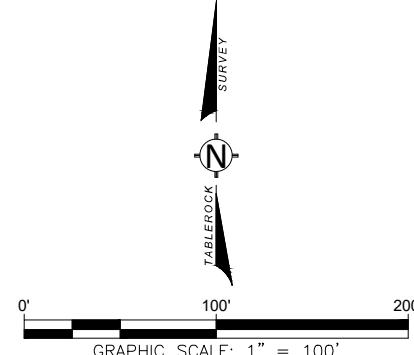


THE PROPERTY SHOWN ON THE SURVEY PLAT LIES WITHIN UNSHADED ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FLOOD INSURANCE RATE MAP FOR LEON COUNTY, TEXAS AND UNINCORPORATED AREAS, MAP NUMBER 48289C0250C, DATED NOVEMBER 20, 2013. THIS FLOOD ZONE IDENTIFICATION IS THIS SURVEYOR'S INTERPRETATION, WHICH MAY OR MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OR LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES MAY BE FOUND AT [HTTP://WWW.FEMA.GOV/INDEX.SHTM](http://WWW.FEMA.GOV/INDEX.SHTM).



LEGEND

FOUND AS DESCRIBED	●
SET MAG NAIL	○
TABLEROCK IN 6" WOOD POST	
UNLESS OTHERWISE NOTED	
RECORD CALLS	(R)
FIELD MEASURED	(M)
CONTROLLING MONUMENT	(CM)
OFFICIAL PUBLIC RECORDS	O.P.R.L.C.T.
LEON COUNTY, TEXAS	
PLAT RECORDS LEON	P.R.L.C.T.
COUNTY, TEXAS	
PAGE	P.C.
VOLUME	VOL
POWER POLE	POLE
WATER METER	WM
BUILDING SETBACK LINE	B.S.L.
UTILITY EASEMENT	U.E.
BARBED AND HOG WIRE FENCE	
OVERHEAD POWER LINE	P

S 86°19'37" E - 238.78' (M)

1/2" IRON ROD W/CAP
"C-TEX"

S 88°26'24" E - 314.54' (M)

L1 (R) L1
L2 (R) L2
L3 (R) L3

COUNTY ROAD
(R.O.W. VARIES)

0' 100' 200'

GRAPHIC SCALE: 1" = 100'

LINE TABLE (M)

LINE #	BEARING	LENGTH
L1	S 88°24'18" E	95.50'
L2	S 78°19'26" E	87.70'
L3	S 69°51'03" E	122.40'

LINE TABLE (R)

LINE #	BEARING	LENGTH
L1	S 88°25'57" E	95.50'
L2	S 78°21'05" E	87.71'
L3	S 69°52'32" E	122.40'

TRACT 2

TRACT 3
WHEELOCK CREEK RANCH
VOL. 1868, PG. 765
P.R.L.C.T.

TRACT 4
10.03 ACRES
WHEELOCK CREEK RANCH
VOL. 1868, PG. 765
P.R.L.C.T.
VESTED IN VOL. 1876, PG. 676
O.P.R.L.C.T.

TRACT 5

N 09°43'37" E - 1727.55' (R)
N 09°43'30" E - 1727.92' (M)
2.5' U.E.
(PER PLAT)

S 13°08'54" W - 1725.32' (M)
S 13°08'52" W - 1725.35' (R)
7.5' U.E.
(PER PLAT)

SURVEYOR'S CERTIFICATE

I, JAMES EDWARD GRANT, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON 11/26/2023 AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO PROTRUSIONS OR INTRUSIONS OR EVIDENCE OF VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

JAMES EDWARD GRANT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4742



LEGAL DESCRIPTION:
SURVEY OF TRACT 4, WHEELOCK CREEK RANCH, A RURAL SUBDIVISION IN LEON COUNTY, TEXAS, AS RECORDED IN VOLUME 1868, PAGE 765, OF THE PLAT RECORDS OF LEON COUNTY, TEXAS.

TITLE SURVEY OF:
8084 W COUNTY ROAD 212, BUFFALO, TX 75831
LEON COUNTY, TEXAS

PHOTO OF PROPERTY			
DATE	11/28/2023	CHK	RWT
DRWN	GS	APPR	JEG
12/06/2023			
DATE SIGNED			