

HANEY SURVEYING SERVICES

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Description of: 10.49 Acres, Called Lot 35 of the Hudson Land Company
(Lot 35 unrecorded), Pickney and Long Survey A-1369, and
Leroy Boulware Suvrey A-122, Leon County, Texas
Owner: Justin Ray Palmer

BEING a 10.49 acres tract adjacent to the East line of county road CR 478 and situated in the Pickney and Long Survey A-1369, and Leroy Boulware Suvrey A-122, Leon County, Texas, and being that same tract described as called Lot 35-10.654 acres of the Hudson Land Company in the deed to Justin Ray Palmer recorded in Vol. 1305, Pg. 161, Official Records of Leon County, Texas (L.C.O.R.), and said Lot 35 being part of an unrecorded re-subdivision of that called 88.350 acres tract of record in the official plat of the Hudson Land Company recorded in Vol. 4, No. 31, Env. 118A, Plat Records of Leon County, Texas, and unrecorded plat of said re-subdivision found at Leon County Title in Centerville, Texas, said 10.49 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found bent 3/8" iron rod in the East right of way line of county road CR 478 for the Northwest corner of said 10.654 acres tract called Lot 35 and this tract, same being the Southwest corner of the Lewis Ellison called 16.25 acres Lot 34 of record in Vol. 790, Pg. 425, L.C.D.R.;

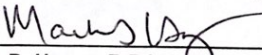
THENCE N.88°35'50"E. with the North line of said 10.654 acres Lot 35 and the South line of said Ellison tract Lot 34, at 280.92 ft. a wood fence corner post, continuing with a fence, at 969.07 ft. a cross-tie fence corner post, leaving said fence, in all 1041.19 ft. to a found 1/2" iron rod in the West line of the J.B. Abbott Estate called 7.17 acres tract of record in Vol. 890, Pg. 105, L.C.D.R. at the base of a crosstie post for the Northeast corner of said 10.654 acres Lot 35 and this tract, same being the Southeast corner of said Ellison tract Lot 34;

THENCE S.9°37'51"W. with the East line of said 10.654 acres Lot 35 and the West line of said Abbott tract, at 43.80 ft. a cross-tie fence corner, continuing with said fence, in all 466.02 ft. to a found 1/2" iron rod in the North line of the Brian Klutz called 35.06 acres tract of record in Vol. 1294, Pg. 913, L.C.O.R. at the base of a cross-tie fence corner post for the Southeast corner of said 10.654 acres Lot 35 and this tract, same being the Southwest corner of said Abbott tract;

THENCE S.88°24'42"W. (basis of bearing) 951.06 ft. with a fence, the South line of said 10.654 acres Lot 35, and the North line of said Klutz tract and the Erich Ehlert called 5.00 acres tract of record in Vol. 995, Pg. 66, L.C.D.R. to a found 1/2" iron rod in the East line of said CR 478 at the base of a 4" steel pipe fence corner post for the Southwest corner of said 10.654 acres Lot 35 and this tract, same beng the Northwest corner of said Ehlert tract;

THENCE N.1°31'15"W. 460.48 ft. with the East line of said CR 478 and the West line of said 10.654 acres Lot 35 to the point of BEGINNING, containing 10.49 acres.

The foregoing description was prepared from that plat dated May 10, 2013 that represents the facts found from that survey made on the ground under my supervision.


Mark D. Haney, R.P.L.S., No. 5841
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J.B. ABBOTT ESTATE
 CALLED 7.17 AC.
 890/105
 L.C.D.R.

SCALE: 1"=100'

PART OF HUDSON LAND COMPANY
 CALLED 88.350 ACRES
 VOL. 4, No. 31, ENV. 118A
 PLAT RECORDS
 (SUBDIVISION OF 88.350 AC. TRACT UNRECORDED)
 UNRECORDED PLAT FOUND AT LEON COUNTY TITLE

BRIAN KLUTZ
 CALLED 35.06 AC.
 1294/913
 L.C.O.R.

10.49 AC.

JUSTIN RAY PALMER
 CALLED LOT 35
 (UNRECORDED PLAT)
 CALLED 1.654 AC.
 VOL. 1305, PG. 161
 L.C.O.R.

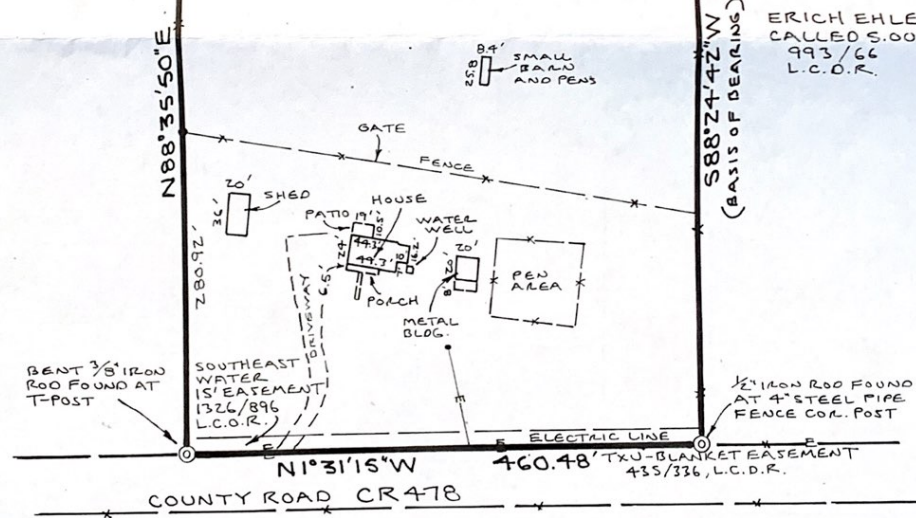
CALLED LOT 34

PICKNEY & LONG A-1369
 LEROY BOULWARE A-122

LEWIS ELLISON
 CALLED 16.25 AC.
 790/425
 L.C.D.R.

CALLED LOT 36A

ERICH EHLERT
 CALLED 5.00 AC.
 993/66
 L.C.O.R.



PLAT
 10.49 ACRES-CALLED LOT 35
 PICKNEY AND LONG SURVEY A-1369
 LEROY BOULWARE SURVEY A-122
 HUDSON LAND COMPANY
 LEON COUNTY, TEXAS

Being all of that tract described in the deed recorded in Vol. 1305, Pg. 161, Official Records of Leon County, Texas (L.C.O.R.), said tract being part of an unrecorded re-subdivision of that 88.350 acres tract in the official plat of the Hudson Land Company recorded in Vol. 4, No. 31, Env. 118A of the Plat Records of Leon County, Texas

Owner: Justin Ray Palmer

The plat hereon represents the facts found from that survey made on the ground under my supervision. Dated May 10, 2013



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