

Based on  
"FIRST TR. - 750.51 ac."

LEGEND

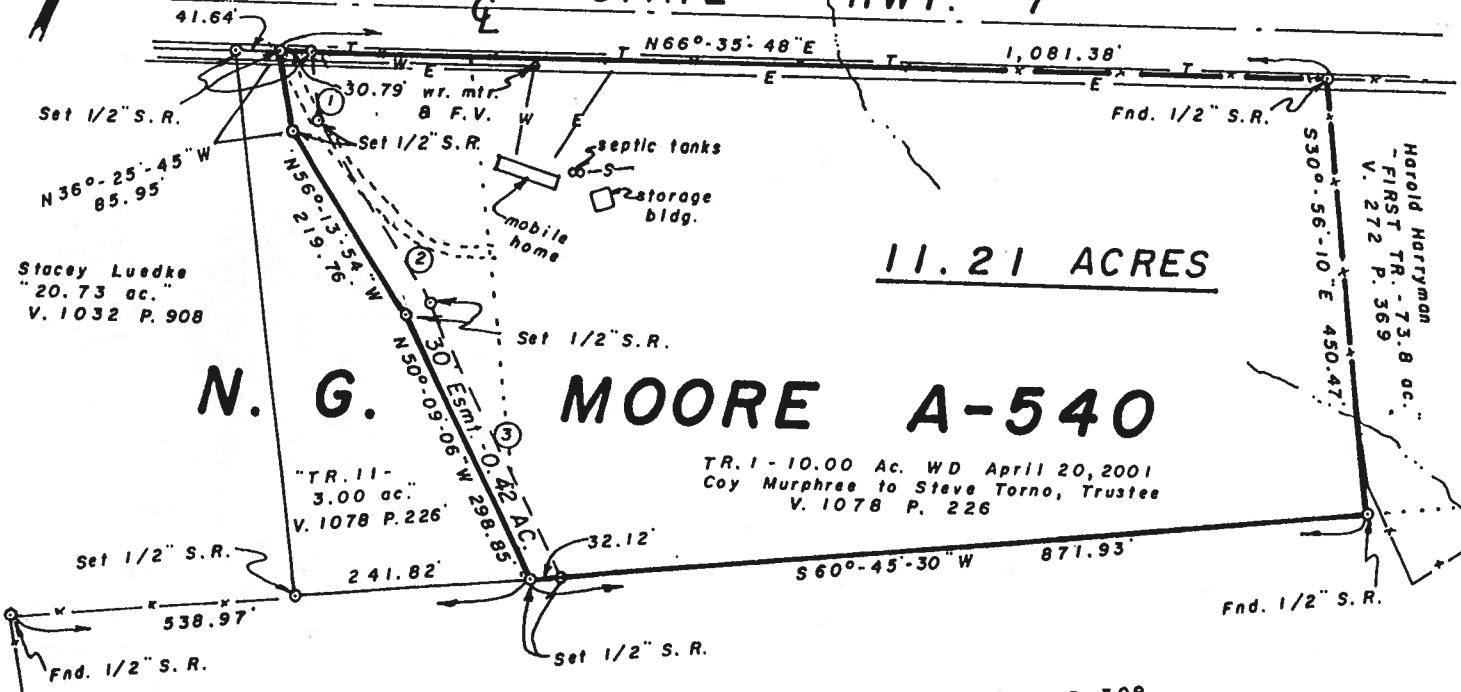
- x— Wire fence
- E— Electric
- T— Telephone
- W— Water

Wilma Wyle Wingfield "448.2 ac."  
V. 273 P. 203

- 1 S 36°-25'-45" E 73.77'
- 2 S 56°-13'-54" E 216.12'
- 3 S 50°-09'-06" E 311.90'

SOT "22.681 ac." V. 112 P. 244

STATE HWY. 7



11.21 ACRES

**N. G. MOORE A-540**

TR. 1 - 10.00 Ac. WD April 20, 2001  
Coy Murphree to Steve Torno, Trustee  
V. 1078 P. 226

"TR. 11 -  
3.00 ac."  
V. 1078 P. 226

Steve Torno "FIRST TR. - 750.51 ac." V. 1072 P. 309

I, David W. Free, Registered Professional Land Surveyor No. 4010, do hereby affirm that this plat is a true and accurate representation of a survey made on the ground under my supervision.



