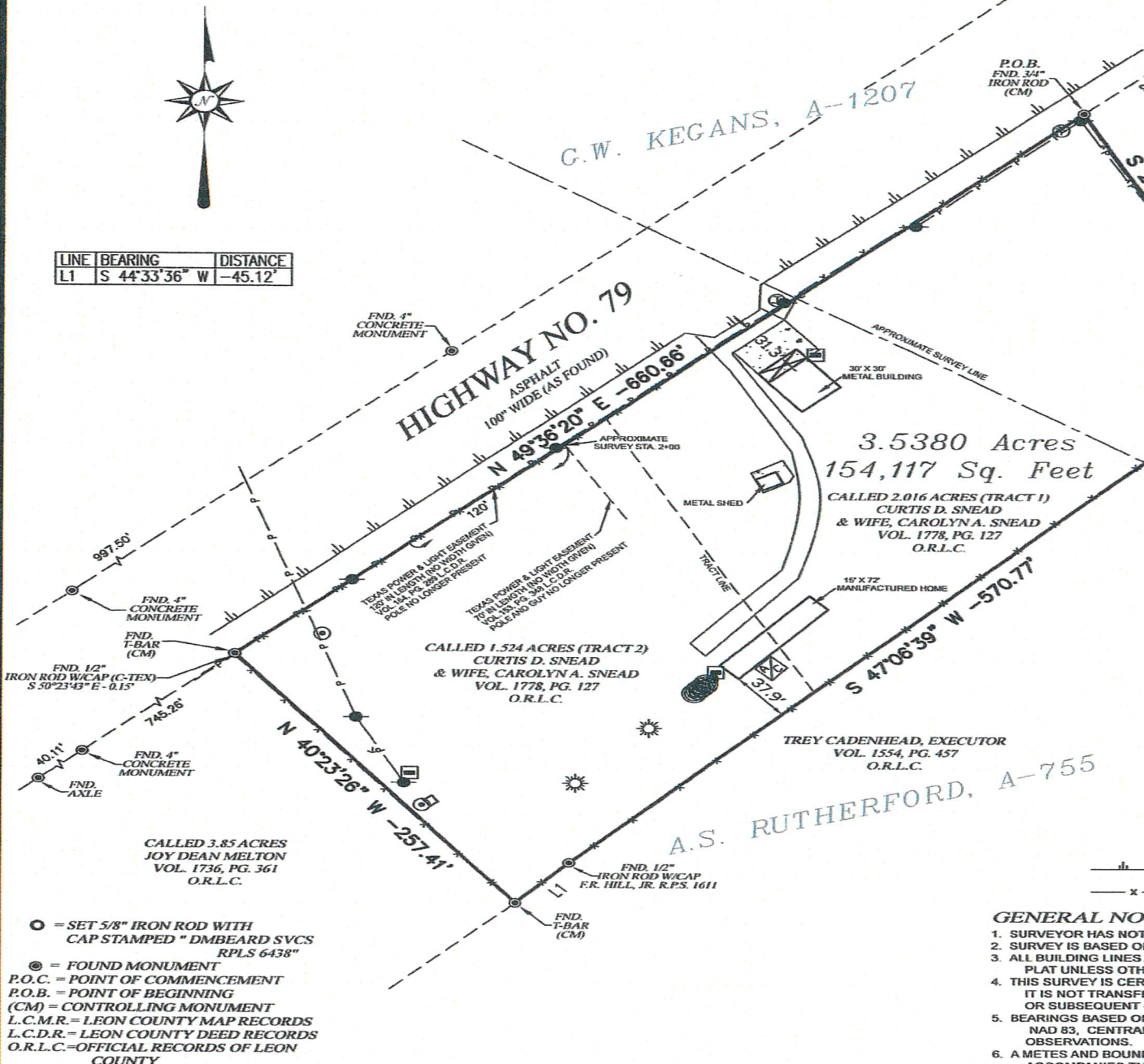


# D.M. BEARD SERVICES, L.L.C. PROFESSIONAL LAND SURVEYING

5701 4TH STREET #883, KATY TX. 77492-0883 TEL. 832-913-9866  
T.B.P.L.S. FIRM NO. 10194165  
Copyright © 2017



LINE	BEARING	DISTANCE
L1	S 44°33'36" W	-45.12'



- = SET 5/8" IRON ROD WITH CAP STAMPED "DMBEARD SVCS RPLS 6438"
- = FOUND MONUMENT
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- (CM) = CONTROLLING MONUMENT
- L.C.M.R. = LEON COUNTY MAP RECORDS
- L.C.D.R. = LEON COUNTY DEED RECORDS
- O.R.L.C. = OFFICIAL RECORDS OF LEON COUNTY

- GENERAL NOTES**
1. SURVEYOR HAS NOT
  2. SURVEY IS BASED ON
  3. ALL BUILDING LINES
  4. THIS SURVEY IS CER
  5. BEARINGS BASED ON
  6. A METES AND BOUND

### FLOOD NOTE

The Subject property (or a portion of) is located in Flood Zone "X" According to the Federal Emergency Management Agency Insurance Rate Map 48289 C Panel 0210 C Dated 11/20/2013

\* THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETE

**DESCRIPTION:** BEING a 3.5380 acre (154,117 square feet) tract of land comprised of a called 2.016 acre tract and a called 1.524 acre tract of land as recorded in volume 1778, page 127 O.R.L.C.

