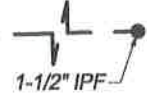
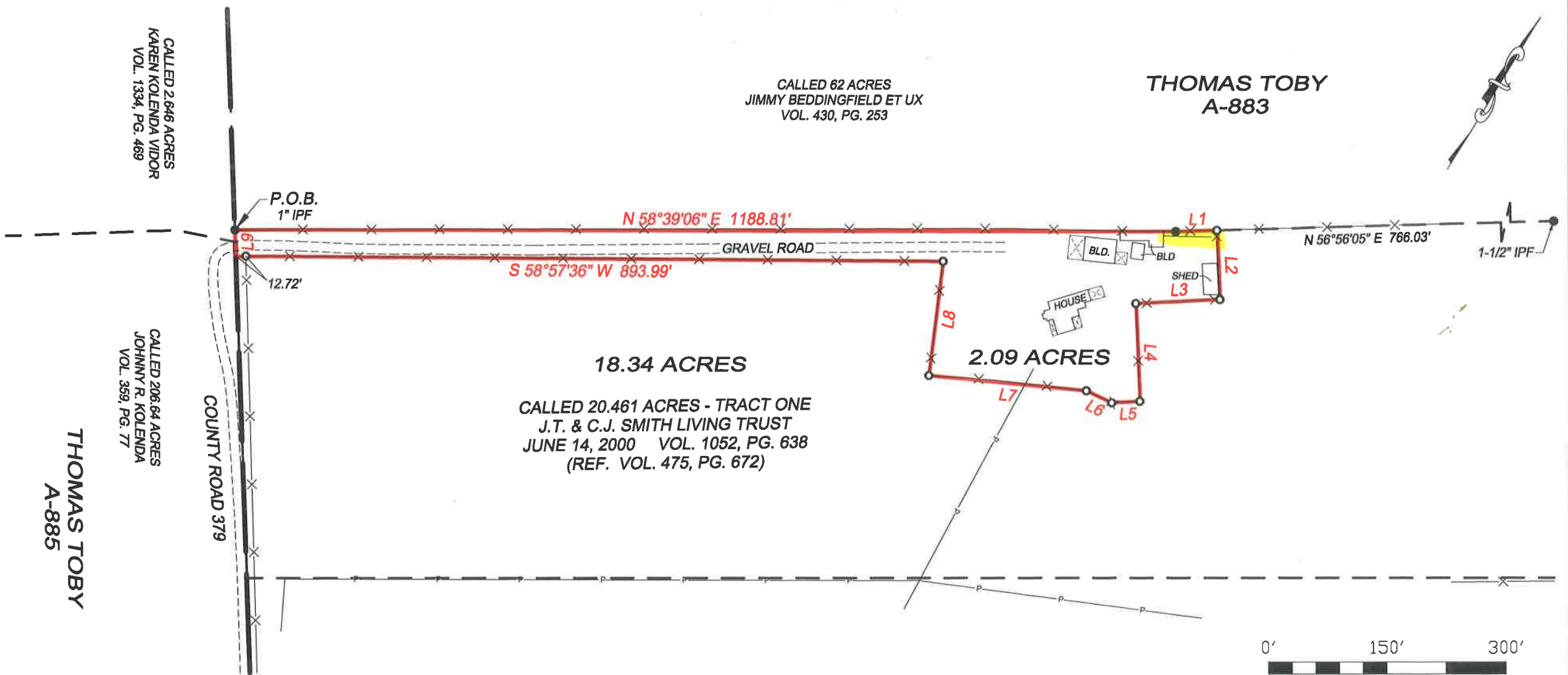


CALLED 2.646 ACRES
KAREN KOLENDIA VIDOR
VOL. 1334, PG. 469

CALLED 62 ACRES
JIMMY BEDDINGFIELD ET UX
VOL. 430, PG. 253

THOMAS TOBY
A-883



N 58°39'06" E 1188.81'
S 58°57'36" W 893.99'

N 56°56'05" E 766.03'

18.34 ACRES

2.09 ACRES

CALLLED 20.461 ACRES - TRACT ONE
J.T. & C.J. SMITH LIVING TRUST
JUNE 14, 2000 VOL. 1052, PG. 638
(REF. VOL. 475, PG. 672)

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD83, TEXAS CENTRAL ZONE 4203, AS DERIVED BY GPS OBSERVATIONS.

