

See separate description

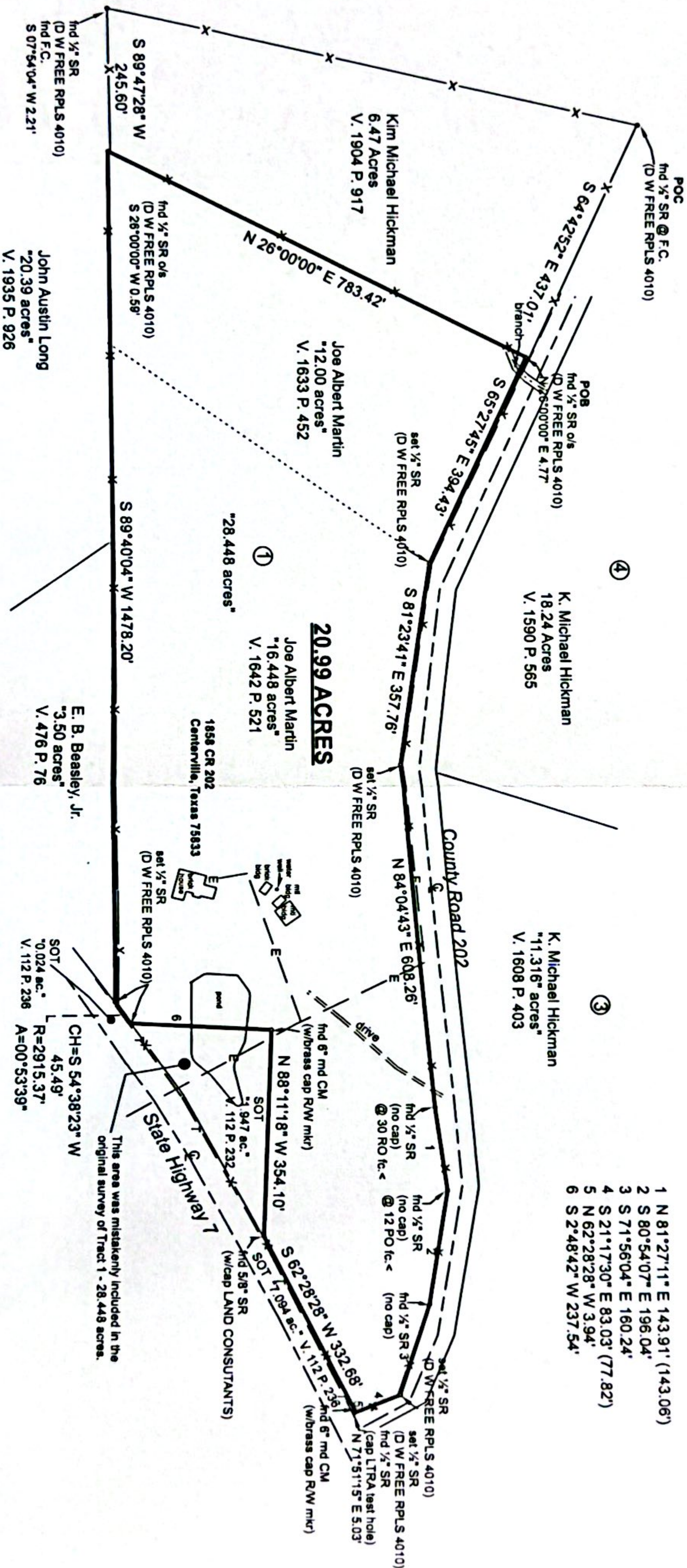
Bearings based on the  
18.24 Acres recorded in  
V. 1590 P. 585 LCOR.

JOHN BELDEN SURVEY  
A-55  
Goolsby Land Company  
Env. 121A LCMR

NOTE: This tract is in Zone X per the FEMA NFIP FIRM of  
Leon County, Texas Map No. 48289C0400C  
effective November 230, 2013.

| LEGEND |               |
|--------|---------------|
|        | O/H electric  |
|        | U/G telephone |
|        | fence         |

- 1 N 81°27'11" E 143.91' (143.06')
- 2 S 80°54'07" E 196.04'
- 3 S 71°56'04" E 160.24'
- 4 S 21°17'30" E 83.03' (77.82')
- 5 N 62°28'28" W 3.94'
- 6 S 2°48'42" W 237.54'



SURVEY PLAT OF 20.99 ACRES IN THE  
JOHN BELDEN SURVEY, A-55  
GOOLSBY LAND COMPANY  
LEON COUNTY, TEXAS

SCALE: 1" = 200'

AUGUST 30, 2023

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

This survey substantially complies with the current Society of Professional  
Surveyors Manual of Practice requirements for a Category 1B, Condition 4  
Standard, and 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

