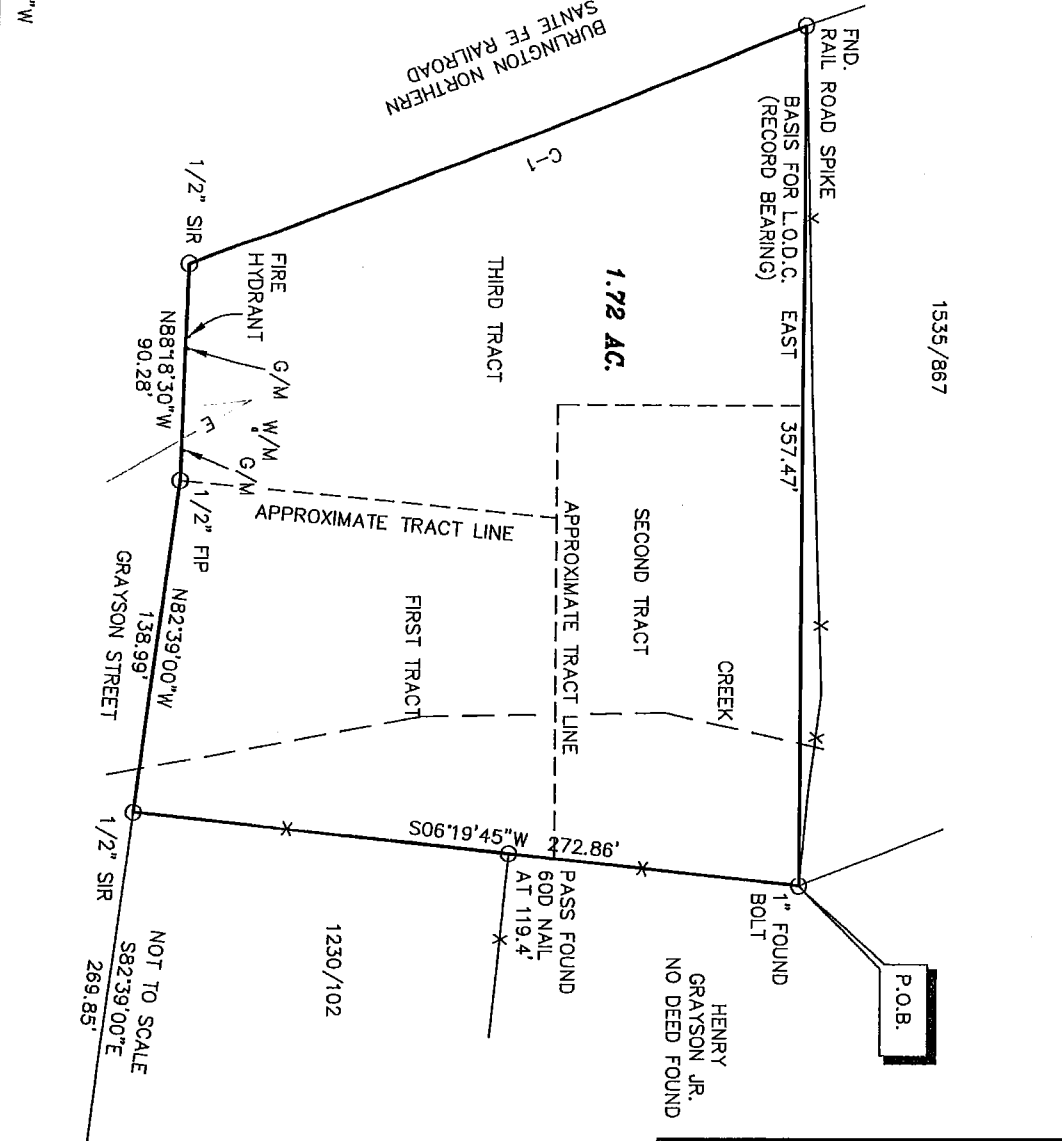


C-1
 R = 5293.96'
 D = 02°55'09"
 T = 134.89'
 L = 269.72'
 CH = 269.69'
 CB = N21°36'08"W

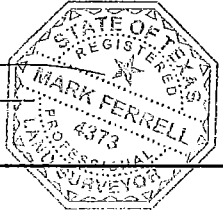


SCALE: 1" = 60'
 COUNTY: FREESTONE
 ACREAGE: 1.72 AC.
 SURVEY: G. BREWER A-5
 DESCRIPTION: VOLUME 1547, PAGE 875
 SURVEYED FOR: FERMAN HOXIE

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

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 17th Day of December, 2021.

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

HOXIE TRACT
1.72 ACRES

G. BREWER SURVEY
ABSTRACT 5

FREESTONE COUNTY

All of that certain lot, tract, or parcel of land situated in the G. Brewer Survey, Abstract 5, Freestone County, Texas, and being all of First Tract, Second Tract, and Third Tract described by deed recorded in Volume 1547, Page 875 of the Freestone County Deed Records, and being more fully described by metes and bounds as follows.

BEGINNING at a 1" found bolt for the northeast corner of this tract and also being the northeast corner of the above mentioned Second Tract;

THENCE S06°19'45"W at 119.4 feet pass a found 60D nail and continuing in all generally along a fence to set 1/2" iron rod for the southeast corner of this tract and being the southeast corner of the above mentioned First Tract located in the north line of Grayson Street and being N82°39'00"W 269.85 feet from a found t-post;

THENCE N82°39'00"W 138.99 feet generally along said road to a found 1/2" iron pipe for an angle corner of this tract;

THENCE N88°18'30"W 90.28 feet to a set 1/2" iron rod for the southwest corner of this tract located in the east R.O.W. of the Burlington Northern Santa Fe Railroad and being the beginning of a curve to the left;

THENCE with said R.O.W. and with said curve having a Delta Angle of 02°55'09", a Radius of 5293.96 feet, a Chord of N21°36'08"W 269.69 feet for a Length of 269.72 feet to a found railroad spike at a fence corner for the northwest corner of this tract and also being the northwest corner of the above mentioned Third Tract;

THENCE EAST 357.47 feet with the line of directional control to the place of beginning and containing 1.72 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 17th DAY OF December, 2021.



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

