

CALL: 2.78 ACRES  
 WILLIAM DON PAULSON  
 TO FELDKAMP RANCH, LLC  
 VOLUME 1531, PAGE 855  
 (O.R.L.C.T.) OCTOBER 26, 2012

CALL: 267.9986 ACRES MAE SELF  
 TO RAYMOND BROWN AND WIFE, DEBBIE BROWN  
 VOLUME 886, PAGE 363 (O.R.L.C.T.)  
 SEPTEMBER 29, 1994

FOUND 1/2" IRON ROD  
 AT BASE OF SWEET GUM

CORNER FROM WHICH A  
 SE 1/2" IRON ROD BEARS  
 N 87°04'03" E - 26.98 FT.

CALL: 7.104 ACRES  
 JAMES K. KYLE, JR. AND  
 DEIDRE KYLE TO GARRETT KARR  
 VOLUME 1934, PAGE 150  
 (O.R.L.C.T.) MARCH 21, 2023

FIRM REGISTRATION NO. 10082500  
 MEXIA, TEXAS 76667  
 P.O. BOX 1266  
 TELEPHONE: (254)-747-2331

SHOWING

WILLIFORD LAND SURVEYING

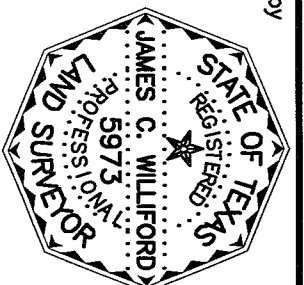
PART OF THE ISAAC J. MIDKIFF SURVEY  
 A - 15, LEON COUNTY, TEXAS

DRAWN BY: C. WILLIFORD  
 DATE: JUNE 2, 2023  
 SCALE: 1" = 200 FT.

RE: 10-056

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.

*James C. Williford*  
 JAMES C. WILLIFORD REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5973



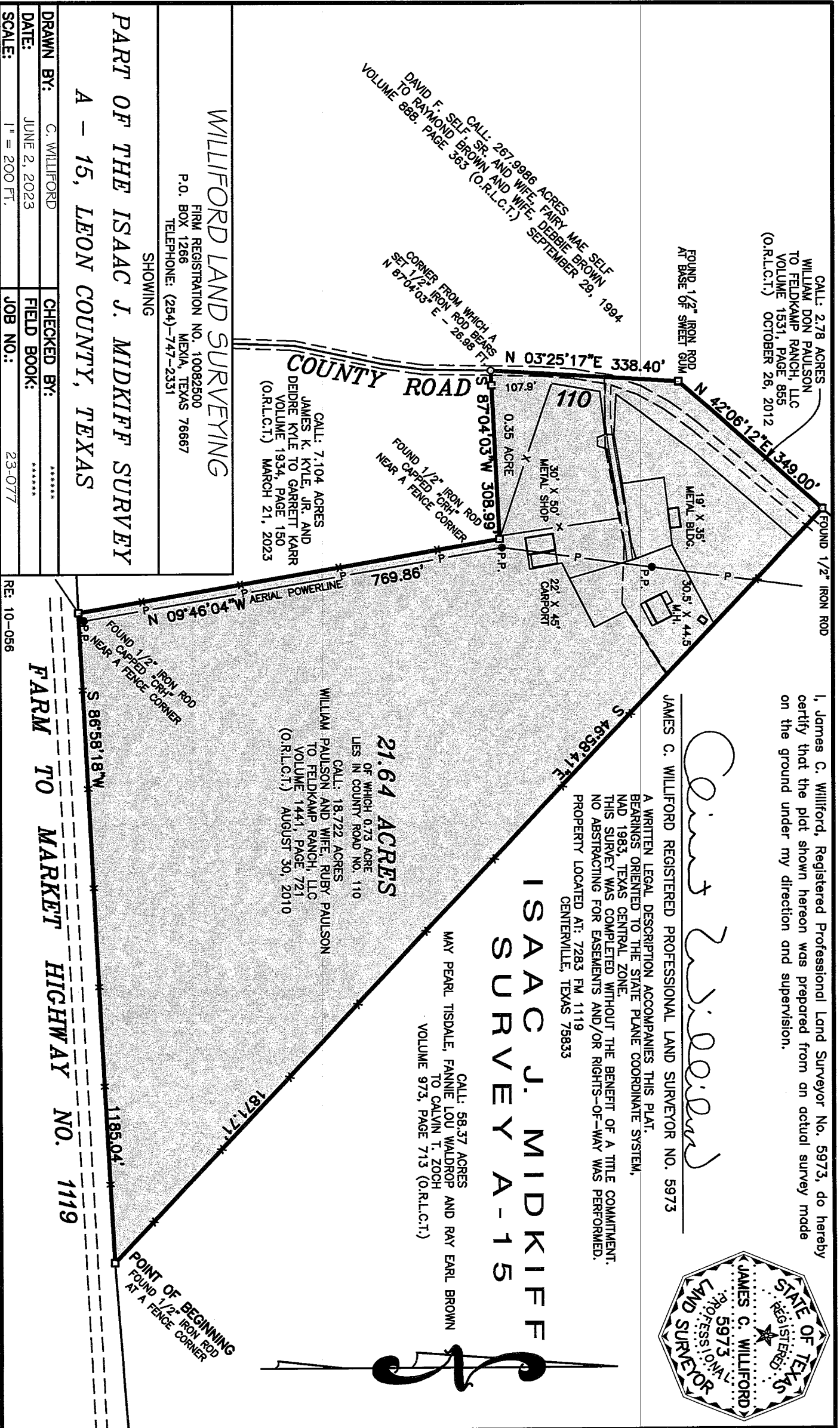
A WRITTEN LEGAL DESCRIPTION ACCOMPANIES THIS PLAT.  
 BEARINGS ORIENTED TO THE STATE PLANE COORDINATE SYSTEM,  
 NAD 1983, TEXAS CENTRAL ZONE.  
 THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.  
 NO ABSTRACTING FOR EASEMENTS AND/OR RIGHTS-OF-WAY WAS PERFORMED.  
 PROPERTY LOCATED AT: 7283 FM 1119  
 CENTERVILLE, TEXAS 75833

