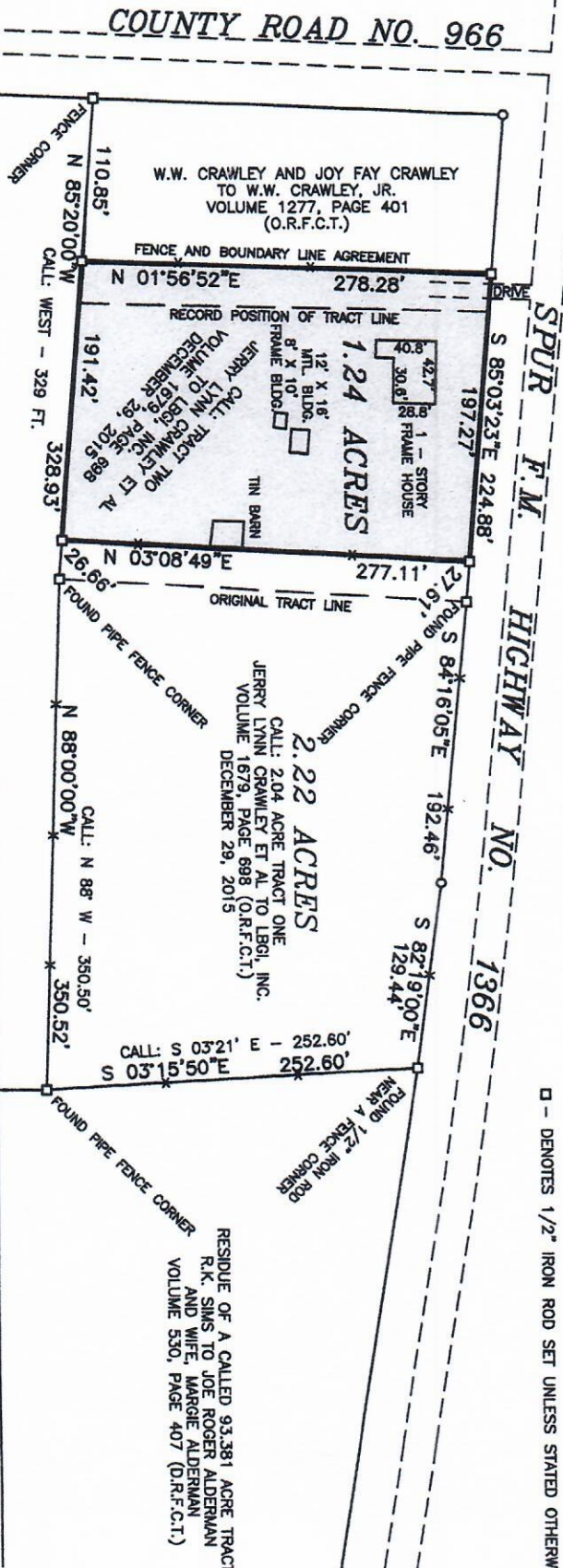


MARIA DE CANTUN LEAGUE A-7

□ - DENOTES 1/2" IRON ROD SET UNLESS STATED OTHERWISE



CALL: 60 ACRES
RAFOR L. STERLING AND NANCIE L. STERLING
TO GONZALO SALDANA AND ESTELA SALDANA
VOLUME 1126, PAGE 758 (O.R.F.C.T.)

A WRITTEN LEGAL DESCRIPTION ACCOMPANIES THIS PLAT.
BEARINGS ORIENTED TO THE SOUTH LINE OF A CALLED
2.04 ACRE TRACT ONE DESCRIBED IN VOLUME 1679,
PAGE 698 OF THE OFFICIAL RECORDS OF FREESTONE
COUNTY, TEXAS.



I, James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby
certify that the plat shown hereon was prepared from an actual survey made
on the ground under my direction and supervision.

