



I, David W. Free, Registered Professional Land Surveyor No 4010, do hereby affirm that the foregoing plat is a true and accurate representation of a survey made on the ground under my supervision. Flood Hazard Maps are not available for this area.

David W. Free

R.P.L.S. No. 4010

SURVEY PLAT OF 16.26 ACRES IN THE  
HUGH CAMPBELL SURVEY, A-205  
LERROY BOULWARE SURVEY, A-121  
LEON COUNTY, TEXAS

SCALE: 1" = 200'

May 19, 2000

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STATE OF TEXAS

CHARLES TISDALE SUBDIVISION

COUNTY OF LEON

MAY 19, 2000

16.26 ACRES (Tract 19)

These notes describe that certain 16.26 acres in the HUGH CAMPBELL SURVEY, Abstract 205 and the LEROY BOULWARE SURVEY, Abstract 121, located in Leon County, Texas; being all of Tract 19 "16.396 acres" of the Charles Tisdale Subdivision as recorded in Book 4 Plat 121 Envelope 164B of the Map Records of Leon County, Texas; this 16.26 acre tract is described more particularly as follows:

BEGINNING at the most Northern corner of Tract 19 "16.396 acres", same being for the most Western corner of Tract 20 "15.000 acres" of said Subdivision in the center of a 40' wide road easement, same easement being Private Road 4055; found a  $\frac{1}{4}$ " steel rod at same below surface; found a  $\frac{1}{4}$ " steel rod offset South 59°-12'-54" East 20.91 feet;

THENCE with the Northeast line of Tract 19 "16.396 acres", same being for the Southwest line of Tract 20 "15.000 acres" along an existing fence, South 61°-09'-43" East a distance of 775.49 feet (called 772.41 feet) to the East corner of Tract 19 "16.396 acres", same being for the South corner of Tract 20 "15.000 acres" in the center of Boggy Creek; set a  $\frac{1}{4}$ " steel rod offset North 61°-09'-43" West 14.00 feet;

THENCE with the centerline of Boggy Creek, same being for the Southeast line of Tract 19 "16.396 acres", as follows:

South 11°-26'-34" West	12.24 feet;
South 89°-30'-19" West	59.62 feet;
South 59°-23'-30" West	145.36 feet;
South 37°-12'-32" West	55.43 feet;
South 32°-56'-54" East	28.40 feet;
South 40°-53'-52" West	102.15 feet;
South 08°-56'-42" East	187.20 feet;

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EXHIBIT "A"

South 51°-33'-55" West	29.86 feet;
North 68°-44'-52" West	148.94 feet;
South 14°-41'-22" East	123.11 feet;
South 41°-46'-35" East	92.86 feet;
South 17°-24'-52" West	176.77 feet;
South 54°-58'-16" East	93.14 feet;
South 36°-51'-59" West	44.86 feet;
South 22°-58'-27" East	53.58 feet;
South 17°-18'-00" West	24.31 feet;
North 61°-38'-41" West	42.68 feet to the South corner of Tract 19 "16.396 acres", same being for the East corner of Tract 18 "15.912 acres" of said Tisdale Subdivision; set a 1/2" steel rod offset North 65°-45'-44" West 20.00 feet;

THENCE with the Southwest line of Tract 19 "16.396 acres", same being for the Northeast line of Tract 18 "15.912 acres" along an existing fence, North 65°-45'-44" West a distance of 879.92 feet to the West corner of Tract 19 "16.396 acres", same being for the North corner of Tract 18 "15.912 acres" in the center of a 40' wide road easement which is called Private Road 4055; found a 1/2" steel rod at same below surface; found a 3/8" steel rod bearing South 62°-26'-50" East 20.18 feet;

THENCE with the lower Northwest line of Tract 19 "16.396 acres", same being for the Southeast line of Tract 25 "25.000 acres" and also being the centerline of said 40' wide road easement which Private Road 4055 is located on, North 27°-01'-44" East a distance of 608.88 feet (called 610 feet) to the East corner of Tract 25 "25.00 acres", same being for the South corner of Tract 23 "158.704 acres" at the P.I. of the centerline of two road; found a 1/2" steel rod at same below surface; found a 1/2" steel rod offset South 62°-20'-18" East 19.60 feet;

## EXHIBIT "A"

THENCE with the upper Northwest line of Tract 19 "16.396 acres", same being for a line of Tract 23 "158.704 acres" and the centerline of said 40' wide road easement (recorded in Book 4 Plat 121 Envelope 164B LCMR) that Private Road 4055 is located on, North 27°-57'-09" East a distance of 396.56 feet to the PLACE OF BEGINNING.

Containing, according to the dimensions herein stated, an area of 16.26 acres of land.

SURVEYOR'S NOTE: Bearings based on the upper Northwest line of Tract 19 "16.396 acres". Access is by that 40' wide road easement of Private Road 4055 is located on. See plat for location of house.

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