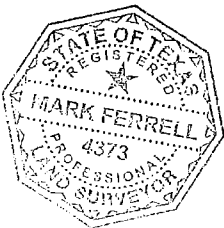


TANGENT	BEARING	LENGTH
T1	S69°35'52\"E	68.03'
T2	N57°31'11\"E	42.68'
T3	N84°30'03\"E	91.89'



Scale: 1" = 300'
 County: FREESTONE
 Acreage: 24.62 AC.
 Survey: WM. AUSTIN A-41
 Description: VOL. 1072, PG. 623
 Surveyed for: RACHEL ANDERSON

Legend

- I.C.V. = Irrigation Control Valve
- P.O.C. = Point of Commencement
- P.O.B. = Point of Beginning
- B.C.S. = Buried Cable Sign
- U/G = Underground Electric
- W/M = Water Meter
- W/V = Water Valve
- F.I.R. = Found Iron Rod
- S.I.R. = Set Iron Rod
- F.I.P. = Found Iron Pipe
- TEL. = Telephone
- A/C = Air Conditioner
- = Fire Hydrant
- = Fence
- = Powerline

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 2 Day of APRIL, 2021.

[Signature]
 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.

FIELD NOTES

BALDREE TRACT
24.62 ACRES

WM. AUSTIN SURVEY
ABSTRACT 41

FREESTONE COUNTY

All that certain lot, tract, or parcel of land situated in the Wm. Austin Survey Abstract 41, Freestone County, Texas, and being all of a called 25 acre tract described by deed recorded in Volume 1072, Page 623 of the Deed Records of Freestone County, Texas. Said tract or parcel being more particularly described by metes and bounds as follows;

BEGINNING at a found 1/2" iron rod for the southwest corner of this tract and the southwest corner of the above mentioned 25 acre tract located on the east line of FCR 941;

THENCE with said east line N00°25'48"W 505.65 feet to a found 3/8" iron rod for the northwest corner of this tract;

THENCE N89°49'16"E 1332.02 feet to a 22" Post Oak, S69°35'52"E 68.03 feet to a set 1/2" iron rod, N57°31'11"E 42.68 feet to a set 1/2" iron rod, N84°30'03"E 91.89 feet to a set 1/2" iron rod and S89°31'52"E 586.45 feet to a found 3/8" iron rod for the northeast corner of this tract, said point being on the east line of the Wm. Austin Survey A-41 and the west line of the H. Wise Survey A-632;

THENCE with said common survey line S00°47'09"W 513.05 feet to a found 1" square bolt for the southeast corner of this tract;

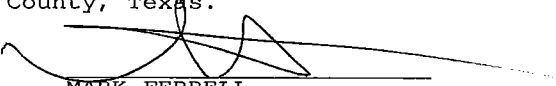
THENCE with the line of directional control WEST 2098.85 feet to the place of beginning and containing 24.62 acres of land.

SURVEYOR'S CERTIFICATE

I, Mark Ferrell, do hereby certify that the above field notes and plat of even date are the results of an actual and accurate survey made on the ground under my direction and supervision.

WITNESS my hand and seal on this the 2nd day of April, 2021, Athens, Henderson County, Texas.




MARK FERRELL
REGISTERED PUBLIC SURVEYOR
NUMBER 4373
FIRM NO. 10019900