

NOTE** THERE MAY BE ADDITIONAL EASEMENTS OR ENCUMBRANCES AFFECTING THIS TRACT THAT ARE NOT SHOWN HEREON.



Richard V. Gonzales
Call 2.414 Ac.
Vol. 627, Pg. 600

P.O.B.
1/2" F.I.R.

(Call N51°07'44"E 189.23')
N51°07'44"E
189.23'
BASIS FOR L.O.D.C.
(RECORD BEARING)

Richard V. Gonzales
Call 2.414 Ac.
Vol. 627, Pg. 600

16.4' Ref.
1/2" F.I.R.



(Call S53°30'56"E 221.72')
S53°30'56"E
221.72'

Centerline
Gravel
Drive

0.92 Ac.
Johnny Dancer
Call 0.915 Ac.
Vol. 825, Pg. 352

1/2"
S.I.R.

Freestone County Rd. #751
N31°10'54"W
(Call N31°10'54"W 206.91')

S55°33'43"W
185.25'
(Call S55°40'00"W 185.25')

Richard V. Gonzales
Call 2.20 Ac.
Vol. 946, Pg. 430

Tel.
23.6' Ref.
3/4" F.I.P.

Richard V. Gonzales
Call 1.80 Ac.
Vol. 946, Pg. 430

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
- C/O = Cleanout
- = Fire Hydrant
- = Fence
- = Powerline

Scale: 1"= 50'
County: Freestone
Acreage: 0.92 Ac.
Survey: Joel Newsom A-480
Description: Vol. 825, Pg. 352
Surveyed for: Russell Dancer
Drawn by: L.P. 002
On the ground Field Tech: J.G.

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 16th Day of June, 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

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FIELD NOTES

Dancer Tract
0.92 Acres

Joel Newsom Survey
Abstract 480

Freestone County

All that certain lot, tract, or parcel of land situated in the Joel Newsom Survey, Abstract 480, Freestone County, Texas, and being all of a called 0.915 acre tract, described by Deed recorded in Volume 825, Page 352, of the Deed Records, Freestone County, Texas, and being more fully described by metes and bounds as follows.

Beginning on a 1/2" iron rod found for the northeast corner of this tract, and being an ell corner of a called 2.414 acre tract, described by Deed recorded in Volume 627, Page 600 of said Deed Records;

Thence S30°30'56"E 221.72 feet generally along a fence with the east line of this tract to a 1/2" Iron Rod set for the southeast corner, and being a point in the north line of a called 2.20 acre tract, described by Deed, recorded in Volume 946, Page 430 of said Deed Records;

Thence S55°33'43"W 185.25 feet generally along a fence with the south line of this tract to a point located at or near the centerline of Freestone County Road No. 751 for the southwest corner, and being the northwest corner of a called 1.80 acre tract, described by Deed recorded in said Volume 946, Page 430 of said Deed Records;
Reference: N55°33'43"W 23.60 feet to a 3/4" Iron Pipe found in the east line of said County Road;

Thence N31°10'54"W 206.91feet with said centerline along the west line of this tract to a point for the northwest corner, and being the most westerly southwest corner of said 2.414 acres; **Reference: N51°07'44"E 16.40 feet** to a 1/2" Iron Rod found in the east line of said County Road;

Thence N51°07'44"E 189.23 feet with the north line of this tract to the place of beginning and containing within this description **0.92 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 16th DAY OF JUNE, 2021.



MARK FERRELL
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 4373
FIRM NO. 100019900