*David W. Free*  
David W. Free R.P.L.S. No. 4010

SURVEY PLAT OF 11.21 ACRES IN THE  
N. G. MOORE SURVEY, A-540  
LEON COUNTY, TEXAS

SCALE: 1" = 200' MAY 22, 2001

FREE & ASSOCIATES, P.C.  
CENTERVILLE, TEXAS 75833

P. O. BOX 317  
(903) 536-2554

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P.O. Box 317  
Centerville, Texas 75833  
(903) 536-2554

STATE OF TEXAS

COUNTY OF LEON

MAY 22, 2001

**30' WIDE EASEMENT OF 0.42 ACRE**

These notes describe that certain 30' wide easement of 0.42 acre in the N. G. MOORE SURVEY, Abstract 540, located in Leon County, Texas; being part of Tract I - 10.00 acres and Tract II - 3.00 acres contained in a Warranty Deed dated April 20, 2001 from Coy Murphree and Sandra Murphree to Steve Torno, Trustee and recorded in Volume 1078 Page 226 Leon County Official Records; same being part of an 11.21 acre tract surveyed out of Tract I - 10.00 acres and Tract II - 3.00 acres this date by the undersigned; this 30' wide easement of 0.42 acre is described more particularly as follows:

BEGINNING at the most Western corner of the 11.21 acres in the Southerly right-of-way of State Highway 7, same being for the Northwest line of Tract II - 3.00 acres; set a  $\frac{1}{2}$ " steel rod at same; set another  $\frac{1}{2}$ " steel rod South  $66^{\circ}-35'-48''$  West 41.67 feet, same being for the West corner of Tract II - 3.00 acres;

THENCE with the Southerly right-of-way of State Highway 7, same being parallel with but 50 from the centerline of said highway and also being for the Northwest line of Tract II - 3.00 acres and the 11.21 acres, North  $66^{\circ}-35'-48''$  East a distance of 30.79 feet to the North corner of this tract; set a  $\frac{1}{2}$ " steel rod at same;

THENCE parallel with but 30 feet from the Southwest line of the 11.21 acres, across Tract II - 3.00 acres and part of Tract I - 10.00 acres, as follows:

South  $36^{\circ}-25'-45''$  East 73.77 feet to a  $\frac{1}{2}$ " steel rod set for angle;

South  $56^{\circ}-13'-54''$  East 216.12 feet to a  $\frac{1}{2}$ " steel rod set for angle;

South  $50^{\circ}-09'-06''$  East 311.90 feet to the East corner of this tract in the Southeast line of Tract I - 10.00 acres, same being for the Southeast line of the

11.21 acres and the Northwest line of the "First Tract 750.51 acres" (recorded in Volume 1072 Page 309 LCOR); set a ½" steel rod at same;

THENCE with the Southeast line of Tract I - 10.00 acres, same being for the Southeast line of the 11.21 acres and the Northwest line of the "First Tract 750.51 acres", South 60°-45'-30" West a distance of 32.12 feet to the South corner of the 11.21 acres"; set a ½" steel rod at same; set another ½" steel rod bearing South 60°-45'-30" West 241.82 feet, same being for the South corner of Tract II - 3.00 acres; found a ½" steel rod bearing South 60°-45'-30" West 538.97 feet, same being for the West corner of the "First Tract - 750.51 acres";

THENCE with the Southwest line of the 11.21 acres across Tract I - 10.00 acres and Tract II - 3.00 acres, as follows:

- North 50°-09'-06" West 298.85 feet to a ½" steel rod set for angle;
- North 56°-13'-54" West 219.76 feet to a ½" steel rod set for angle;
- North 36°-25'-45" West 85.95 feet to the PLACE OF BEGINNING.

Containing, according to the dimensions herein stated, an area of 0.42 acre of land.

SURVEYOR'S NOTE: Bearings based on the "First Tract - 750.51 acres". Access is by frontage on State Highway 7. See plat.

