

**OLIVER MCCOY
A-580**

CALLED 10.001 ACRES
SANTIAGO FLORES, ET AL.
VOL. 1159, PG. 365

B & C LAND CO.
(UNRECORDED)

COUNTY ROAD 303

(8)

N 62°28'05" E 256.53'

1/2" IRS

1/2" IRF

TERESA RAMIREZ, ET AL.
VOL. 1315, PG. 249

S 52°02'33" E 282.79'

(6)

CALLLED 4.65 ACRES
JEANNIE L. VERNON
VOL. 1134, PG. 326

1.87 ACRES
CALLED 1.87 ACRES - DEED FROM
JOHN E. TUMA TO
MICHAEL J. SMITH, ET AL.
FEB. 12, 2016 VOL. 1664, PG. 749

N 36°47'24" W 295.09'

S 56°25'31" W 328.10'




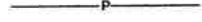



P.O.B.
CONC. SEWER
TILE (FOUND)

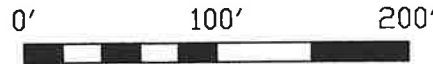
1/2" IRF

**H. FERRELL
A-283**

CALLLED 290.658 ACRES
SIDNEY SCHAFER & ASSOCIATES, INC.
VOL. 355, PG. 67

LEGEND

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



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

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

DATE: 4-6-2018	SURVEY PLAT SHOWING PART OF THE OLIVER MCCOY SURVEY, A-580, AND THE H. FERRELL SURVEY, A-283, LEON COUNTY, TEXAS
JOB No. 18017	
CLIENT: HENSON	

Metes & Bounds Description to 1.87 Acres
Oliver McCoy Survey, A-580
H. Ferrell Survey, A-283
Leon County, Texas

BEING 1.87 acres, more or less, situated in the Oliver McCoy Survey, A-580, and the H. Ferrell Survey, A-283, Leon County, Texas, and being all of that certain called 1.87 acre tract described in a deed from John E. Tuma to Michael J. Smith, et al., dated February 12, 2016, and recorded in Volume 1664, Page 749, Deed Records, Leon County, Texas. Said tract further being described as Tract 7 of the B & C Land Company, an unrecorded subdivision. Said 1.87 acres to be more particularly described by metes and bounds as follows:

BEGINNING at a concrete sewer tile found for the eastern corner of the referenced tract, being the southwestern corner of a called 1.40 acre tract described in Volume 1315, Page 249, and being in the northwestern line of a called 290.658 acre tract described in Volume 355, Page 67;

THENCE SOUTH 56° 25' 31" WEST 328.10 feet, with the common line of the referenced tract and said 290.658 acre tract, to a ½" iron rod found at a corner post for the eastern corner of a called 4.65 acre tract described in Volume 1134, Page 326;

THENCE NORTH 36° 47' 24" WEST 295.69 feet, with the common line of the referenced tract and said 4.65 acre tract, to a ½" iron rod found at a corner post in the southern right of way line of County Road 303 (60' R.O.W.);

THENCE NORTH 62° 28' 05" EAST 256.53 feet, with the northern line of the referenced tract and with the southern right of way line of County Road 303, to a ½" iron rod (set with cap marked "C-TEX") for the common corner of the referenced tract and the above mentioned 1.40 acre tract. From said point, a ½" iron rod found inside of a 2" iron pipe for the northern corner of said 1.40 acre tract bears North 00° 10' 40" East 200.15 feet;

THENCE SOUTH 52° 02' 33" EAST 282.79 feet, with the common line of the referenced tract and said 1.40 acre tract, back to the place of beginning and **containing 1.87 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
March 6, 2018
File: H:2018/18017/18017 fn

