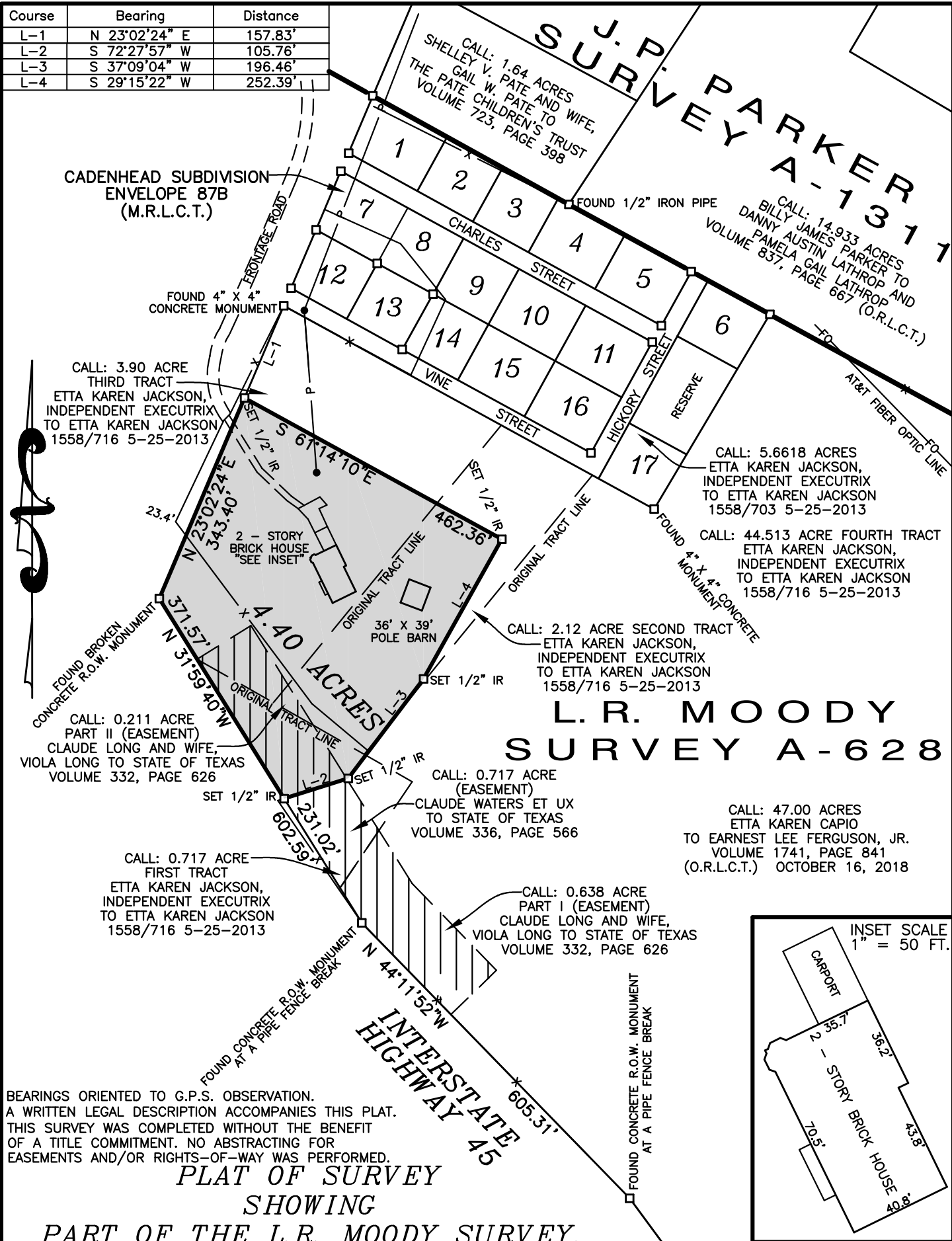
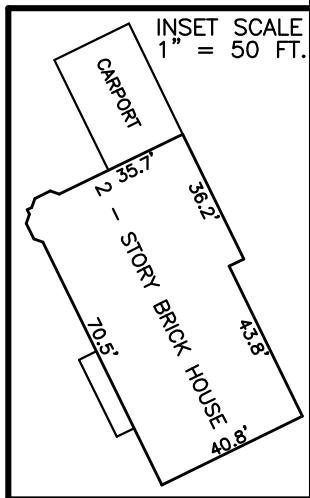


Course	Bearing	Distance
L-1	N 23°02'24" E	157.83'
L-2	S 72°27'57" W	105.76'
L-3	S 37°09'04" W	196.46'
L-4	S 29°15'22" W	252.39'