I, MATT FRANKS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE BY ME OR UNDER MY SUPERVISION.

Matt Franks
MATT FRANKS, R.P.L.S. 6263
TITLE INFORMATION WAS NOT PROVIDED AT THE TIME OF SURVEY



LEGEND

- BOUNDARY
- SURVEY LINE (APPROX.)
- ADJOINER
- POWER LINE
- FENCE
- IRON ROD (FOUND)
- 1/2" IRON ROD (SET)

LINE	BEARING	DISTANCE
L1	N 56°56'05" E	52.10'
L2	S 33°49'17" E	87.20'
L3	S 55°48'55" W	106.38'
L4	S 33°46'56" E	124.13'
L5	S 55°21'08" W	35.68'
L6	S 83°57'42" W	35.52'
L7	S 64°04'52" W	199.72'
L8	N 24°15'20" W	145.90'
L9	N 33°21'05" W	33.23'



C-TEX

SURVEYING & MAPPING
713 County Road 200 Centerville, TX 75833
Phone: (903) 536-7635 Fax: (903) 536-1150
mfranks@ctexco.com Firm No. 10193825

DATE:
11-14-2017
JOB No.
17056
CLIENT:
SMITH

**SURVEY PLAT SHOWING
PART OF THE THOMAS TOBY
SURVEY, A-883
LEON COUNTY, TEXAS**

Metes & Bounds Description to 2.09 Acres
Thomas Toby Survey, A-883
Leon County, Texas

BEING 2.09 acres, more or less, situated in the Thomas Toby Survey, A-883, Leon County, Texas, and being part of that certain called 20.461 acre tract described as Tract One in a deed to the J.T. & C.J. Smith Living Trust, dated June 14, 2000, and recorded in Volume 1052, Page 638 (referenced Volume 475, Page 672), Deed Records, Leon County, Texas. Said tract to be more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron pipe found for the western corner of the referenced tract, being the southern corner of a called 62 acre tract described in Volume 430, Page 253, and being in the northwestern line of a called 2.646 acre tract described in Volume 1334, Page 469;

THENCE with the common line of the referenced tract and said 62 acre tract as follows:

NORTH 58° 39' 06" EAST 1188.81 feet, and

NORTH 56° 56' 05" EAST 52.10 feet, to a ½" iron rod (set with cap marked "C-TEX") for an exterior corner of an 18.34 acre tract surveyed this same date. From said point, a 1-1/2" iron pipe found bears North 56° 56' 05" East 766.03 feet;

THENCE with the common line of said 18.34 acre tract and along a fence as follows:

SOUTH 33° 49' 17" EAST 87.20 feet, to a capped ½" iron rod set at a cross-tie fence corner

SOUTH 55° 48' 55" WEST 106.38 feet, to a capped ½" iron rod set at a fence corner,

SOUTH 33° 46' 56" EAST 124.13 feet, to a capped ½" iron rod set at a cross-tie fence corner

SOUTH 55° 21' 08" WEST 35.68 feet, to a capped ½" iron rod set at a Red Oak stump fence break,

SOUTH 83° 57' 42" WEST 35.52 feet, to a capped ½" iron rod set at a fence break,

SOUTH 64° 04' 52" WEST 199.72 feet, to a capped ½" iron rod set at a 20" Post Oak fence corner,

NORTH 24° 15' 20" WEST 145.90 feet, to a capped ½" iron rod set at a fence corner, and

SOUTH 58° 57' 36" WEST 893.99 feet, to a point in County Road 379, from which a capped ½" iron rod set for reference bears North 58° 57' 36" East 12.72 feet;

THENCE NORTH 33° 21' 05" WEST 33.23 feet, with the common line of the referenced tract, back to the place of beginning and containing 2.09 acres, more or less, as shown on the accompanying survey plat of even date herewith.

Bearings are based on the Texas State Plane Coordinate System NAD83, Texas Central Zone 4203, as derived by GPS observations.



Matt Franks, R.P.L.S. 6263
C-Tex Surveying & Mapping
Firm No: 10193825
November 14, 2017
File: H:2017/17056/17056_18.34 ac



Exhibit "A"