

FIELD NOTES
0.18 ACRE
MERRILL HEIGHTS ADDITION
CITY OF BUFFALO, LEON COUNTY, TEXAS
JULY 5, 2023

All that certain lot, tract or parcel of land being 0.18 of one acre in the City of Buffalo and being the portion of Rio Avenue abandoned by Ordinance No. 2023026 of record in Volume 1948, Page 159, of the Official Records of Leon County, Texas, said 0.18 of one acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail set in a concrete driveway for the east corner, being in the northwest right-of-way line of Burroughs Street and being the south corner of Lot 10, Block 12;

THENCE S 28 ° 08 ' 17 " W, along the northwest right-of-way line of Burroughs Street for a distance of 48.18 feet to a ½" Iron Rod Capped "Isbell 6117" set for the south corner, being in the calculated northeast line of the Called 0.18 acre tract in Volume 453, Page 940;

THENCE N 63 ° 22 ' 13 " W, along the southwest right-of-way line of Rio Avenue, the northeast line of the Called 0.18 acre tract and the northeast line of Lot 1, Block 13 for a distance of 158.62 feet to a ½" Iron Rod Capped "Isbell 6117" set for the west corner;

THENCE N 31 ° 36 ' 10 " E, along the southeast line of Lot 18, and Lot 17, Block 4 for a distance of 50.14 feet to a 5/8" Iron Rod found for the north corner, being the west corner of Lot 10, Block 12;

THENCE S 62 ° 42 ' 44 " E, along the southwest right-of-way line of Rio Avenue for a distance of 155.55 feet TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 0.18 OF ONE ACRE OF LAND, MORE OR LESS, according to a survey performed by Shane A. Isbell, Registered Professional Land Surveyor No. 6117. Bearings are rotated to grid north, NAD83, Texas State Plane Central Zone. For other information, see accompanying plat.

Shane A. Isbell

RPLS No. 6117
Isbell Land Surveying
Firm No. 10192000
Job No. 23025





NOTES:

Bearings are rotated to grid north, NAD83, Texas State Plane Central Zone.

The City of Buffalo reserved a permanent easement for utilities and maintenance vehicles and equipment in the Ordinance recorded in Vol. 948, Pg. 553.

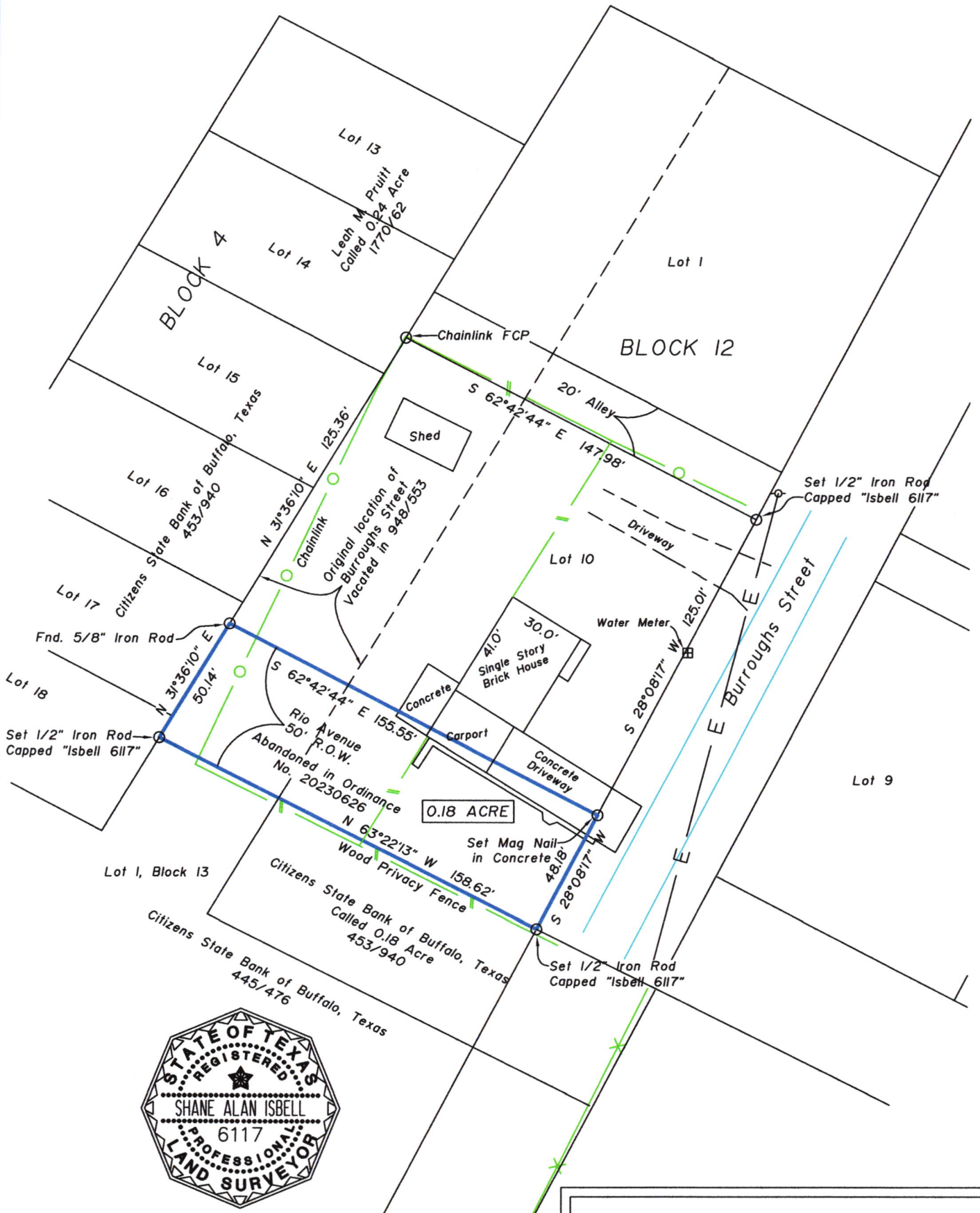
This survey was performed without the benefit of a title commitment. There may be easements affecting this property that are not shown.

LEGEND:

-  Power Pole
-  Electric Line



SCALE: 1" = 50'



I, Shane A. Isbell, Registered Professional Land Surveyor No. 6117, do hereby certify that this plat represents the results of a survey performed on the ground.

Shane A. Isbell

Registered Professional Land Surveyor No. 6117

**SURVEY PLAT OF
0.18 ACRE
MERRILL HEIGHTS ADDITION
ENVELOPE NO. 99A
CITY OF BUFFALO, TEXAS
LEON COUNTY, TEXAS
JULY 5, 2023**

PREPARED BY:
ISBELL LAND SURVEYING
1366 CR 320/CENTERVILLE, TX/Ph. 979-255-9177
FIRM REGISTRATION NO. 10192000
JOB NO. 23025