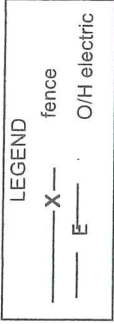


NOTE: This tract is in Zone X per the FEMA NFIP FIRM of Leon County, Texas Map No. 48289C0500C effective November 20, 2013.



- 1 N 34°04'58" W 50.24'
- 2 N 36°33'43" W 187.30'
- 3 N 56°46'01" E 30.15'
- 4 N 21°35'35" W 93.79'
- 5 N 09°56'12" W 69.30'

Melissa Abidin
18.236 Acres
V. 1914 P. 306

Mark Leonhardt
22.250 Acres
V. 1290 P. 799

fnd 1/2" SR (no cap) o/s
 N 56°41'32" E 32.68'
 fnd 1/2" SR (no cap) o/s
 N 74°14'08" E 30.16'
 fnd 1/2" SR (no cap) o/s
 N 59°44'48" E 30.35'

fnd 12" Hky "X"
fnd 1/2" SR (no cap) o/s
N 52°15'41" E 60.01'

60' access strip
of 7.663 Acres
V. 787 P. 240

Archer Newsom
"200.694 acrs"
V. 1037 P. 156

fnd 1/2" SR (no cap) o/s
N 54°40'38" E 60.01'

POB
fnd 1/2" SR o/s
(no cap)
N 56°41'32" E 60.00'

W. G. STREETMAN
A-1466

Free & Associates, P.C.
Firm No. 10013400
P. O. Box 317
Centerville, Texas 75833
(903) 536-2554

BARLOW ROBERTS
A-1401

fnd 1/2" SR
(no cap)

Elizabeth Ayres
"53.70 acres"
V. 1580 P. 106

S 69°42'32" E 856.38'

fnd 1/2" SR
(no cap)

JAMES WILSON, TRUSTEE
A-1469

20.00 ACRES

Charles Hallberg
20.000 Acres
V. 787 P. 240

Charles Hallberg
22.819 Acres
V. 780 P. 810

S 56°41'32" W 1507.21'

SURVEY PLAT OF 20.00 ACRES IN THE
JAMES WILSON, TRUSTEE SURVEY, A-1469
LEON COUNTY, TEXAS

SCALE: 1" = 200'

MARCH 3, 2023

This survey substantially complies with the current Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition 4 Standard Land Survey made without benefit of a title report.



David W. Free
R.P.L.S. No. 4010

FREE & ASSOCIATES, P.C.

Firm No. 10013400

P. O. BOX 317

CENTERVILLE, TEXAS

(903) 536-2554

STATE OF TEXAS

COUNTY OF LEON

MARCH 3, 2023

20.00 ACRES

These notes describe that certain 20.00 acres in the JAMES WILSON, TRUSTEE SURVEY, Abstract 1469, located in Leon County, Texas; being all of that 20.00 Acres contained in a Contract for Sales and Purchase dated January 18, 1991 from the Veterans Land Board of the State of Texas to Charles Donald Hallberg and recorded in Volume 787 Page 240 Leon County Official Records; this 20.00 acre tract is described more particularly as follows:

BEGINNING at the South corner of the 20.000 Acres, same being the West corner of that 22.819 Acres (recorded in Volume 780 Page 810 LCOR and re-surveyed this date by the undersigned) in the Southwest line of a 60' wide access strip of 7.663 Acres (recorded in Volume 787 Page 240 LCOR) and now known as Private Road 4250; found a 1/2" steel rod (no cap) offset North 56°-41'-32" East 60.00 feet;

THENCE with the Southwest line of the 20.000 Acres, same being the Southwest line of said 60' wide access strip of 7.663 Acres (Private Road 4250), along an existing fence, as follows:

North 34°-04'-58" West	50.24 feet; found a 1/2" steel rod offset North 54°-40'-38" East 60.01 feet;
North 36°-33'-43" West	187.30 feet; found a 12" Hickory marked X at same; found a 1/2" steel rod (no cap) offset North 52°-15'-41" East 60.01 feet;
North 38°-54'-55" West	298.06 feet to an exterior corner of the 20.000 Acres in the Southeast line of that 22.250 Acres (recorded in Volume 1290 Page 799 LCOR; found a 16" Post Oak fence corner marked X at same;

THENCE with a line of the 20.000 Acres, same being the Southeast line of the 22.250 Acres, North 56°-46'-01" East a distance of 30.15 feet to an interior corner of the 20.00 Acres, same being the East corner of the 22.250 Acres in the center of said 60' wide access strip of 7.663 Acres (Private Road 4250); found a 1/2" steel rod (no cap) offset North 59°-44'-48" East 30.35 feet;

THENCE with lines of the 20.000 Acres, same being lines of the 22.250 Acres and also being the centerline of said 60' wide access strip of 7.663 Acres (Private Road 4250), as follows:

	North 21°-35'-35" West	93.79 feet; found a ½" steel rod (no cap) offset North 74°-14'-08" East 30.16 feet;
Acres,	North 09°-56'-12" West	69.30 feet to an exterior corner of the 20.000 same being the South corner of that 18.236 Acres (recorded in Volume 1914 Page 306 LCOR); found a ½" steel rod (no cap) offset North 56°-41'-32" East 32.68 feet;

THENCE with the non-fenced Northwest line of the 20.000 Acres, same being the Southeast line of the 18.236 Acres, North 56°-41'-32" East a distance of 962.76 feet to the north corner of the 20.000 Acres, same being the East corner of the 18.236 Acres in the Southwest line of that "53.70 acres" (recorded in Volume 1580 Page 106 LCOR); found a ½" steel rod (no cap) at same;

THENCE with the Northeast line of the 20.000 Acres, same being the Southwest line of the "53.70 Acres, along an existing fence, South 69°-42'-32" East a distance of 856.38 feet to the East corner of the 20.000 Acres, same being the North corner of the 22.819 Acres; found a ½" steel rod (no cap) at same;

THENCE with the non-fenced Southeast line of the 20.000 Acre, same being the Northwest line of the 22.819 Acres, South 56°-41'-32" West a distance of 1,507.21 feet to the PLACE OF BEGINNING.

Containing, according to the dimensions herein stated, an area of 20.00 Acres of land.

SURVEYOR'S NOTE: Bearings are based on the 20.000 Acres. Access is by said 60' wide access strip of 7.663 Acres (Private Road 4250). See plat.


David W. Free R.P.L.S. No. 4010

