



GEORGE HIGGS
A-370

CALLED 115 ACRES - TRACT TWO
JIM C. FLOYD TO W.L. HOLLEMAN
NOV. 10, 1959 VOL. 265, PG. 199

FOR DESCRIPTIVE PURPOSES ONLY
NOT VALID FOR LEGAL USE

J. BOONE
A-63

CALLED 170.3222 ACRES
TRACT 4
JOHN RUSSELL McMURREY
VOL. 1631, PG. 426

TRACT 6
31.25 ACRES

TRACT 5
20.07 ACRES

TRACT 4
20.02 ACRES

CALLLED 125 ACRES - TRACT ONE
JIM C. FLOYD TO W.L. HOLLEMAN
NOV. 10, 1959 VOL. 265, PG. 199

TRACT 3
20.03 ACRES

TRACT 2
20.04 ACRES

TRACT 1
21.39 ACRES

M. BOONE
A-96

CALLLED 75 ACRES
FLAUZELL MURPHY, ET AL
VOL. 544, PG. 146

CALLLED 516.50 ACRES
FRANK P. AND LINDALL
F. LEATHERS TRUST 4/17/02
VOL. 1200, PG. 331

M. BOONE
A-582

COUNTY ROAD 317

CALLLED 75 ACRES
ALLEN HELMCAMP
VOL. 1944, PG. 539

NOTE: 1/2" IRON RODS WERE SET ALONG THE TRACT LINES AT THE 30' SETBACK LINE

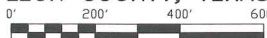
BEARINGS AND DISTANCES ON THIS PLAT FOR DESCRIPTIVE PURPOSES ONLY
NA83, TEXAS CENTRAL ZONE 2011 AS DERIVED BY GPS OBSERVATIONS

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



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

PLAT OF SURVEY
SHOWING PART OF THE
GEORGE HIGGS SURVEY, A-370
LEON COUNTY, TEXAS



LEGEND

- BOUNDARY
- - - SURVEY LINE (APPROX.)
- - - ADJOINER
- - - FENCE
- x IRF
- o IRON ROD (FOUND)
- o POINT NOT SET
- 1/2" IRON ROD (SET)

LINE	BEARING	DISTANCE
L1	N 55°39'32" W	174.48'
L2	N 60°35'08" W	119.76'
L3	N 65°27'23" W	167.97'
L4	N 74°05'42" W	73.94'

C-TEX
SURVEYING & MAPPING

713 County Road 200 Centerline, St. Louis, MO 63133
Phone: (903) 536-7635 Fax: (903) 536-1150
mfranks@ctexco.com Firm No. 10193825

JOB: 16017 DATE: 7-21-2016 CLIENT: HOLLEMAN

George Higgs Survey, A-370
Leon County, Texas

Tract 3
20.03 Acres

BEING 20.03 acres, more or less, situated in the George Higgs Survey, A-370, Leon County, Texas, and being part of that certain called 125 acre tract described as Tract One and part of that certain called 115 acre tract described as Tract Two in a deed from Jim C. Floyd to W.L. Holleman, dated November 10, 1959, and recorded in Volume 265, Page 199, Deed Records, Leon County, Texas. Said tract to being more particularly described by metes and bounds as follows:

COMMENCING at a ½" iron rod (set with cap marked "C-TEX") at the base of a 5 inch pipe for the occupied northeast corner of the referenced 125 acre tract, being in the southern line of the referenced 115 acre tract, and being the occupied northwest corner of a called 75 acre tract described in Volume 544, Page 146;

THENCE North 79° 32' 05" West 1084.68 feet to a capped ½" iron rod set for the northwest corner of a 20.04 acre tract, Tract 2, surveyed this same date and being the **POINT OF BEGINNING** of the herein described tract;

THENCE SOUTH 06° 26' 34" WEST 1693.45 feet, with the common line of Tract 2, to a point in the centerline of County Road 317. From said point, a capped ½" iron rod set for reference bears North 06° 26' 34" East 30.00 feet;

THENCE NORTH 83° 57' 38" WEST 509.35 feet, with the centerline of County Road 317, to a point for the southeast corner of a 20.02 acre tract, Tract 4, surveyed this same date. From said point, a capped ½" iron rod set for reference bears North 06° 26' 34" East 30.00 feet;

THENCE NORTH 06° 26' 34" EAST 1732.85 feet, with the common line of Tract 4, to a capped ½" iron rod set;

THENCE SOUTH 79° 32' 05" EAST 510.60 feet, back to the place of beginning and **containing 20.03 acres**, more or less, as shown of 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
July 21, 2016
File: H:2016/16017/Tract 3

