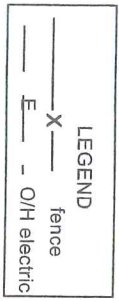


Bearings based on the 20.00 Acres.

See separate description

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



# BARLOW ROBERTS A-1401

# JAMES WILSON, TRUSTEE A-1469

Charles Hallberg  
20.000 Acres  
V. 787 P. 240

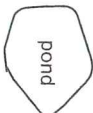
## 22.82 ACRES

Charles Hallberg  
22.819 Acres  
V. 780 P. 810

find 1/2" SR (no cap)

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

N 69°42'32" W 292.03'



find 1 shaft 15" Hky N 03° E 19.1' "X"

Wanza Cherry  
"161.1 acres"  
V. 1580 P. 110

N 32°09'58" W 370.37'

find 1/2" SR (no cap)

# T.C.R.R. CO. A-1145

1 S 34°05'00" E 235.08'

S 56°41'32" W 1507.21'

N 56°42'02" E 1671.08'

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

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

find 1" GP  
find 1/2" SR (no cap) o/s  
N 56°23'32" E 60.00'

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

find 1/2" SR (no cap) o/s  
N 56°42'02" E 60.00'

# SURVEY PLAT OF 22.819 ACRES IN THE JAMES WILSON, TRUSTEE SURVEY, A-1469 LEON COUNTY, TEXAS

SCALE: 1" = 200'

MARCH 3, 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 Land Survey made without benefit of a title report.

David W. Free

R.P. 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

22.82 ACRES

These notes describe that certain 22.82 acres in the JAMES WILSON, TRUSTEE SURVEY, Abstract 1469, located in Leon County, Texas; being all of that 22.819 Acres contained in a Warranty Deed dated October 26, 1990 from James W. Wilson, Trustee to Charles D. Hallberg and recorded in Volume 780 Page 810 Leon County Official Records; this 22.82 acre tract is described more particularly as follows:

BEGINNING at the South corner of that 20.000 Acres (recorded in Volume 787 Page 240 LCOR and re-surveyed this date by the undersigned), same being the West corner of the 22.819 Acres 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 ½" steel rod (no cap) offset North 56°-41'-32" East 60.00 feet;

THENCE with the Southwest line of the 22.819 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:

South 34°-05'-00" East      235.08 feet; found a 1" galvanized pipe at same; found a ½" steel rod (no cap) offset North 56°-23'-32" East 60.00 feet;

South 33°-07'-57" East      369.99 feet to the South corner of the 22.819 Acres, same being the West corner of that 21.000 Acres (recorded in Volume 1832 Page 179 LCOR); found a ½" steel rod (no cap) offset North 56°-42'-02" East 60.00 feet;

THENCE with the non-fenced Southeast line of the 22.819 Acres, same being the Northwest line of the 21.000 Acres, North 56°-42'-02" East a distance of 1,671.08 feet to the East corner of the 22.819 Acres, same being the North corner of the 21.000 Acres in the Southwest line of that "161.1 acres" (recorded in Volume 1580 Page 110 LCOR); found a ½" steel rod (no cap ) at same;


THENCE with a line of the 22.819 Acres, same being the Southwest line of the "161.1 acres", North 32°-09'-58" West a distance of 370.31 feet to an exterior corner of the 22.819 Acres, same being the West corner of the "161.1 acres" and the South corner of that "53.70 acres" (recorded in Volume 1580 Page 106 LCOR); found an iron shaft at same; found a 15" Hickory marked X bearing North 03° East 19.1 feet;

THENCE with a line of the 22.819 Acres, same being a the Southwest line of the "53.70 acres", North 69°-42'-32" West a distance of 292.03 feet to North corner of the 22.819 Acres, samebeing the East corner of the 20.000 Acres; found a 1/2" steel rod at same at a fence corner;

THENCE with the non-fenced Northwest line of the 22.819 Acres, same being the Southeast line of the 20.000 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 22.82 acres of land.

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

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

