

FREE & ASSOCIATES, P.C.

Firm No. 10013400

P. O. BOX 317

CENTERVILLE, TEXAS

(903) 536-2554

STATE OF TEXAS

CITY OF JEWETT

COUNTY OF LEON

SEPTEMBER 13, 2021

0.477 ACRE

These notes describe that certain 0.477 acre in the R. B. COLEMAN SURVEY, Abstract 215, located in the City of Jewett in Leon County, Texas; being all of Lot 7 and part of Lot 8 and Lot 12 of Spring Creek Estates as recorded in Envelope 171B Leon County Map Records, and being all of Lot 7 – 0.237 Acre contained in a General Warranty Deed dated May 10, 2000 from Steven Ezell and wife, Rena Ezell to Gregory H. Kennedy and wife, Angela D. Kennedy and recorded in Volume 1047 Page 423 Leon County Official Records, part of "Lot 12" recorded in a Special Warranty Deed dated September 19, 2011 from Robert D. Read and Eunice I. Read to Greg Kennedy and Angela Kennedy and recorded in Volume 1485 Page 258 Leon County Official Records and part "Lot 8 – 0.207 acre" contained in a Special Warranty Deed dated August 1, 1990 from Federal National Mortgage Association to Jim Barton and wife, Jessie M. Barton and recorded in Volume 774 Page 311 Leon County Official Records; this 0.477 acre tract is described more particularly as follows:

BEGINNING at the North corner of Lot 7 – 0.237 Acre, same being the West corner of "Lot 8 – 0.207 acre" in the right-of-way of Clark Street, same being a corner of that Boundary Line Agreement (recorded in Volume 1845 Page 900 LCOR); found a ½" steel rod (with cap) at same; found a ½" steel rod (with cap) bearing South 51°-48'-25" East 100.52 feet, same being the East corner of Lot 7 – 0.237 Acre and the South corner of "Lot 8 – 0.207 acre" in the Northwest line of Lot 12;

THENCE with said Boundary Line Agreement, across "Lot 8 – 0.207 acre", South 56°-22'-18" East a distance of 56.72 feet to an angle; found a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) at same next to a wood fence corner;

THENCE continuing with said Boundary Line Agreement, the along an existing wood fence across "Lot 8 – 0.207 acre" and "Lot 12", South 53°-05'-21" East at 44.25 feet found a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) bearing South 40°-49'-32" West 5.51 feet, same being the South corner of "Lot 8 – 0.207 acre" and the East corner of Lot 7 – 0.237 Acre in the Northwest line of "Lot 12" and continuing an additional 12.99 feet for a total distance of 57.24 feet to the South corner of said Boundary Line Agreement; found a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) at same;

THENCE continuing with said Boundary Line Agreement, across "Lot 12", North 27°-03'-22" East a distance of 54.45 feet to the North corner of "Lot 12", same being the West corner of "Lot 13" in the Southeast line of "Lot 8 – 0.207 acre"; found a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) at same; found a ½" steel rod (with cap) bearing North 40°-49'-32" East 16.51 feet, same being for the East corner of "Lot 8 – 0.207 acre";

THENCE with the non-fenced Northeast line of "Lot 12", same being the Southwest line of "Lot 13", South 47°-27'-42" East a distance of 95.76 feet (called 105.6 feet in error) to the East corner of Lot 12, same being the South corner of "Lot 13" in the Northwest line of a 50' wide road (recorded in Envelope 171B LCMR); set a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) at same;

THENCE with the non-fenced Southeast line of "Lot 12", same being the Northwest right-of-way of said 50' wide road, South 50°-05'-36" West a distance of 91.00 feet (called 82 feet in error) to the Southeast corner of "Lot 12" in the North right-of-way of County Road 317; set a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) at same;

THENCE with the non-fenced South line of "Lot 12", same being the North right-of-way of County Road 317, North 85°-02'-55" West a distance of 99.69 feet to the Southwest corner of "Lot 12", same being the South corner of the 0.237 Acre; found a ½" steel rod (no cap) at same;

THENCE with the Southwest line of the 0.237 Acre, same being the Northeast right-of-way of County Road 317, North 66°-54'-12" West a distance of 100.86 feet to the West corner of the 0.237 Acre in the Southeast right-of-way of Clark Street; found a ½" steel rod (no cap) at same;

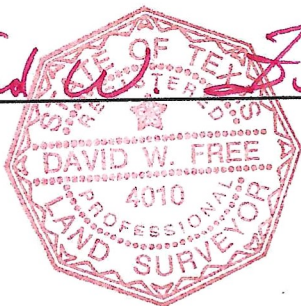
THENCE with non-fenced Northwest line of the 0.237 Acre, same being the Southeast right-of-way of Clark Street, North 38°-34'-49" East a distance of 118.00 feet to the PLACE OF BEGINNING.

Containing according to the dimensions herein stated, an area of 0.477 acre of land.

SURVEYOR'S NOTE: Bearings based on the 0.237 Acre. Access is by frontage on Clark Street and County Road 317. See plat.

