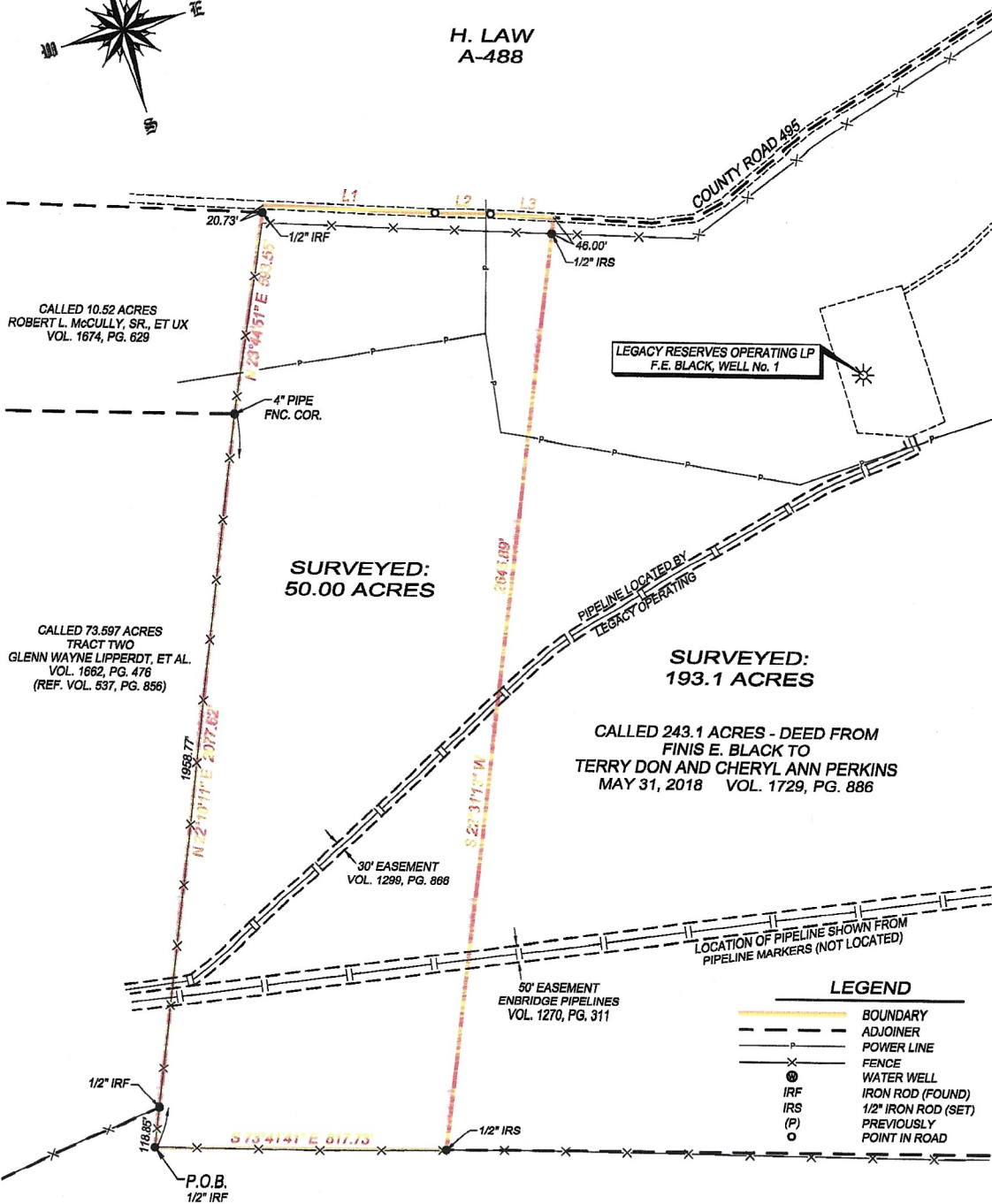




**H. LAW
A-488**



**SURVEYED:
50.00 ACRES**

**SURVEYED:
193.1 ACRES**

CALLED 10.52 ACRES
ROBERT L. McCULLY, SR., ET UX
VOL. 1674, PG. 629

CALLED 73.597 ACRES
TRACT TWO
GLENN WAYNE LIPPERDT, ET AL.
VOL. 1662, PG. 476
(REF. VOL. 537, PG. 856)

