

FIELD NOTES

MCADAMS TRACT
19.26 ACRES

M. RIONDO SURVEY
ABSTRACT 25
J.E. MCADAMS SURVEY
ABSTRACT 1000

FREESTONE COUNTY

All that certain lot, tract, or parcel of land situated in the M. Riondo Survey Abstract 25 and the J.E. McAdams Survey Abstract 1000, Freestone County, Texas, and being part of a called 45 acre tract described by deed recorded in Instrument No. 2101915, Deed Records of Freestone County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows.

BEGINNING at a set 1/2" iron rod for the southeast corner of this tract and the southeast corner of the above mentioned 45 acre tract, said point being the northeast corner of a called 15 acre tract recorded in Volume 453, Page 114;

THENCE North 88°56'40" West a distance of 2085.55 feet to the southwest corner of this tract and the northwest corner of said 15 acre tract located in Freestone County Road 431; Witness: South 88°56'40" East a distance of 20.0 feet, a set 1/2" iron rod.

THENCE with said road North 00°00'56" West a distance of 458.51 feet to the northwest corner of this tract; Witness: South 88°56'36" East a distance of 20.0 feet, a set 1/2" iron rod.

THENCE South 88°56'36" East a distance of 2090.35 feet to a set 1/2" iron rod for the northeast corner of this tract;

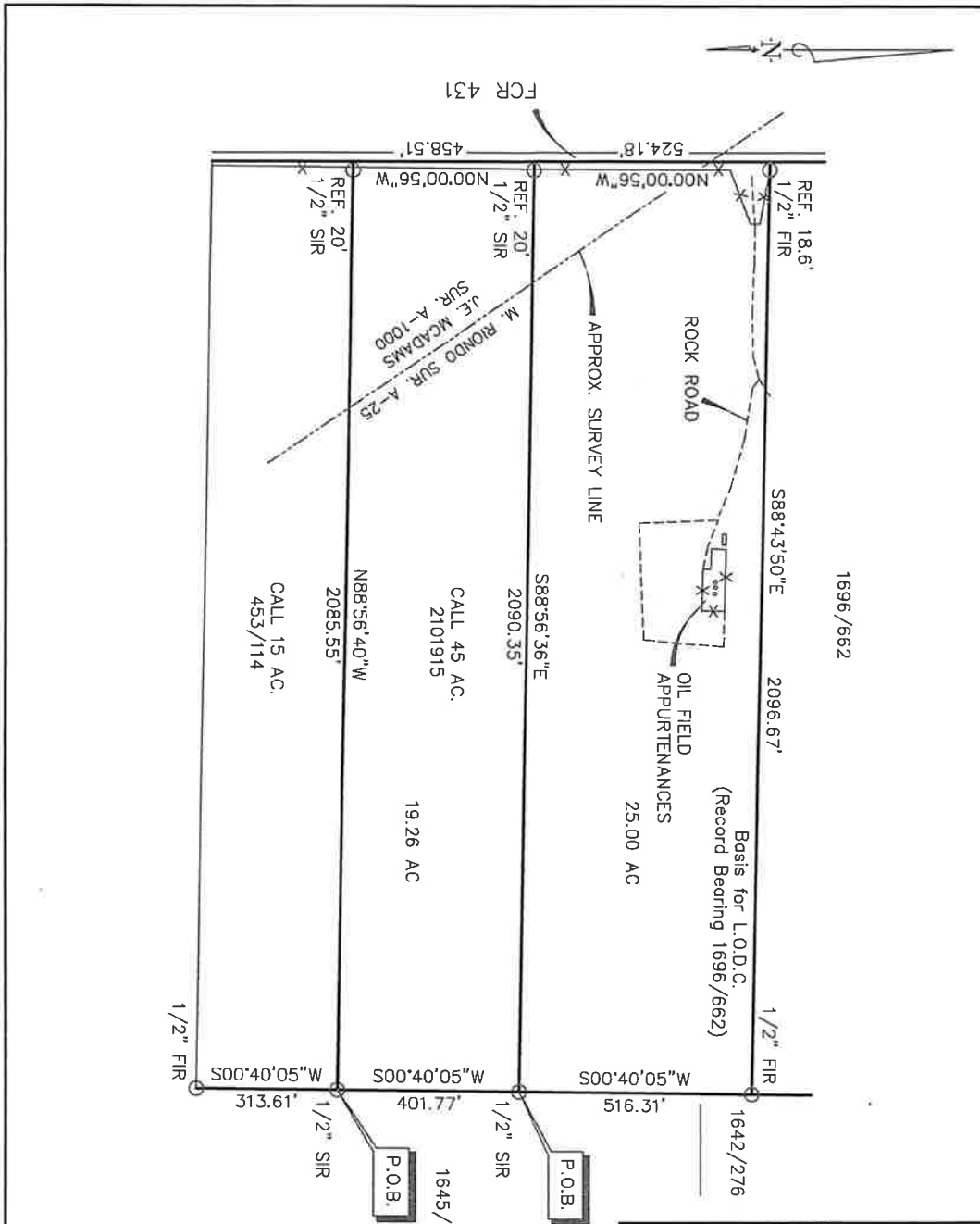
THENCE South 00°40'05" West a distance of 401.77 feet to the place of beginning and containing 19.26 acres of land.

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 4th day of August, 2021.

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





SCALE: 1" = 300'
 COUNTY: FREESTONE
 ACREAGE: SEE PLAT
 SURVEY: SEE PLAT
 DESCRIPTION: 2101915
 SURVEYED FOR: WILLIAM DUSTIN DODGE

DRAWN BY: R.P. 001
 FIELD TECH: K.W.

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 4 Day of AUGUST, 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.