**L. R. MOODY
SURVEY A-628**

CALL: 47.00 ACRES
ETTA KAREN CAPIO
TO EARNEST LEE FERGUSON, JR.
VOLUME 1741, PAGE 841
(O.R.L.C.T.) OCTOBER 16, 2018

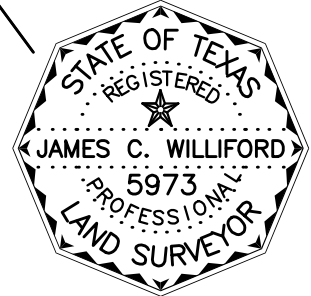


BEARINGS ORIENTED TO G.P.S. OBSERVATION.
A WRITTEN LEGAL DESCRIPTION ACCOMPANIES THIS PLAT.
THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT
OF A TITLE COMMITMENT. NO ABSTRACTING FOR
EASEMENTS AND/OR RIGHTS-OF-WAY WAS PERFORMED.

**PLAT OF SURVEY
SHOWING
PART OF THE L.R. MOODY SURVEY,
A - 628, CITY OF BUFFALO,
LEON COUNTY, TEXAS**

I, James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my direction and supervision.

James C. Williford



JAMES C. WILLIFORD REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5973



WILLIFORD LAND SURVEYING
FIRM REGISTRATION NO. 10082500
P.O. BOX 1266 MEXIA, TEXAS 76667
TELEPHONE: (254) 562-2837 FAX: (254)-562-2867

DRAWN BY: C. WILLIFORD	CHECKED BY: *****
DATE: 10-1-2018	FLD. BOOK: *****
SCALE: 1" = 200 FT.	JOB NO.: 15-133C

Williford Land Surveying
P.O. Box 1266 • Mexia, Texas 76667
Ph: 254-562-2837 • Fx: 254-562-2867
James C. Williford RPLS#5973

Legal Description

L.R. Moody Survey, Abstract No. 628
City of Buffalo
Leon County, Texas

4.40 Acres

All that certain lot, tract or parcel of land, part of the L.R. Moody Survey, Abstract No. 628, City of Buffalo, Leon County, Texas, being part of that certain called 0.717 acre First Tract, part of that certain called 2.12 acre Second Tract, part of that certain called 3.90 acre Third Tract and part of that certain called 44.513 acre Fourth Tract described in a deed to Etta Karen Jackson from Etta Karen Jackson, Independent Executrix on May 25, 2013 in Volume 1558, Page 716 of the Official Records of Leon County, Texas and being more completely described as follows, to-wit:

BEGINNING at a busted concrete right-of-way monument (found) for the West corner of the above mentioned 3.90 acre Jackson tract and being an ell corner of Interstate Highway No. 45;

THENCE North 23 deg. 02 min. 24 sec. East with the Northwest line of the 3.90 acre Jackson tract and a Southeast line of Interstate Highway No. 45, a distance of 343.40 ft. to a ½" iron rod (set) 9.4 ft. Southeast of a fence for the North corner of this tract and being a West corner of a 47.00 acre tract described on this day;

THENCE South 61 deg. 14 min. 10 sec. East across the 3.90 acre Jackson tract, across the above mentioned 2.12 acre Jackson tract and with a Southwest line of the 47.00 acre tract, a distance of 462.36 ft. to a ½" iron rod (set) for an ell corner of same and being the East corner of this tract, from which a fence corner bears South 29 deg. 15 min. 22 sec. West – 65.8 ft.;

THENCE in a southwesterly direction continuing across the 2.12 acre Jackson tract, across the above mentioned 44.513 acre Jackson tract, across the above mentioned 0.717 acre Jackson tract, the Northwest lines of the 47.00 acre tract and generally with a fence as follows:

South 29 deg. 15 min. 22 sec. West a distance of 252.39 ft. to a ½" iron rod (set),

South 37 deg. 09 min. 04 sec. West a distance of 196.46 ft. to a ½" iron rod (set) and

South 72 deg. 27 min. 57 sec. West a distance of 105.76 ft. to a ½" iron rod (set) for a West corner of same, the South corner of this tract, in the Southwest line of the 0.717 acre Jackson tract and being in a Northeast line of said Interstate Highway No. 45;

THENCE North 31 deg. 59 min. 40 sec. West with the Southwest line of the 0.717 acre Jackson tract, the Southwest line of said 3.90 acre Jackson tract and a Northeast line of Interstate Highway No. 45, a distance of 371.57 ft. to the place of beginning and containing **4.40 acres** of land.

The bearings recited herein are based on G.P.S. observation.

I James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the legal description hereon was prepared from an actual survey made on the ground under my direction and supervision.



James C. Williford
Registered Professional Land Surveyor No. 5973
Firm Registration No. 10082500
October 1, 2018
Job No. 15-133b Book: 2018C/23
Plat accompanies legal description

