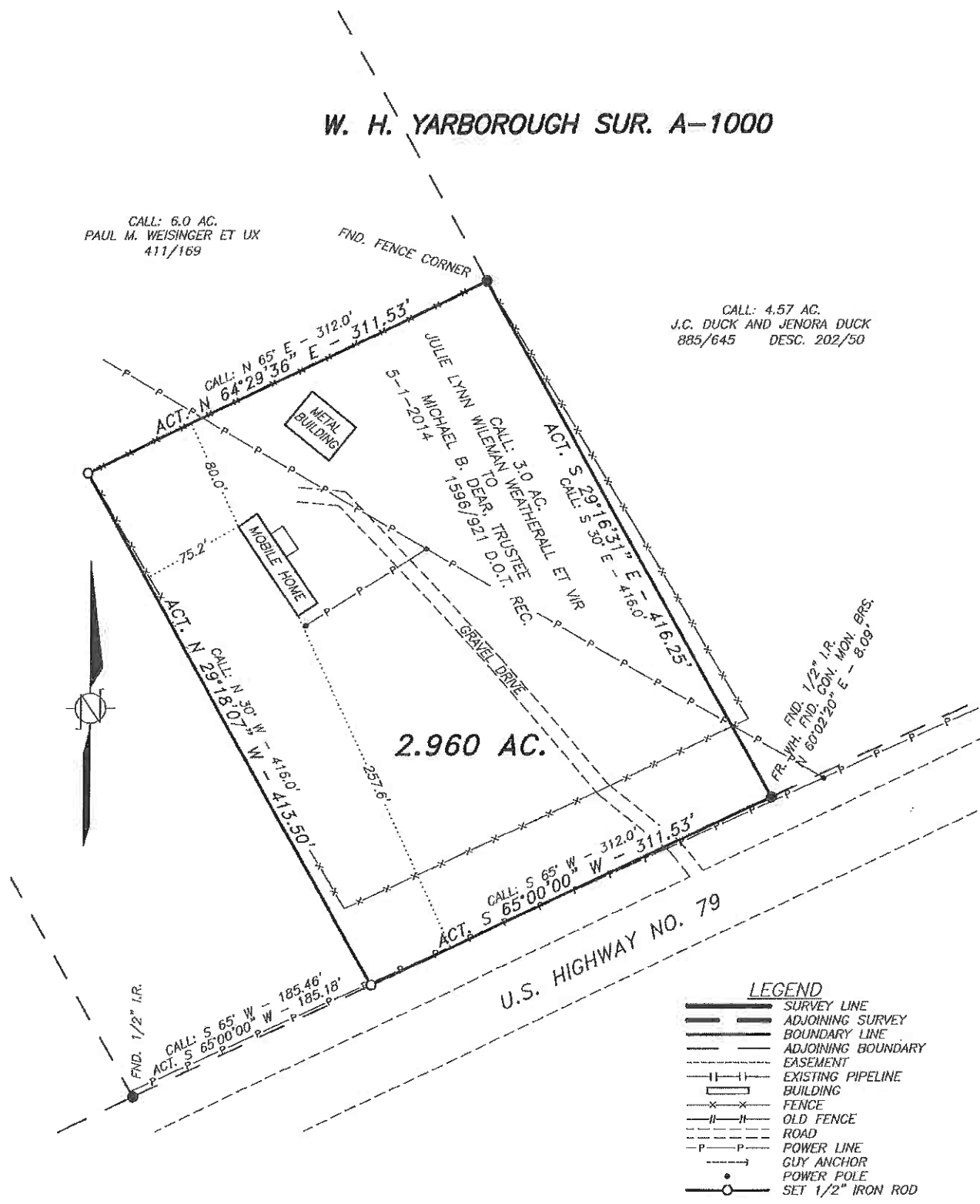


I, HAROLD KNIFFIN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND OF PROPERTY LOCATED AT 13099 US HIGHWAY NO. 79, OAKWOOD, LEON COUNTY, TEXAS, DESCRIBED AS FOLLOWS: CALLED 3.0 ACRES, W. H. YARBOROUGH SURVEY, ABSTRACT 1000, LEON COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN VOLUME 1596, PAGE 921 OF THE DEED OF TRUST RECORDS OF LEON COUNTY, TEXAS.