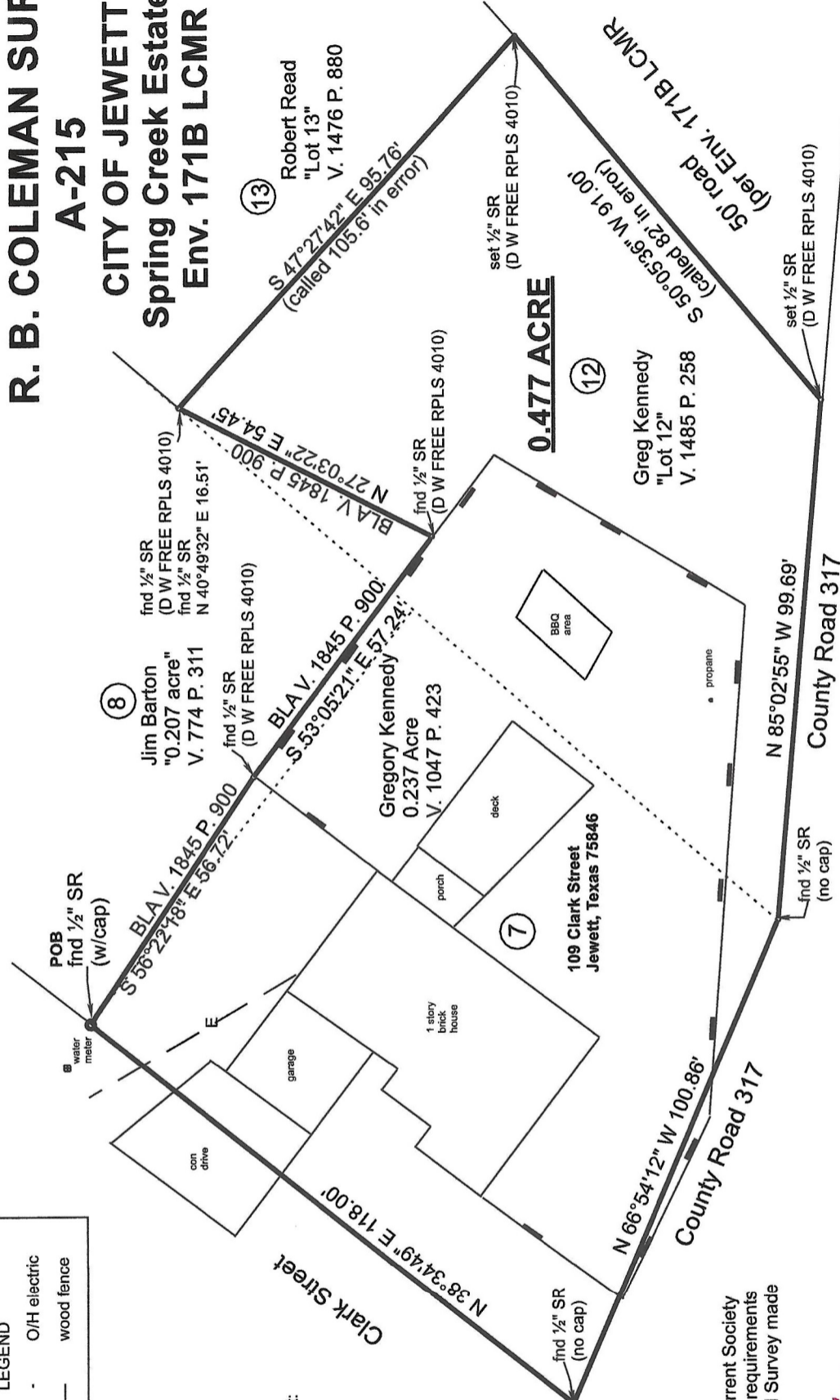


David W. Free



R.P.L.S. No. 4010

R. B. COLEMAN SURVEY A-215 CITY OF JEWETT Spring Creek Estates Env. 171B LCMR



LEGEND

- E ——— O/H electric
- wood fence

N
Based on the
0.237 acre.

SEE SEPARATE DESCRIPTION

NOTE: This tract is on Zone X per the FEMA NFIP FIRM of Leon County, Texas Map No. 48289C0335C effective November 20, 2013.

Note: The following easements do not apply to this tract:
 V. 160 P. 179 V. 379 P. 659
 The easement recorded in V. 545 P. 726 is a blanket easement.

This survey substantially complies with the current Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition 3 Standard Land Survey made without benefit of a Title Report.

David W. Free
 David W. Free
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 4010



Free & Associates, P.C.
 Firm No. 10013400
 P. O. Box 317
 Centerville, Texas 75833
 (903) 536-2554
 Traverse PC

**SURVEY PLAT OF 0.477 ACRE IN THE
 R. B. COLEMAN SURVEY, A-215
 CITY OF JEWETT
 LEON COUNTY, TEXAS**

SCALE: 1" = 30' SEPTEMBER 13, 2021