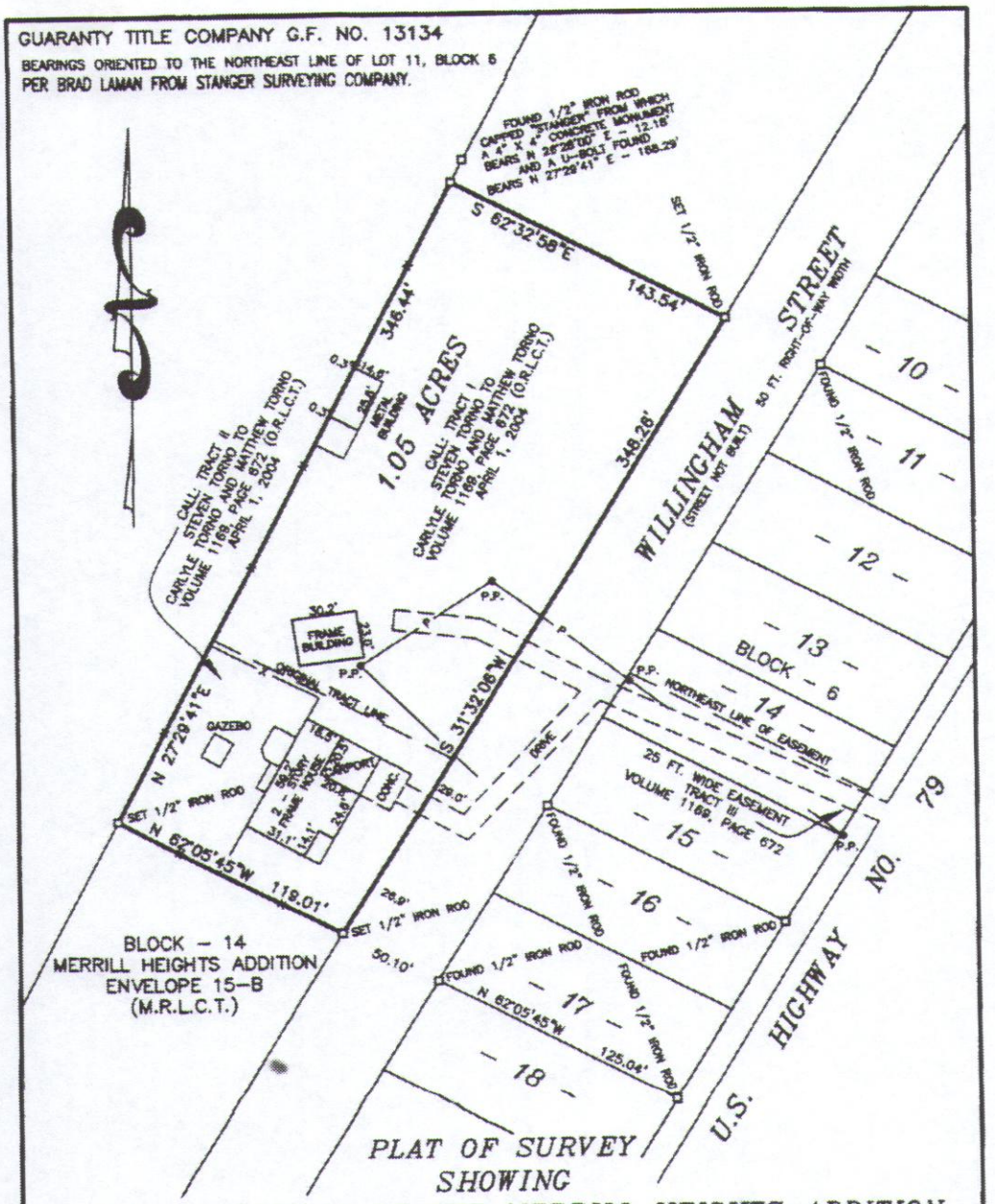
GUARANTY TITLE COMPANY G.F. NO. 13134

BEARINGS ORIENTED TO THE NORTHEAST LINE OF LOT 11, BLOCK 6 PER BRAD LAMAN FROM STANGER SURVEYING COMPANY.



