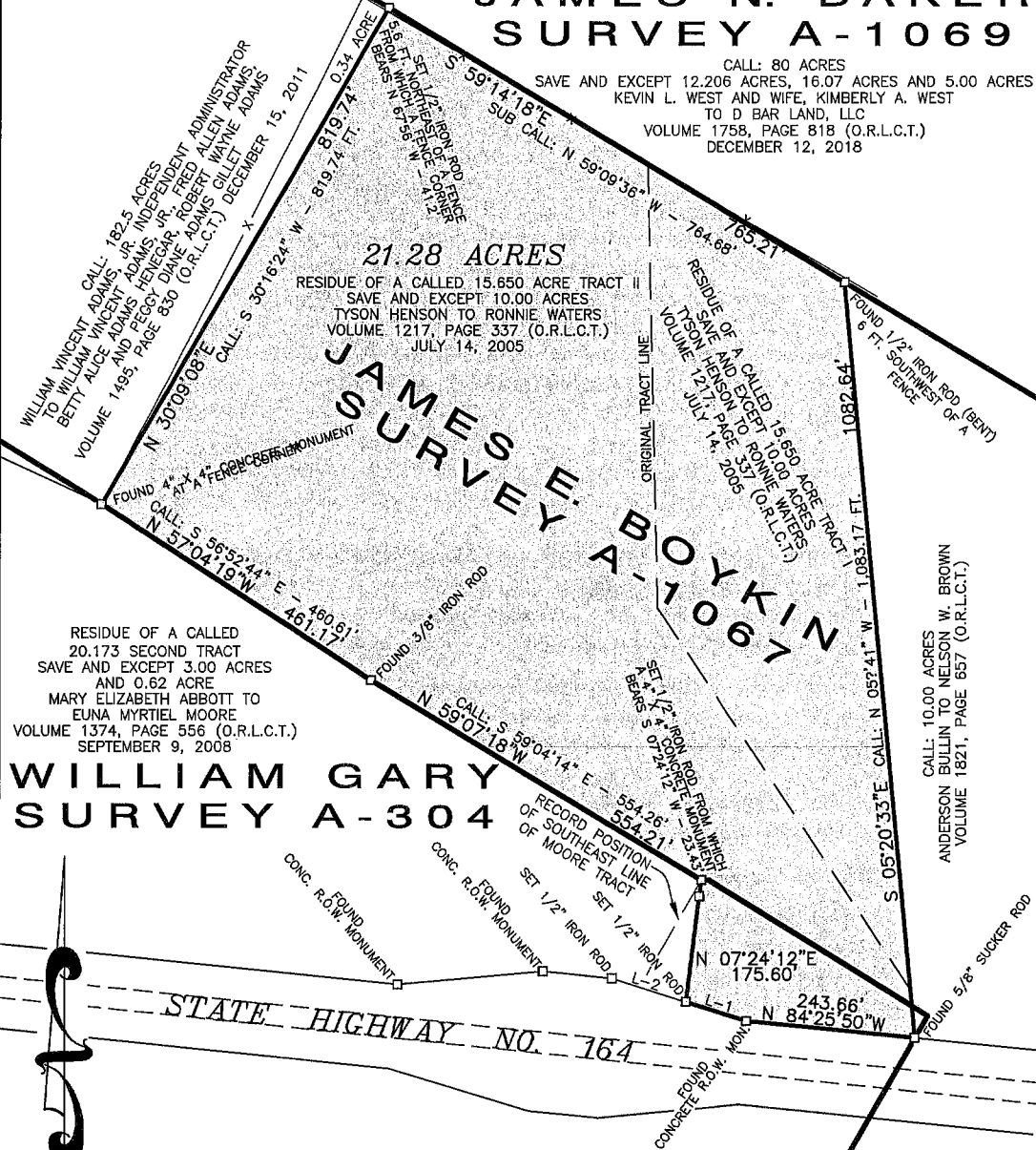


BEARINGS ORIENTED TO G.P.S. OBSERVATION.
 A WRITTEN LEGAL DESCRIPTION ACCOMPANIES THIS PLAT.
 THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF
 A TITLE COMMITMENT. NO ABSTRACTING FOR EASEMENTS
 AND/OR RIGHTS-OF-WAY WAS PERFORMED.