ISAAC J. MIDKIFF  
 SURVEY A-15

CALL: 58.37 ACRES  
 MAY PEARL TISDALE, FANNIE LOU WALDROP AND RAY EARL BROWN  
 TO CALVIN T. ZOCH  
 VOLUME 975, PAGE 713 (O.R.L.C.T.)

21.64 ACRES  
 OF WHICH 0.73 ACRE  
 LIES IN COUNTY ROAD NO. 110  
 CALL: 18.722 ACRES  
 WILLIAM PAULSON AND WIFE, RUBY PAULSON  
 TO FELDKAMP RANCH, LLC  
 VOLUME 1441, PAGE 721  
 (O.R.L.C.T.) AUGUST 30, 2010

FARM TO MARKET HIGHWAY NO. 1119



**Williford Land Surveying**  
P.O. Box 1266 • Mexia, Texas 76667  
Ph: 254-562-2837 • Fx: 254-562-2867  
James C. Williford RPLS#5973

**Legal Description**

Isaac J. Midkiff Survey, Abstract No. 15  
Leon County, Texas

**21.64 Acres**

All that certain lot, tract or parcel of land, part of the Isaac J. Midkiff Survey, Abstract No. 15, Leon County, Texas and being all of that certain called 18.722 acre tract described in a deed to Feldkamp Ranch, LLC from William Paulson and wife, Ruby Paulson on August 30, 2010 in Volume 1441, Page 721 and all of that certain called 2.78 acre tract described in a deed to Feldkamp Ranch, LLC from William Don Paulson on October 26, 2012 in Volume 1531, Page 855 of the Official Records of Leon County, Texas and being more completely described as follows, to-wit:

BEGINNING at a ½" iron rod (found) at a fence corner for the Southeast corner of the above mentioned 18.722 acre Feldkamp tract, the Southwest corner of a called 58.37 acre tract conveyed to Calvin T. Zoch in Volume 973, Page 713 and being in the occupied North line of Farm to Market Highway No. 1119;

THENCE South 86 deg. 58 min. 18 sec. West with the most southerly line of the 18.722 acre Feldkamp tract and the North line of Farm to Market Highway No. 1119, a distance of 1,185.04 ft. to a ½" iron rod (found) near a fence corner capped "CRH" for the southerly Southwest corner of the 18.722 acre Feldkamp tract and the Southeast corner of a called 7.104 acre tract conveyed to Garrett Karr in Volume 1934, Page 150;

THENCE North 09 deg. 46 min. 04 sec. West with the southerly West line of the 18.722 acre Feldkamp tract and the East line of the 7.104 acre Karr tract, a distance of 769.86 ft. to a ½" iron rod (found) near a fence corner capped "CRH" for the Northeast corner of same and being an ell corner of the 18.722 acre Feldkamp tract;

THENCE South 87 deg. 04 min. 03 sec. West with the westerly South line of the 18.722 acre Feldkamp tract and the North line of the 7.104 acre Karr tract, a distance of 308.99 ft. to the Northwest corner of same, the westerly Southwest corner of the 18.722 acre Feldkamp tract and being in County Road No. 110, from which a ½" iron rod (set) for reference bears North 87 deg. 04 min. 03 sec. East - 26.98 ft.;

THENCE in a northeasterly direction with the westerly Northwest line of the 18.722 acre Feldkamp tract, the Northwest lines of the above mentioned 2.78 acre Feldkamp tract and with a Southeast line of a called 267.9986 acre tract conveyed to Raymond Brown and wife, Debbie Brown in Volume 888, Page 363 as follows:

- 1.) North 03 deg. 25 min. 17 sec. East a distance of 338.40 ft. to a ½" iron rod (found) at the base of a sweetgum tree on the Northwest side of County Road No. 110 and
- 2.) North 42 deg. 06 min. 12 sec. East a distance of 349.00 ft. to a ½" iron rod (found) on the Northwest side of County Road No. 110 for the North corner of the 2.78 acre Feldkamp tract and being the West corner of said 58.37 acre Zoch tract;

THENCE South 46 deg. 58 min. 41 sec. East with the Northeast line of the 2.78 acre Feldkamp tract, the Northeast line of said 18.722 acre Feldkamp tract and the Southwest line of the 58.37 acre Zoch tract, a distance of 1,871.71 ft. to the point of beginning and containing **21.64 acres** of land of which 0.73 acre lies in the right-of-way of County Road No. 110.

The bearings recited herein are based on the State Plane Coordinate System, NAD 1983, Texas Central Zone.

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  
Firm Registration No. 10082500  
Registered Professional Land Surveyor No. 5973  
June 2, 2023  
Job No. 23-077  
Plat accompanies legal description