PLAT OF SURVEY
SHOWING
PART OF BLOCK 14 OF THE MERRILL HEIGHTS ADDITION
CITY OF BUFFALO, LEON 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.

STATE OF TEXAS
REGISTERED
JAMES C. WILLIFORD
5973
PROFESSIONAL
LAND SURVEYOR

JAMES C. WILLIFORD REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5973

WLS

WILLIFORD LAND SURVEYING

710 EAST COMMERCE STREET MEXIA, TEXAS 76667
TELEPHONE: (254) 562-2537 FAX: (254)-562-2867

DRAWN BY: C. WILLIFORD	CHECKED BY: ******
DATE: 10-27-2010	FLD. BOOK: 22/47
SCALE: 1" = 60'	JOB NO.: 10-104

Williford Land Surveying
710 East Commerce Street · Mexia, Texas 76667
Ph: 254-562-2837 · Fx: 254-562-2867
Clint Williford RPLS#5973

Legal Description

For Carlyle and Matthew Torno
R. Clark Survey, Abstract No. 200
City of Buffalo
Leon County, Texas

All that certain lot, tract or parcel of land, part of the R. Clark Survey, Abstract No. 200, City of Buffalo, Leon County, Texas and being all of that certain called Tract I and Tract II conveyed to Carlyle Torno and Matthew Torno from Steven Torno on April 1, 2004 and recorded in Volume 1169, Page 672 of the Official Records of Leon County, Texas same being part of Block 14 of the Merrill Heights Addition as recorded in Envelope 15-B of the Map Records of Leon County, Texas and being more completely described as follows, to-wit:

BEGINNING at a ½" iron rod (set) for the South corner of the above mentioned Tract II, in the Southeast line of the above mentioned Block 14 and being in the Northwest right-of-way of Willingham Street (not built), from which a ½" iron rod (found) at a fence corner for the West corner of Lot 17, Block 6 bears South 62 deg. 05 min. 45 sec. East – 50.10 ft. and a ½" iron rod (found) for the South corner of Lot 17, Block 6 bears South 62 deg. 05 min. 45 sec. East – 175.14 ft.;

THENCE North 62 deg. 05 min. 45 sec. West with the Southwest line of Tract II and across Block 14, a distance of 119.01 ft. to a ½" iron rod (set) near a fence corner for the West corner of Tract II and being in the Northwest line of Block 14;

THENCE North 27 deg. 29 min. 41 sec. East with the Northwest line of Tract II, the above mentioned Tract I and Block 14, a distance of 346.44 ft. to a ½" iron rod (found) capped "Stanger" for the North corner of Tract I, from which a 4" x 4" concrete monument (found) bears North 26 deg. 28 min. 00 sec. East – 12.18 ft. and a u-bolt (found) bears North 27 deg. 29 min. 41 sec. East – 168.29 ft.;

THENCE South 62 deg. 32 min. 58 sec. East with the Northeast line of Tract I and across Block 14, a distance of 143.54 ft. to a ½" iron rod (set) for the East corner of Tract I, in the Southeast line of Block 14 and being in the Northwest right-of-way of said Willingham Street;

THENCE South 31 deg. 32 min. 06 sec. West with the Northwest right-of-way of Willingham Street, the Southeast line of Tract I, Tract II and Block 14, a distance of 348.26 ft. to the place of beginning and containing **1.05 acres** of land.

The bearings recited herein are based on the Northeast line of Lot 11, Block 6 per Brad Laman from Stanger Surveying Company.

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
October 27, 2010
Job No. 10-104 Book: 22/47
Plat accompanies legal description

STATE OF TEXAS
REGISTERED
JAMES C. WILLIFORD
5973
PROFESSIONAL
LAND SURVEYOR