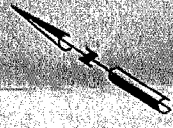


NOTES:
 Bearings are related to grid north, NAD83, Texas State Plane Central Zone.

This survey was performed without the benefit of a title commitment. There may be easements affecting this property that are not shown.

Field notes accompany this plot.



LEGEND:

— Wire Fence

SCALE: 1" = 100'

F. LINDMAN SURVEY, A - 506

APPROXIMATE SURVEY LINE

Fnd. 1/2" Iron Rod Capped "Isbell 5117"

Fnd. 1/2" Iron Rod Capped "Stanger"

James Earl Gilmore Called 106 Acres 1/42/199

Roosevelt Johnson 84.98 Acres 164/906/922

N 57°54'15" E 994.17'

0.69 Acre

S 57°54'15" W 993.89'

J. KINSEY SURVEY, A - 472

Roadway used for access 106 Acres

Talata Phillips 1692/804

60ft

N 32°32'18" W 30.00'

Fnd. 1/2" Iron Rod Capped "Stanger"

M. C. Trvon Called 33.7 Acres 356/323

County Road 222



Shant Alan Isbell

**SURVEY PLAT OF
 30' WIDE ACCESS EASEMENT
 J. KINSEY SURVEY, A - 472
 LEON COUNTY, TEXAS
 FEBRUARY 2, 2024**

PREPARED BY:
 ISBELL LAND SURVEYING
 1366 CR 320/CENTERVILLE, TX/Ph. 979-255-9177
 FIRM REGISTRATION NO. 10192000
 JOB NO. 24003

FIELD NOTES
30' WIDE ACCESS EASEMENT
J. KINSEY SURVEY, A - 472
LEON COUNTY, TEXAS
FEBRUARY 2, 2024

All that certain lot, tract or parcel of land being a 30' wide access easement in the J. Kinsey Survey, Abstract No. 472, Leon County, Texas, and being a part of the tract of land described in the deed to Talata Phillips in Volume 1692, Page 804 of the Official Records of Leon County, Texas, said 30' wide access easement being more particularly described by metes and bounds as follows:

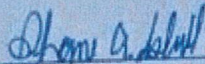
BEGINNING at a 1/2" Iron Rod Capped "Stanger" found for the west corner, being in the southeast line of the 84.98 acre tract in Volume 1641, Pages 906 & 922 and being the north corner of the Called 33.7 acre tract in Volume 364, Page 523;

THENCE N 57° 54' 15" E, along the northwest line of the Phillips tract and the southeast line of the 84.98 acre tract for a distance of 994.17 feet to a 1/2" Iron Rod Capped "Stanger" found for the north corner, being the north corner of the Phillips tract and the west corner of the Called 106 acre tract in Volume 1142, Page 159, a 1/2" Iron Rod Capped "Isbell 6117" found for the east corner of the 84.98 acre tract bears N 57° 54' 15" E a distance of 47.16 feet;

THENCE S 32° 00' 22" E, along the calculated line between the Phillips tract and the Called 106 acre tract for a distance of 30.00 feet to a calculated point for the east corner;

THENCE S 57° 54' 15" W, across the Phillips tract for a distance of 993.89 feet to a calculated point for the south corner;

THENCE N 32° 32' 18" W, along the northeast line of the Called 33.7 acre for a distance of 30.00 feet TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 0.69 OF ONE ACRE OF LAND, MORE OR LESS, according to a survey performed by Shane A. Isbell, Registered Professional Land Surveyor No. 6117. Bearings are rotated to grid north, NAD83, Texas State Plane Central Zone. For other information, see accompanying plat.



RPLS No. 6117
Isbell Land Surveying
Firm No. 10192000
Job No. 24003

