

-N 58°44'19" E 454.99'

N 32°00'44" W 2112.79'

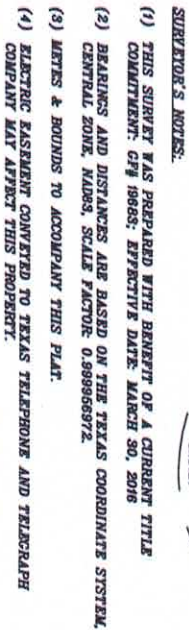
S 32°00'45" E 2,102.56'
 X
 2,077.82'

S 57°24'17" W 449.46'

S 6

CRID

JORDAN R. GARRETT
R.P.L.S. NO. 6154



(1) THIS SURVEY WAS PREPARED WITH BENEFIT OF A CURRENT TITLE

(2) BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, SCALE FACTOR 0.999956972.

(3) METES & BOUNDS TO ACCOMPANY THIS PLAT.

(4) **ELECTRIC EASEMENT CONVEYED TO TEXAS TELEPHONE AND TELEGRAPH COMPANY MAY AFFECT THIS PROPERTY.**

26.7'

18.6'

11.6'

11.4'

17.1'

40.4'

38.5'

44.4'

9.5'

37.6'

ONE STORY
BRICK HOUSE

COVERED PORCH

DETAIL - A

PLAY OFF:
22.011 ACTS

BOUNDARY SURVEY FOR:
DANNY DYSON

5602 FM 2403

ALVIN, TX 77511
(844) 4-JAGGED
(866) 486-8395 (F)



JAY
CHEMICALS
INCORPORATED

WWW.JAGGED.COM
REQUEST@JAGGED.COM
TBPLS FIRM No. 10170400

File Name: 160401

Scale: 1" = 200'

Drawn by: JG

Job No.: 160401

FIELD NOTES 22.011 acre tract being the same tract conveyed to Janet Small (Trustee) of the Gerald Randolph Williams Family Trust in Volume 1653, Page 222 in Official Public Records of Leon County, Texas; situated in the James Barfield Survey, Abstract No. 76 Leon County, Texas and being more particularly described as follows:

BEGINNING at a point in County Road No. 344, in the Southern line of a 110.00 acre tract conveyed to Robert E. Carrington in Volume 953, Page 573 in Official Public Records of Leon County, Texas, at the Northwest corner of the remainder of a 60.74 acre tract conveyed to Dan Newsom in Volume 121, Page 73 in Deed Records of Leon County, Texas, and for the Northeast corner of this herein described tract;

THENCE: S 32° 00' 45" E – at 24.74 feet passing a 1/2" Iron Rod found in the Southern margin of County Road No. 344, continuing a total distance of **2,102.56 feet**, with a barbed wire fence to a 1/2" Iron Rod found at the Southwest corner of said remainder tract and for the Southeast corner of this herein described tract;

THENCE: S 61° 07' 07" W – **5.53 feet**, along and with the original South line of said 60.74 acre tract to a point for an angle point of this herein described tract;

THENCE: S 57° 24' 17" W – **449.46 feet**, along and with the original South line of said 60.74 acre tract to a point for the Southwest corner of this herein described tract;

THENCE: N 32° 00' 44" W – **2,112.79 feet**, to a point in County Road No. 344, in the Southern line of said 110.00 acre tract and for the Northwest corner of this herein described tract;

THENCE: N 58° 44' 19" E – **454.99 feet**, along and with the Southern line of said 110.00 acre tract to the **POINT OF BEGINNING**, containing 22.011 acres (958,817 sq. ft.) of land more or less.

Unless this Field Notes Description, including preamble, seal and signature, appears in its entirety, and in its original form, surveyor assumes no responsibility or liability for its accuracy. All bearings and distances are based on the Texas Coordinate System, Central Zone, North American Datum of 1983, Scale Factor = 0.999891172. Plat to accompany this Metes & Bounds Description.

This Field Note Description is true and correct to the best of my knowledge and belief based on data obtained from the Leon County Clerk, The Leon County Central Appraisal District and a Survey made On-The-Ground under my direct supervision on April 22, 2016.


Jordan R. Garrett
Registered Professional Land Surveyor
License No. 6154

