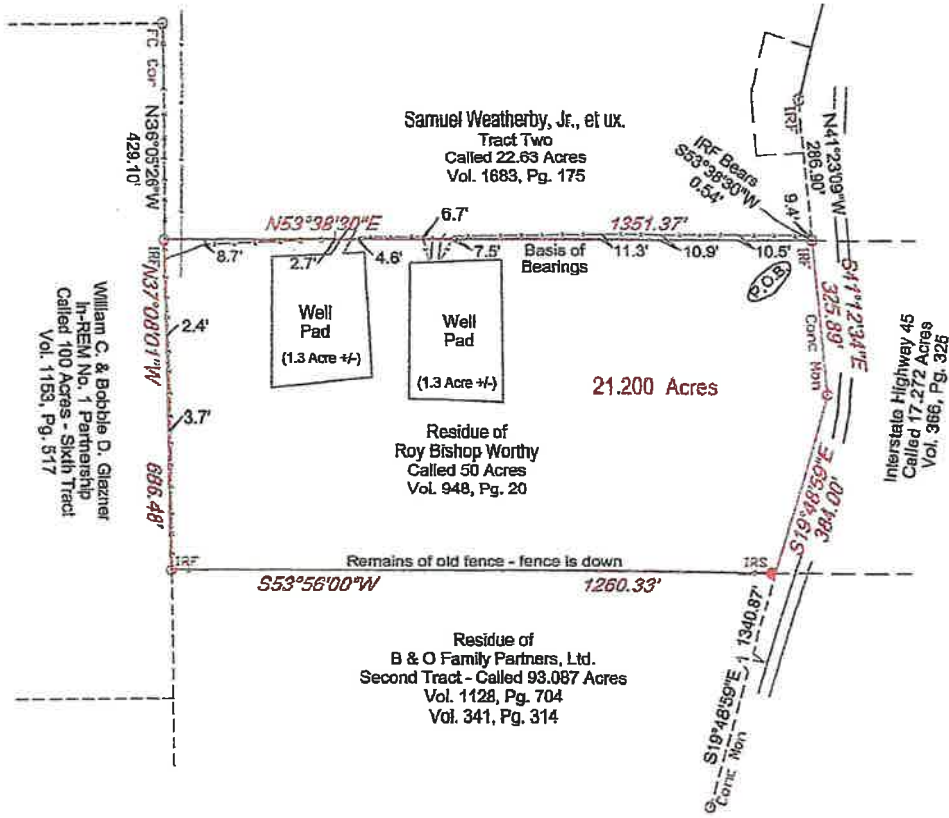


William Oakley Survey, A-481  
Freestone County, Texas



Legend

- IRF Found Iron Rod
- Conc. Mon. Found Concrete Monument
- Fence Corner Found Fence Corner
- X — X — X — Wire Fence
- — — — — Adjoining Boundary (Approximate)
- G — Gas Line



Scale: 1" = 300'

The division of property by metes & bounds does not conform to Local Government Code Chapter 212 & 232

I, Kirk Raymond, certify that this survey represents the results of an on the ground survey made by me or under my supervision during September 2021.

*Kirk Raymond*  
Kirk Raymond, R.P.L.S 4957



See attached fieldnotes

Title information was not provided at the time of survey

**RAYMOND SURVEY & MAPPING**

202 W. Brazos Street, Groesbeck, Texas 76642  
rpls@embarqmail.com 254-729-5750

Drawn By:  
RC  
Chk'd By:  
KR  
Date:  
09-20-21  
Job No.  
645161/21-9298  
Client  
Roy Worthy

Survey Plat of a 21.200 Acre Tract in the William Oakley Survey, A-481, Freestone County, Texas.

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TBPLS FIRM# 10110602

Fieldnote Description to 21.200 Acres  
William Oakley Survey, A-481  
Freestone County, Texas

Fieldnotes to all that certain lot, tract, or parcel of land being 21.200 acres, more or less, situated in the William Oakley Survey, A-481, Freestone County, Texas, and being the residue of a called 50 acre tract as described in a deed dated December 22, 1994, from Jerry Worthy to Roy Bishop Worthy, and recorded in Volume 948, Page 20, Deed Records, Freestone County, Texas, to which references are hereby made to for any and all purposes. Said tract described by metes and bounds as follows, to wit:

BEGINNING at a point in the southwestern right of way of Interstate Highway 45 (variable width r.o.w. – Volume 366, Page 625) in the intersection of the northwestern line of the referenced tract with said right of way. From said point a found ½" iron rod for the southeastern corner of a called 22.63 acre tract conveyed to Samuel Weatherby, Jr., et ux, by deed of record in Volume 1683, Page 175, bears S53°38'30"W 0.54 feet and another ½" iron rod found for a bend in said right of way and the northeastern line of said 22.63 acre tract bears N41°23'09"W 286.90 feet;

THENCE along said southwestern right of way and a residual northeastern line of the referenced tract, as follows:

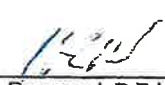
SOUTH 41°12'34" EAST 325.89 feet to a TxDOT Type I concrete monument found for a bend, and

SOUTH 19°48'59" EAST 384.00 feet to a ½" iron rod (capped RPLS 4957) set for this southeastern corner. Same being in the southeastern line of the referenced tract and the northwestern line of the residue of a called 93.087 acre tract conveyed to B&O Family Partners, Ltd. by deed of record in Volume 1128, Page 704, (described in Volume 341, Page 314 – Second Tract). From said point a TxDOT Type I monument found for a bend in said right of way bears S19°48'59"E 1340.87 feet;

THENCE SOUTH 53°56'00" WEST 1260.33 feet, with the southeastern line of the referenced tract, to a bent ½" iron rod found for the northwestern corner of said 93.087 acre residual tract. Same being in the occupied northeastern line of the William C. & Bobbie D. Glazner in-REM No. 1 Partnership called 100 acre tract, referred to as Sixth Tract, of record in Volume 1153, Page 517;

THENCE NORTH 37°08'01" WEST 686.48 feet, with the southwestern line of the referenced tract, to a ½" iron rod found for the common western corner of the referenced tract and the aforesaid 22.63 acre tract. From said point a fence bend in the southwestern line of said 22.63 acre tract bears N36°05'26"W 429.10 feet;

THENCE NORTH 53°38'30" EAST 1351.37 feet, with the common line of the referenced tract and said 22.63 acre tract (this line was used as the Basis of Bearings) to the Point of Beginning and containing 21.200 acres, more or less, as shown on the accompanying survey plat of even date herewith.

  
Kirk Raymond, R.P.L.S. 4957  
Raymond Surveying and Mapping  
(a division of Goodwin-Lasiter, Inc.)  
September 20, 2021  
T.B.P.L.S. Firm 10110902

