

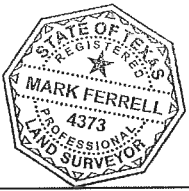
1165/239

57/506

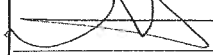
4.54 AC.

1297/797

SCALE: 1" = 100'  
 COUNTY: FREESTONE  
 ACREAGE: 4.54 AC.  
 SURVEY: S. SANCHEZ A-30  
 DESCRIPTION: VOL. 1314, PG. 398  
 SURVEYED FOR: WILLIAM GREEN



I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plat and notes of even date represent the results of an on the ground survey made under my direction and supervision.  
 This the 23rd Day of April, 2020.

  
 Mark Ferrell  
 Registered Professional Land Surveyor  
 Number 4373

**HEARN SURVEYING ASSOCIATES**  
 FIRM NUMBER: 10019900  
 108 W TYLER ST  
 ATHENS, TX 75751-2045  
 (903) 675-2858  
 800-432-7670

USE OR REPRODUCTION OF THIS SURVEY FOR ANY PURPOSE BY OTHER PARTIES IS PROHIBITED. SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

LEGEND	
I.C.V.	= IRRIGATION CONTROL VALVE
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
W/M	= WATER METER
W/V	= WATER VALVE
FIR	= FOUND IRON ROD
SIR	= SET IRON ROD
TEL	= TELEPHONE
A/C	= AIR CONDITIONER
-X-X-	= FENCE
-E-	= POWERLINE

GREEN TRACT  
4.54 ACRES

FIELD NOTES

SIMON SANCHEZ SURVEY  
ABSTRACT 30

FREESTONE COUNTY

All of that certain lot, tract, or parcel of land situated in the Simon Sanchez Survey, Abstract 30, Freestone County, Texas, and being all of a called 4.532 acre tract of land described by deed recorded in Volume 1314, Page 398 also known as Lot 3 of a 90 acre subdivision described by deed recorded in Volume 57, Page 506 of the Deed Records of Freestone County, Texas, said tract or parcel of land being more fully described by metes and bounds as follows;

BEGINNING on a found 1/2" iron rod for the northeast corner of this tract and also being the northeast corner of the above mentioned 4.532 acre tract located in the south R.O.W. of Highway 84;

THENCE S02°00'00"W 918.70 feet along the line of directional control to a found 6" by 6" concrete monument for the southeast corner of this tract;

THENCE S80°20'09"W 209.15 feet generally along a fence to a set 1/2" iron rod for the southwest corner of this tract and being N80°20'09"E 194.68 feet from a found 6" by 6" concrete monument;


THENCE N01°58'57"E 1009.85 feet to a found 3/4" bolt for the northwest corner of this tract located in the south R.O.W. of Highway 84;

THENCE S74°36'04"E 210.88 feet along said R.O.W. to the point of beginning and containing 4.54 acres of land.

SURVEYOR'S CERTIFICATE

I, MARK FERRELL, REGISTERED PROFESSIONAL LAND SURVEYOR 4373, DO HEREBY CERTIFY THAT I DIRECTED AN ON THE GROUND SURVEY OF THE PROPERTY DESCRIBED ABOVE AND PREPARED THE ABOVE FIELD NOTES DESCRIBING THE BOUNDARIES OF SAME JUST AS THEY WERE FOUND AND SURVEYED UPON THE GROUND.

WITNESS MY HAND AND SEAL, THIS THE 23rd DAY OF April, 2020.

  
MARK FERRELL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NUMBER 4373  
FIRM NO. 10019900

