

Irene Wilburn  
78.45 Acre Tract  
Volume 858, Page 232

N 87°34'07" E  
445.58'  
(Call Bearing: East)

S 87°34'07" W  
1383.14'

1/2" S.I.R.

1/2" S.I.R.

1/2" F.I.R.  
Original N/E Cor.  
39.2 Acre Tract

**Line of Directional Control  
based upon GPS Observation  
Nad 83, State Plane Zone 3,  
Zone 5376, FIPS 4203,  
Texas-Central**

**County Road  
#278**

Note: Check with Leon  
County Officials for the  
official width of County  
Road No. 278

**(Tract 2)  
7.846 Ac.**

Leonard W. Ridenour  
Pt. Call 39.2 Acre Tract  
Volume 435, Pg. 12

Note: This Survey was prepared without  
benefit of a Title Commitment or  
Title Report, there may be additional  
Easements or Encumbrances affecting  
this tract that are not shown hereon.

4" Wood Post F.C.  
Original S/W Cor.  
39.2 Acre Tract

Leonard W. Ridenour  
Call 39.2 Acre Tract  
Volume 435, Pg. 12

N 02°20'43" W  
774.40'

S 02°20'43" E

Leonard W. Ridenour  
Call 39.2 Acre Tract  
Volume 435, Pg. 12

759.65'

1/2" S.I.R.

(Call Bearing: S88°50'00"W)  
S 85°40'21" W 445.85'

1/2" S.I.R.

S 85°40'21" W 429.90'

Note: Development and or division of real estate has  
regulations from the state, county and city. Anyone using  
this survey to develop and or divide land should consult  
with the appropriate entity to see what regulations apply.  
Failure to do so could result in legal action being taken.

DISCLAIMER:  
This Survey is being provided solely for the use of the CURRENT PARTIES. No License  
has been created, expressed or implied to copy this SURVEY, except as is necessary  
in conjunction with the ORIGINAL TRANSACTION. IT IS CERTIFIED FOR THIS TRANSACTION ONLY.

Scale: 1" = 100'  
County: Leon  
Acreage: 7.486 Ac.  
Survey: John Carter A-185  
Description: Vol. 435, Pg. 12  
Surveyed for: Tiffani Baker  
Drawn by: L.P. 002  
On the ground Field Tech: K.W.



Frank R. LaCasse/  
Patricia Y. Jensen  
13.02 Acre Tract  
Vol. 1015, Pg. 229

Note: There may be additional  
Easements or Encumbrances affecting  
this tract that are not shown hereon.

**Legend**

- P.O.B. = Point of Beginning
- F.I.R. = Found Iron Rod
- S.I.R. = Set Iron Rod
- F.I.P. = Found Iron Pipe
- X-X- = Barbwire Fence
- OHP- = Powerline

I, Trey Allen Russell, Registered Professional Land Surveyor 7026, do hereby  
certify that the above survey plat and notes of even date represent  
the results of an on the ground survey made under my direction and  
supervision.  
This the 6th Day of JULY, 2023.

**HEARN SURVEYING ASSOCIATES**

Firm Number: 10019900

108 W. Tyler St.  
Athens, Tx. 75751-2045  
(903) 675-2858

800-432-7670

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resulting therefrom.

Trey Allen Russell  
Registered Professional Land Surveyor  
Number 7026