

A WRITTEN LEGAL DESCRIPTION ACCOMPANIES THIS PLAT.
 BEARINGS ORIENTED TO THE STATE PLANE COORDINATE SYSTEM,
 NAD 1983, TEXAS CENTRAL ZONE.

Course	Bearing	Distance
L-1	N 13°48'56" W	58.49'
L-2	N 06°59'00" E	61.93'

W. H. CARLTON SURVEY A-1484

PROPERTY LOCATED AT: 7117 P.R. 3175
 BUFFALO, TEXAS 75831

CALL: 27.47 ACRES
 CONTRACT OF SALE AND PURCHASE
 BETWEEN THE VETERANS LAND BOARD
 OF THE STATE OF TEXAS
 AND WILLIAM CLIFFORD LAND
 VOLUME 1025, PAGE 405

CAPITAL TITLE OF TEXAS, LLC FILE NO. 25-880341-AG
 EASEMENT IN 152/183 DOES NOT AFFECT THIS TRACT
 EASEMENTS AND/OR RIGHTS-OF-WAY IN 593/164;
 999/939; 1000/514 AND 1575/805 ARE BLANKET
 EASEMENTS AND DO AFFECT THIS TRACT.
 EASEMENT IN 1441/560 DOES AFFECT THIS TRACT AS SHOWN.

CALL: 28.00 ACRE TRACT I
 STEVEN TORNO, TRUSTEE
 TO RYAN SCOTT WELCH
 AND RICHELL WELCH
 VOLUME 1010, PAGE 441
 (O.R.L.C.T.) NOVEMBER 30, 1998

CALL: 178.46 ACRES
 RICK PERRY, GOVERNOR
 OF THE STATE OF TEXAS
 TO WILLIAM ROBINSON, MARK ROBINSON
 AND KENNETH ROBINSON
 VOLUME 1383, PAGE 629
 (O.R.L.C.T.) DECEMBER 16, 2008

CALL: 6.45 ACRE (TRACT II)
 (60 FT. WIDE) EASEMENT
 JAMES W. WILSON TO
 JERRY J. KUCIEMBA AND
 LINDA ROSENTHAL
 VOLUME 1044, PAGE 587

12.21 ACRES
 OF WHICH 0.99 ACRE LIES
 IN PRIVATE ROAD 3175

CALL: 12.96 ACRES
 JERRY J. KUCIEMBA AND
 LINDA S. ROSENTHAL
 TO MARVIN L. RUCHTI AND
 REYNE RUCHTI
 VOLUME 1521, PAGE 577
 (O.R.L.C.T.) JULY 31, 2012

FOUND 1/2" IRON ROD FROM
 WHICH A 1/2" IRON ROD FOUND
 BEARS S 65°41'33" E - 30.56 FT.

N 15°32'17"E
 190.59'

FOUND 1/2" IRON ROD FROM
 WHICH A 1/2" IRON ROD FOUND
 BEARS S 78°41'28" E - 30.13 FT.

FOUND 1/2" IRON ROD FROM
 WHICH A 1/2" IRON ROD FOUND
 BEARS N 86°06'36" E - 30.72 FT.

FOUND 1/2" IRON ROD FROM
 WHICH A 1/2" IRON ROD FOUND
 BEARS N 69°40'45" E - 30.40 FT.

CALL: 6.45 ACRE EASEMENT ONE
 TO MARK E. ROBINSON ET AL
 VOLUME 1441, PAGE 560

CORNER FROM WHICH A
 2" PIPE FENCE CORNER BEARS
 BEARS N 57°55'45" E - 31.55 FT.
 AND A 1/2" IRON ROD FOUND
 BEARS S 25°51'38" E - 45.04 FT.

CALL: 0.75 ACRE
 MARVIN L. RUCHTI AND
 REYNE RUCHTI TO
 WILLIAM L. ROBINSON
 AND SANDRA L. ROBINSON
 VOLUME 2039, PAGE 261
 (O.R.L.C.T.) NOVEMBER 8, 2024

SALLIE BOSLEY SURVEY A-153

PLAT OF SURVEY

SHOWING

PART OF THE SALLIE BOSLEY SURVEY,
 A - 153, LEON COUNTY, TEXAS

I, James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby
 certify that the plat shown hereon was prepared from an actual survey made
 on the ground under my direction and supervision.



James C. Williford

JAMES C. WILLIFORD REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5973



WILLIFORD LAND SURVEYING

FIRM REGISTRATION NO. 10082500

P.O. BOX 1266 MEXIA, TEXAS 76667
 TELEPHONE: (254)-747-2331

DRAWN BY: C. WILLIFORD	CHECKED BY: *****
DATE: 9-03-2025	FLD. BOOK: *****
SCALE: 1" = 200 FT.	JOB NO.: 25-115