W. H. YARBOROUGH SUR. A-1000

CALL: 6.0 AC.
PAUL M. WEISINGER ET UX
411/169

CALL: 4.57 AC.
J.C. DUCK AND JENORA DUCK
885/645 DESC. 202/50



2.960 AC.

U.S. HIGHWAY NO. 79

LEGEND

- SURVEY LINE
- ADJOINING SURVEY
- BOUNDARY LINE
- ADJOINING BOUNDARY
- EASEMENT
- EXISTING PIPELINE
- BUILDING
- FENCE
- OLD FENCE
- ROAD
- POWER LINE
- GUY ANCHOR
- POWER POLE
- SET 1/2" IRON ROD

BEARINGS ARE BASED ON THE MONUMENTED SOUTHEAST LINE OF THAT CERTAIN CALLED 3.00 ACRE TRACT RECORDED IN VOLUME 1596, PAGE 921 OF THE DEED RECORDS OF LEON COUNTY, TEXAS.

NOTE: EASEMENTS WERE NOT RESEARCHED.

121 S. BROADWAY, SUITE 851
TYLER, TEXAS 75702
PH 903.593.1014 FAX 903.593.1019
E-MAIL harold@kssurveyors.com

KNIFFIN SURVEYORS
LAND SURVEYING - CIVIL ENGINEERING
FIRM# 100581-00 SURVEYING
FIRM# F-10785 ENGINEERING



KNIFFIN SURVEYORS

REGISTERED PROFESSIONAL SURVEYORS

SURVEYING FIRM NO. 100581-00

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September 6, 2018

**FIELD NOTES FOR 2.960 ACRES
W. H. YARBOROUGH SURVEY, ABSTRACT NO. 1000
LEON COUNTY, TEXAS**

All that certain tract or parcel of land, being 2.960 acres situated in the W. H. Yarborough Survey, Abstract No. 1000, Leon County, Texas, and being all of that certain called 3.00 (three) acre tract described in a Deed of Trust from Julie Lynn Wileman Weatherall et vir to Michael B. Dear, Trustee, dated May 1, 2014 and recorded in Volume 1596, Page 921 of the Deed of Trust Records of Leon County, Texas. Said 2.960 acres of land being more completely described as follows, to-wit;

Bearings are based on the monumented southeast boundary of the above mentioned 3.00 acre tract.

BEGINNING at a 1/2" iron rod (found) for the east corner of the of the above mentioned 3.00 acre tract, same being the south corner of the J. C. Duck and Jenora Duck called 4.57 acre tract recorded in Volume 885, Page 645 of the Deed Records of Leon County, Texas and more completely described in Volume 202, Page 50 of said Deed Records, also being in the northwest boundary of U. S. Highway No. 79;

THENCE South 65 degrees 00 minutes 00 seconds West, with the northwest boundary of said Highway No. 79, same being the southeast line of said 3.00 acre tract, a distance of 311.53 feet to a 1/2" iron rod (set) for the south corner of same, being the southernmost east corner of the Paul M. Weisinger et ux called 6.00 acre tract recorded in a deed dated December 30, 1975 and recorded in Volume 411, Page 169 of the Deed Records of Leon County, Texas, a 1/2" iron rod (found) for the south corner of said 6.00 acre tract bears South 65 degrees 00 minutes 00 seconds West, 185.18 feet;

THENCE North 29 degrees 18 minutes 07 seconds West, with the southernmost northeast line of said Weisinger 6.00 acre tract, same being th southwest line of said 3.00 acre tract, a distance of 413.50 feet to a 1/2" iron rod (set) for the west corner of same, being an ell corner of said 6.00 acre tract and being at a fence corner;


Field Notes for 2.960 Acres
W. H. Yarborough Survey, Abstract No. 1000
Leon County, Texas

THENCE North 64 degree 29 minutes 36 seconds East, with a fence and northwest line of said 3.00 acre tract, a distance of 311.53 feet to a fence corner post (found) for the north corner of same, being another ell corner (most easterly corner) of said 6.00 acre tract and being in the southwest line of the above mentioned J. C. and Jenora Duck 4.57 acre tract;

THENCE South 29 degrees 16 minutes 31 seconds East, with the northeast line of said 3.00 acre tract, same being the southwest line of said Duck 4.57 acre tract, a distance of 416.25 feet to the **PLACE OF BEGINNING** containing 2.960 acres of land.

I, Harold Kniffin, Registered Professional Land Surveyor No. 1684, do hereby certify that the above Field Notes were prepared from an actual survey made on the ground during the month of September, 2018.

GIVEN UNDER MY HAND AND SEAL, this the 6th day of September, 2018.


REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1684
FILE: 18-228.docx

