



CALLED 170.3222 ACRES
WAYNE NORTHCUTT PARTNERS, LTD.
VOL. 1684, PG. 755

SUBJECT TRACT INFORMATION:
CALLED 31.25 ACRES - DEED FROM
WILLIAM THOMAS HOLLEMAN TO
WAYNE NORTHCUTT PARTNERS, LTD.
NOV. 4, 2016 VOL. 1684, PG. 750

CALLED 20.01 ACRES
FREDRICK D. VANDIVER, JR. ET UX
VOL. 1678, PG. 878

CALLED 516.50 ACRES
FRANK P. AND LYNDALE
F. LEATHERS TRUST 4/17/02
VOL. 1200, PG. 331

M. BOONE
A-582

LEGEND

- BOUNDARY
- SURVEY LINE (APPROX.)
- ADJOINER
- x— FENCE
- POINT NOT SET
- 1/2" IRON ROD (SET)



BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD83, TEXAS CENTRAL ZONE 4203, AS DERIVED BY GPS OBSERVATIONS.

I, MATT FRANKS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE BY ME OR UNDER MY SUPERVISION.

[Signature]
MATT FRANKS, R.P.L.S. 6263



TITLE INFORMATION WAS NOT PROVIDED AT THE TIME OF SURVEY

C-TEX
SURVEYING & MAPPING
713 County Road 200 Centerville, TX 75833
Phone: (903) 536-7635 mfranks@ctexco.com
Firm No. 10193825

DATE:
5-4-2020
JOB No.
20018
CLIENT:
VANDIVER

SURVEY PLAT SHOWING PART OF THE GEORGE HIGGS SURVEY, A-370, LEON COUNTY, TEXAS

**Metes & Bounds Description to 10.00 Acres
George Higgs Survey, A-370
Leon County, Texas**

BEING 10.00 acres, more or less, situated in the George Higgs Survey, A-370, Leon County, Texas, and being part of that certain called 31.25 acre tract described in a deed from William Thomas Holleman to Wayne Northcutt Partners, Ltd., dated November 4, 2016, and recorded in Volume 1684, Page 750, Deed Records, Leon County, Texas. Said tract to be more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found for the northeast corner of the referenced tract, being the northwest corner of a called 20.01 acre tract described in Volume 1678, Page 818, and being in a southern line of a called 170.3222 acre tract described in Volume 1684, Page 755;

THENCE SOUTH 06° 26' 34" WEST 1834.42 feet, with the common line of the referenced tract and said 20.01 acre tract, to a point in County Road 317. From said point, a ½" iron rod found for reference bears North 06° 26' 34" East 30.02 feet;

THENCE NORTH 84° 52' 11" WEST 237.06 feet, along County Road 317, to a point from which a ½" iron rod (set with cap marked "C-TEX") for reference at a fence bears North 06° 26' 34" East 31.60 feet;

THENCE NORTH 06° 26' 34" EAST 1841.56 feet, across the referenced tract, to a capped ½" iron rod set in the common line of the referenced tract and the above mentioned 170.3222 acre tract;

THENCE SOUTH 83° 08' 37" EAST 237.00 feet, back to the place of beginning and containing 10.00 acres, more or less, as shown of the accompanying survey plat of even date herewith.

Bearings are based on the Texas State Plane Coordinate System NAD83, Texas Central Zone 4203, as derived by GPS observations.



Matt Franks, R.P.L.S. 6263
C-Tex Surveying & Mapping
Firm No: 10193825
May 5, 2020
File: H:2020/20018/20018 fn



Exhibit "A"