GOOLSBY LAND COMPANY

COUNTY OF LEON

AUGUST 30, 2023

**20.99 ACRES**

These notes describe that certain 20.99 acres in the JOHN BELDEN SURVEY, Abstract 55, located in Leon County, Texas; being part of "Tract 1 – 28.448 acres" of Goolsby Land Company as recorded in Envelope 121A Leon County Map Records and being part of that "16.448 acres" contained in a Warranty Deed dated July 30, 2015 from Timothy Earl Beamon et al to Joe Albert Martin and Margaret R. Martin and recorded in Volume 1642 Page 521 Leon County Official Records and part of that "12.00 acres" contained in a Warranty Deed dated May 5, 2015 from Timothy East Beamon et al to Joe Martin and Margaret R. Martin and recorded in Volume 1633 Page 452 Leon County Official Records; this 20.99 acre tract is described more particularly as follows:

COMMENCING at the Northwest corner of the "28.448 acres", same begin the Northwest corner of a 6.47 Acre tract (recorded in Volume 1904 Page 917 LCOR) in the South right-of-way of County Road 202; found a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) at same at a fence corner; thence, South 64°-42'-52" East a distance of 437.01 feet to the intersection of same line with the Southeast line of the 6.47 Acres, same being the BEGINNING of this description; found a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) offset North 26°-00'-00" East 4.77 feet same being the Northeast corner of the 6.47 Acres;

THENCE with the North line of the "28.448 acres", same being the South right-of-way of County Road 202, generally along an existing fence, as follows:

|                        |                                                                                                      |
|------------------------|------------------------------------------------------------------------------------------------------|
| South 65°-27'-45" East | 394.43 feet to a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) set for corner;            |
| South 81°-23'-41" East | 357.76 feet to a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) set for corner;            |
| North 84°-04'-43" East | 608.26 feet to a ½" steel rod (no cap) found at a 30" Red Oak fence angle for corner;                |
| North 81°-27'-11" East | 143.91 feet (143.06 feet) to a ½" steel rod (no cap) found at a 12" Post Oak fence angle for corner; |
| South 80°-54'-07" East | 196.04 feet o a ½" steel rod (no cap) found for corner;                                              |



South 71°56'-04" East

160.24 feet to a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) set for corner;

South 21°-17'-30" East

83.03 feet (77.82 feet) to the East corner of the "28.448 acres" in the Northwest right-of-way of State Highway 7; set a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) at same; found a ½" steel rod (with cap marked LTRA test hole) bearing North 71°-51'-15" East 5.03 feet;

THENCE with the Northwest right-of-way of State Highway 7, South 62°-28'-28" West a distance of 3.94 feet to a found 6" round concrete monument (with brass cap right-of-way marker);

THENCE with the Southeast line of the "28.448 acres", same being the Northwest right-of-way of State Highway 7, along an existing fence, South 62°-28'-28" West a distance of 332.68 feet to the intersection of same line with the North line of that "1.947 acres" (recorded in Volume 112 Page 232 Leon County Deed Records); found a 5/8" steel rod (with cap LAND CONSULTANTS) at same;

THENCE with the North line of the "1.947 acres". North 88°-11'-18" West a distance of 354.10 feet to the Northwest corner of the "1.947 acres"; found a 6" round concrete monument (with brass cap right-of-way marker) at same;

THENCE with West line of the "1.947 acres", South 02°-48'-42" West a distance of 237.54 feet to the intersection of same line with the Northwest right-of-way of State Highway 7; set a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) at same;

THENCE with a line of the "28.448 acres" same being the Northwest right-of-way of State Highway 7 along a curve to the left having a central angle of 00°-53'-39", a radius of 2,915.37 feet and a chord of South 54°-38'-23" West 45.49 feet to the Southeast corner of this tract (which is approximately 5 feet South of a fence corner; set a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) at same;

THENCE with South line of the "28.448 acres", along an existing fence, South 89°-40'-04" West a distance of 1,478.20 feet to the intersection of same line with the Southeast line of the 6.47 Acres; found a ½" steel rod offset South 26°-00'-00" West 0.59 feet; found a ½" steel rod (with cap marked D W FREE RPLS 4010) bearings South 89°-47'-28" West 245.60 feet from which a fence corner was found bearing South 07°-54'-04" West 2.21 feet;

THENCE with Southeast line of the 6.47 Acres, along an existing fence, North 26°-00'-00" East a distance of 783.42 feet to the PLACE OF BEGINNING.

Containing, according to the dimensions herein stated, an area of 20.99 acres of land.

**SURVEYOR'S NOTE:**

Bearings based on that 18.24 Acres recorded in Volume 1590 Page 585 LCOR. Access is by frontage on County Road 202 and State Highway 7. See plat.

David W. Free



R.P.L.S. No. 4010