Course	Bearing	Distance
L-1	N 72°29'46" W	91.73'
L-2	N 72°29'46" W	110.62'

JAMES N. BAKER SURVEY A-1069

CALL: 80 ACRES
 SAVE AND EXCEPT 12.206 ACRES, 16.07 ACRES AND 5.00 ACRES
 KEVIN L. WEST AND WIFE, KIMBERLY A. WEST
 TO D BAR LAND, LLC
 VOLUME 1758, PAGE 818 (O.R.L.C.T.)
 DECEMBER 12, 2018



WILLIAM GARY SURVEY A-304

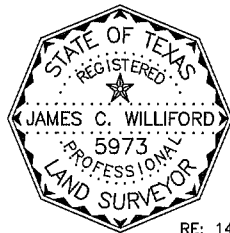
RESIDUE OF A CALLED
 20.173 SECOND TRACT
 SAVE AND EXCEPT 3.00 ACRES
 AND 0.62 ACRE
 MARY ELIZABETH ABBOTT TO
 EUNA MYRTIEL MOORE
 VOLUME 1374, PAGE 556 (O.R.L.C.T.)
 SEPTEMBER 9, 2008

PLAT OF SURVEY SHOWING PART OF THE JAMES E. BOYKIN SURVEY, A - 1067 AND THE WILLIAM GARY SURVEY, A - 304, 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



RE: 14-057



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: 10-8-2021	FLD. BOOK: *****
SCALE: 1" = 200 FT.	JOB NO.: 21-104

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

Legal Description

William Gary Survey, Abstract No. 304
James E. Boykin Survey, Abstract No. 1067
Leon County, Texas

21.28 Acres

All that certain lot, tract or parcel of land, part of the William Gary Survey, Abstract No. 304 and the James E. Boykin Survey, Abstract No. 1067, Leon County, Texas, being all of that certain called 15.650 acre Tract II and part of that certain called 15.650 acre Tract I described in a deed to Ronnie Waters from Tyson Henson on July 14, 2005 in Volume 1217, Page 337 of the Official Records of Leon County, Texas and being more completely described as follows, to-wit:

BEGINNING at a ½" iron rod (set) for the southerly Southwest corner of the above mentioned 15.650 acre Tract II, near the Southeast corner of the residue of the 20.173 acre Second Tract conveyed to Euna Martiel Moore in Volume 1374, Page 556 and being in a North line of State Highway No. 164, from which a ½" iron rod (set) bears North 72 deg. 29 min. 46 sec. West – 110.62 ft.;

THENCE North 07 deg. 24 min. 12 sec. East with the southerly West line of the 15.650 acre Tract II and near the East line of the Moore tract, a distance of 175.60 ft. to a ½" iron rod (set) for an ell corner of the 15.650 acre Tract II, from which a 4" x 4" concrete monument (found) bears South 07 deg. 24 min. 12 sec. West – 23.43 ft.;

THENCE in a northwesterly direction with the Southwest lines of the 15.650 acre Tract II and the apparent Northeast lines of the Moore tract as follows:

- 1.) North 59 deg. 07 min. 18 sec. West a distance of 554.21 ft. to a 3/8" iron rod (found) and
- 2.) North 57 deg. 04 min. 19 sec. West a distance of 461.17 ft. to a 4" x 4" concrete monument (found) at a fence corner for the West corner of the 15.650 acre Tract II and an occupied South corner of a called 182.50 acre tract conveyed to William Vincent Adams, Jr. et al in Volume 1495, Page 830;

THENCE North 30 deg. 09 min. 08 sec. East with the Northwest line of the 15.650 acre Tract II and an apparent Southeast line of the Adams tract, a distance of 819.74 ft. to a ½" iron rod (set) 5.6 ft. Northeast of a fence for an apparent East corner of same, the North corner of the 15.650 acre Tract II and being in or near the Southwest line of a called 80 acre tract save and except 12.206 acres, 16.07 acres and 5.00 acres conveyed to D Bar Land, LLC in Volume 1758, Page 818, from which a fence corner bears North 67 deg. 56 min. West – 41.2 ft.;

THENCE South 59 deg. 14 min. 18 sec. East with the Northeast line of the 15.650 acre Tract II, the Northeast line of the residue of the above mentioned 15.650 acre Tract I and with or near the Southwest line of the D Bar Land, LLC tract, a distance of 765.21 ft. to a ½" iron rod (found) 6 ft. Southwest of a fence for the Northeast corner of the residue of the 15.650 acre Tract I and being the Northwest corner of a called 10.00 acre tract conveyed to Nelson W. Brown in Volume 1821, Page 657;

THENCE South 05 deg. 20 min. 33 sec. East with the East line of the residue of the 15.650 acre Tract I and the West line of the 10.00 acre Brown tract, a distance of 1,082.64 ft. to a 5/8" sucker rod (found) for the Southwest corner of same, the southerly West corner of the 15.650 acre Tract I, the Southeast corner of said 15.650 acre Tract I and being in a North line of said State Highway No. 164;

THENCE in a northwesterly direction with the southerly lines of the 15.650 acre Tract II and the northerly lines of State Highway No. 164 as follows:

- 1.) North 84 deg. 25 min. 50 sec. West a distance of 243.66 ft. to a concrete right-of-way monument (found) and
- 2.) North 72 deg. 29 min. 46 sec. West a distance of 91.73 ft. to the place of beginning and containing **21.28 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 8, 2021
Job No. 21-104
Plat accompanies legal description