623000

JAMES C. WILLIFORD REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5973

WILLIFORD LAND SURVEYING	
FIRM REGISTRATION NO. 10082500	
P.O. BOX 1266 MEXIA, TEXAS 76667	
TELEPHONE: (254)-562-2837 FAX: (254)-562-2867	
SURVEY FOR	
LBGI, INC.	
SHOWING	
PART OF THE MARIA DE CANTUN LEAGUE	
A - 7, FREESTONE COUNTY, TEXAS	
DRAWN BY: C. WILLIFORD	CHECKED BY: *****
DATE: APRIL 1, 2016	FIELD BOOK: 42/31
SCALE: 1" = 100'	JOB NO.: 16-022A

Legal Description

For LBGI, Inc.

Maria De Cantun League, Abstract No. 7
Freestone County, Texas

1.24 Acres

All that certain lot, tract or parcel of land, being part of the Maria De Cantun League, Abstract No. 7, Freestone County, Texas and being part of that certain tract described in a deed to W.W. Crawley et ux from the Cotton Gin Citizens Association in Volume 452, Page 704 of the Deed Records of Freestone County, Texas and being part of that certain called Tract Two described in a deed to LBGI, Inc. from Jerry Lynn Crawley et al and being more completely described as follows, to-wit:

BEGINNING at a ½" iron rod (set) in the South line of the above mentioned Crawley tract and being in a occupied North line of a called 60 acre tract conveyed to Gonzalo Saldana and Estela Saldana in Volume 1126, Page 758, from which a pipe fence corner (found) for the occupied Southeast corner of the Crawley tract, the Southeast corner of the above mentioned LBGI, Inc. Tract Two and being the Southwest corner of a called 2.04 acre Tract One conveyed to LBGI, Inc. in said Volume 1679, Page 698 bears South 85 deg. 20 min. 00 sec. East - 218.08 ft. and a fence corner (found) for the occupied Southwest corner of the Crawley tract bears North 85 deg. 20 min. 00 sec. West - 110.85 ft.;

THENCE North 01 deg. 56 min. 52 sec. East across the Crawley tract and generally along and near the East side of a fence, a distance of 278.28 ft. to a ½" iron rod (set) in the North line of the Crawley tract and being in the South line of Spur Farm to Market Highway No. 1366, from which a pipe fence corner (found) for the Northeast corner of the Crawley tract, the Northeast corner of the LBGI, Inc. Tract Two and being the Northwest corner of said 2.04 acre tract bears South 85 deg. 03 min. 23 sec. East - 224.88 ft.;

THENCE South 85 deg. 03 min. 23 sec. East with the North line of the Crawley tract, the North line of the LBGI, Inc. Tract Two and the South line of Spur Farm to Market Highway No. 1366, a distance of 197.27 ft. to a ½" iron rod (set) for the Northeast corner of this tract and being the Northwest corner of a 2.22 acre tract described on April 1, 2016;

THENCE South 03 deg. 08 min. 49 sec. West across the Crawley tract, across the LBGI, Inc. Tract Two and with the West line of the 2.22 acre tract, a distance of 277.11 ft. to a ½" iron rod (set) for the Southwest corner of same, the Southeast corner of this tract, in the South line of the Crawley tract, in the South line of the LBGI, Inc. Tract Two and being in the occupied North line of said 60 acre Saldana tract;

THENCE North 85 deg. 20 min. 00 sec. West with the South line of the Crawley tract, the South line of the LBGI, Inc. Tract Two and a occupied North line of the Saldana tract, a distance of 191.42 ft. to the place of beginning and containing 1.24 acres of land.

The bearings recited herein are based on G.P.S. observation.

I James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the legal description hereon was prepared from an actual survey made on the ground under my direction and supervision.


James C. Williford
Registered Professional Land Surveyor No. 5973
Firm Registration No. 10082500
May 18, 2016
Job No. 16-022B
Plat accompanies legal description