I, David W. Free, Registered Professional Land Surveyor No. 4010, do hereby affirm that the foregoing description is a true and accurate representation of a survey made on the ground under my supervision.

*David W. Free*  
David W. Free R.P.L.S. No. 4010



**Free and Associates, P.C.**

P.O. Box 317  
Centerville, Texas 75833  
(903) 536-2554

STATE OF TEXAS

COUNTY OF LEON

MAY 22, 2001

11.21 ACRES

These notes describe that certain 11.21 acres in the N. G. MOORE SURVEY, Abstract 540, located on the South side of State Highway 7 1-6/10 miles West of the intersection of FM 1511 with State Highway 7 in Leon County, Texas; being part of Tract I - 10.00 acres and part of Tract II - 3.00 acres contained in a Warranty Deed dated April 20, 2001 from Coy Murphree and Sandra Murphree to Steve Torno, Trustee and recorded in Volume 1078 Page 226 Leon County Official Records; this 11.21 acre tract is described more particularly as follows:

BEGINNING at the most Northern corner of Tract I - 10.00 acres in the Southern right-of-way of State Highway 7; found a  $\frac{1}{2}$ " steel rod at same;

THENCE with the Northeast line of Tract I - 10.00 acres generally along an existing fence, South  $30^{\circ}-56'-10''$  East a distance of 450.47 feet to the East corner of Tract I - 10.00 acres, same being for an angle in the Northwest line of the "First Tract - 750.51 acres" (recorded in Volume 1072 Page 309 LCOR); found a  $\frac{1}{2}$ " steel rod at same;

THENCE with the Southeast line of Tract I - 10.00 acres, same being for the Northwest line of the "First Tract - 750.51 acres", South  $60^{\circ}-45'-30''$  West at 839.81 feet set a  $\frac{1}{2}$ " steel rod for the East corner of a 30' wide easement of 0.42 acre and continuing an additional 32.12 feet for a total distance of 871.93 feet to the South corner of this tract, same being for the South corner of said 30' wide easement of 0.40 acre; set a  $\frac{1}{2}$ " steel rod at same; set another  $\frac{1}{2}$ " steel rod bearing South  $60^{\circ}-45'-30''$  West 241.82 feet, same being for the South corner of Tract II - 3.00 acres; found a  $\frac{1}{2}$ " steel rod bearing South  $60^{\circ}-45'-30''$  West 538.97 feet, same being for the West corner of the "First Tract - 750.51 acres";

THENCE with the Southwest line of the 30' wide easement of 0.42 acre across Tract II - 3.00 acres, as follows:

North  $50^{\circ}-09'-06''$  West      298.85 feet to a  $\frac{1}{2}$ " steel rod set for angle;

North 56°-13'-54" West 219.76 feet to a ½" steel rod set for angle;

North 36°-25'-45" West 85.95 feet to the West corner of the 30' wide easement of 0.42 acre, same being for the West corner of this tract in the Southerly right-of-way of State Highway 7, same right-of-way being for the Northwest line of Tract II - 3.00 acre; set a ½" steel rod at same; set another ½" steel rod bearing South 66°-35'-48" West 41.64 feet, same being for the West corner of Tract II - 3.00 acre; set another ½" steel rod bearing North 66°-35'-48" East 30.79 feet, same being for the North corner of said 30' wide easement of 0.42 acre;

THENCE with the Southerly right-of-way of State Highway 7, same being parallel with but 50 feet from the centerline of said highway and also being the Northwest line of Tract II - 3.00 acres and Tract I - 10.00 acres, North 66°-35'-48" East a distance of 1,081.38 feet to the PLACE OF BEGINNING.

Containing, according to the dimensions herein stated, an area of 11.21 acres of land including the 30' wide easement of 0.42 acre.

SURVEYOR'S NOTE: Bearings based on the "First Tract - 750.51 acres". Access is by frontage on State Highway 7. See plat.

I, David W. Free, Registered Professional Land Surveyor No. 4010, do hereby affirm that the foregoing description is a true and accurate representation of a survey made on the ground under my supervision.

*David W. Free*

David W. Free

R.P.L.S. No. 4010