CALLED 243.1 ACRES - DEED FROM
FINIS E. BLACK TO
TERRY DON AND CHERYL ANN PERKINS
MAY 31, 2018 VOL. 1729, PG. 886

CALLED 121.59 ACRES
TRACT THREE
HATTIE MITCHELL
VOL. 537, PG. 856

LINE	BEARING	DISTANCE
L1	S 71°48'22" E	482.75'
L2	S 73°08'50" E	155.39'
L3	S 71°14'03" E	177.31'

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM
NAD83, TEXAS CENTRAL ZONE 4203, AS DERIVED BY GPS OBSERVATIONS.

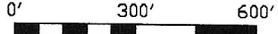
I, MATT FRANKS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE BY ME OR UNDER MY SUPERVISION.



MATT FRANKS, R.P.L.S. 6263
TITLE INFORMATION WAS NOT PROVIDED AT THE TIME OF SURVEY

LEGEND

	BOUNDARY
	ADJOINER
	POWER LINE
	FENCE
	WATER WELL
	IRON ROD (FOUND)
	1/2" IRON ROD (SET)
	PREVIOUSLY LOCATED POINT IN ROAD



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

DATE: 5-27-2020	SURVEY PLAT SHOWING PART OF THE H. LAW SURVEY, A-488, LEON COUNTY, TEXAS
JOB No. 20021	
CLIENT: T. PERKINS	

**Metes & Bounds Description to 50.00 Acres
H. Law Survey, A-488
Leon County, Texas**

BEING 50.00 acres, more or less, situated in the H. Law Survey, A-488, Leon County, Texas, and being part of that certain called 243.1 acre tract described in a deed from Finis E. Black to Terry Don and Cheryl Ann Perkins, dated May 31, 2018, and recorded in Volume 1729, Page 886, Deed Records, Leon County, Texas. Said tract to be more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found for the southwest corner of the referenced tract and being an interior corner of a called 121.59 acre tract described as Tract Three in Volume 537, Page 856;

THENCE NORTH 22° 10' 11" EAST, at 118.85 feet pass a ½" iron rod found for the common corner of said 121.59 acre tract and a called 73.597 acre tract described in Volume 1662, Page 476 (reference Volume 537, Page 856), and continuing for a total distance of 2077.62 feet to a 4" pipe fence corner found for the common corner of said 73.597 acre tract and a called 10.52 acre tract described in Volume 1674, Page 629;

THENCE NORTH 23° 44' 51" EAST 593.55 feet, with the common line of the referenced tract and said 10.52 acre tract, to a point in County Road 495. From said point, a found ½" iron rod bears South 23° 44' 51" West 20.73 feet;

THENCE with the northern line of the referenced tract and with the centerline of County Road 495 as follows:

SOUTH 71° 48' 22" EAST 482.75 feet,


SOUTH 73° 09' 50" EAST 155.39 feet, and

SOUTH 71° 14' 03" EAST 177.31 feet, to a point for the northwestern corner of a 193.1 acre tract, being the residue of the referenced tract.

THENCE SOUTH 22° 31' 13" WEST, at 46.00 feet pass a ½" iron rod (set with cap marked "C-TEX") in a fence, and continuing for a total distance of 2645.89 feet to a capped ½" iron rod set in the common line of the referenced tract and the above mentioned 121.59 acre tract;

THENCE NORTH 73° 41' 41" WEST 817.73 feet, with the common line of the referenced tract and said 121.59 acre tract, back to the place of beginning and **containing 50.00 acres**, more or less, as shown of the accompanying survey plat of even date herewith.

Bearings, distances, and acreage 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
May 27, 2020
File: H:2020/20021/50.00 ac fn