**SURVEY:** G. W. KEGAN, A-1207 & A.S RUTHERFORD, A-775

**SURVEY TYPE:** BOUNDARY & I

**PURCHASER:** KRISTIAN A. DEFERIA

**ADDRESS:** 1427 HIGHWAY 79 EAST  
BUFFALO, TX. 75831

**TITLE COMPANY:** FIRST NATIONAL TITLE

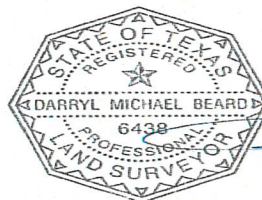
**GF NUMBER:** 21410FNT-HOI

**LENDER:** PROSPERITY HOME MORTGAGE, LLC.

**DATE:** 7/10/2021 **DRAWN BY:** DB **CHECKED BY:** DMB

**SCALE:** 1" = 80'

**JOB NO.:** 2021-65



**SURVEYOR'S CERTIFI**  
THIS SURVEY WAS PERFORMED O  
MY SUPERVISION AND COMPLIES  
REQUIREMENTS OF THE PROFESS  
PRACTICES ACT AS PROMULGATE  
PROFESSIONAL SURVEYING.

DARRYL M. BEARD  
REGISTERED PROFESSIONAL LAND  
TEXAS REGISTRATION NO. 6438



Metes and Bounds Description

**BEING** a 3.5380 acre (154,117 square feet) tract of land located in the A.S. Rutherford 755, and the G. W. Kegans Survey, Abstract 1207, Leon County, Texas, being comprised of a 2.016 acre tract of land conveyed to Curtis D. Snead and wife, Carolyn A. Snead as recorded in volume 1778, page 127 of the Official Records of Leon County (O.R.L.C.) and a called 1.524 acre tract of land conveyed to Curtis D. Snead and wife, Carolyn A. Snead as recorded in volume 1778, page 127 (O.R.L.C.) ; said 3.5380 acre tract of land being more particularly described by metes and bounds as follows, with the basis of bearing being based on the Texas Coordinate System, Central Zone, NAD83, derived from GPS observations:

**BEGINNING** at a 3/4-inch iron rod found in the base of a tree, in the southeasterly right-of-way line of Highway 79 (based on a width of 100.00 feet), for a west corner of a tract of land conveyed to Harris as recorded in volume 356, page 105 of the Deed Records of Leon County (D.R.L.C.), and for the north corner of the tract herein described;

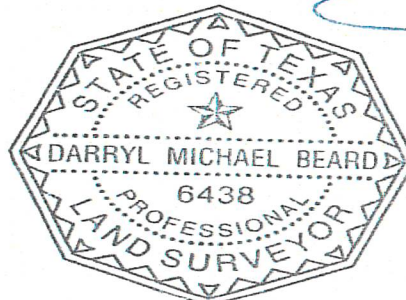
**THENCE** South 29°08'12" East, leaving the southeasterly right-of-way line of said Highway 79, 660.66 feet to a 1/2-inch iron rod found for a north corner of a tract of land conveyed to Trey C. Harris as recorded in volume 1554, page 457 (O.R.L.C.), in a southwest line of the said tract, and for the east corner of the tract herein described;

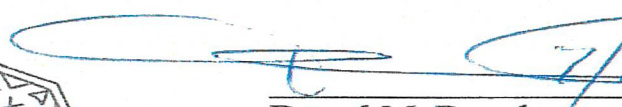
**THENCE** South 47°06'39" West, coincident with a south line of the herein described tract, to a 1/2-inch iron rod with cap found for an external corner of the said Cadenhead tract, and for the corner of the tract herein described;

**THENCE** South 44°33'36" West, coincident with a south line of the herein described tract, to a "T-Bar" found for an east corner of a called 3.85 acre tract of land conveyed to Joy Dear as recorded in volume 1736, page 361 (O.R.L.C.), in the northerly line of the said Cadenhead tract, and for the south corner of the tract herein described;

**THENCE** North 40°23'26" West, coincident with the southwest line of the herein described tract, 660.66 feet to a 1" "T-Bar" found bent in the southeasterly right-of-way line of said Highway 79, and for the corner of the said called 3.85 acre tract of land, and for the west corner of the herein described tract;

**THENCE** North 49°36'20" East, coincident with the southeasterly right-of-way line of said Highway 79, 660.66 feet to the **POINT OF BEGINNING** of the herein described tract containing 3.5380 acres (154,117 square feet) of land.



  
Darryl M. Beard  
Registered Professional  
Texas Registration No.