

FIELD NOTES

WINKLER TRACT
5.86 ACRES

P. VARELA SURVEY
ABSTRACT 30

LIMESTONE COUNTY

All that certain lot, tract, or parcel of land situated in the P. Varela Survey Abstract 30, Limestone County, Texas, being all of a called 2.444 acre tract described as First Tract and being the residue of a called 3.818 acre tract described as Second Tract, as fenced and occupied, by deed recorded in Volume 1207, Page 879 of the Deed Records of Limestone County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows.

BEGINNING at a found 60D nail for the west corner of the above mentioned 2.444 acre tract;

THENCE N43°46'06"E 107.56 feet to a found 3/8" iron rod for the south corner of the 3.818 acre tract;

THENCE N47°16'08"W 194.39 feet to a 3" pipe post for the west corner of said 3.818 acre tract;

THENCE N12°49'41"E 319.36 feet to a found 1/2" iron rod for an angle corner of this tract;

THENCE N14°40'00"E 207.49 feet to a 6" Cedar post for the north corner of this tract as occupied;

THENCE along an occupied fence S51°06'06"E 188.00 feet to a found 3/4" iron pipe for an angle corner of this tract;

THENCE with the line of directional control S39°58'50"E 276.00 feet to a found 3/4" iron pipe for the east corner of said 3.818 acre tract;

THENCE S42°30'20"W 39.82 feet to a fence corner for an ell corner of this tract as occupied;

THENCE S44°48'46"E 203.93 feet to a fence corner for the most easterly corner of this tract located in the northwest line of West Fannin Street;

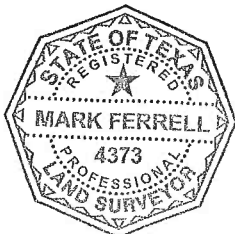
THENCE with said northwest line S44°16'11"W 509.80 feet to a 3" Cedar stob for the south corner of said 2.444 acre tract;

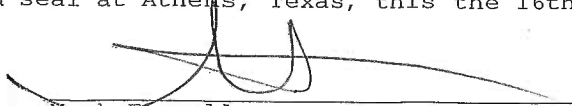
THENCE N43°33'03"W 202.71 feet to the place of beginning and containing 5.86 acres of land.

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 and plat of even date describing the boundaries of same just as they were found and surveyed upon the ground.

Witness my hand and seal at Athens, Texas, this the 16th day of September, 2020.




Mark Ferrell
Registered Professional Land
Surveyor Number 4373
Firm No. 10019900