



P.O.B.
5.01 AC.

P.O.B.
5.01 AC.

P.O.B.
11.03 AC.

1206/377	1659/172	1730/564	N.D.F.	S89°12'04"W	1423.52'	1736/585	L.O.D.C.	1326/766
----------	----------	----------	--------	-------------	----------	----------	----------	----------

TANGENT	BEARING	LENGTH
T1	S20°47'32"E	113.90'
T2	S24°23'39"E	74.98'
T3	S24°23'39"E	63.16'
T4	S29°46'08"E	114.51'
T5	S34°40'33"E	76.81'
T6	S34°40'33"E	31.30'
T7	S40°38'10"E	108.31'
T8	S46°04'50"E	107.05'
T9	S49°42'52"E	107.82'
T10	S50°32'53"E	143.53'
T11	S51°22'30"E	486.94'
T12	N01°40'02"W	72.81'

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
 — = FENCE
 —E— = POWERLINE



NOTE: BEARINGS BASED ON GPS
OBSERVATION NAD 1983
 SCALE: 1" = 200'
 COUNTY: FREESTONE
 ACREAGE: SEE PLAT
 SURVEY: I.H. REED A-23
 DESCRIPTION: 211918
 SURVEYED FOR: KEITH CARROLL

HEARN SURVEYING ASSOCIATES
 FIRM NUMBER: 10019900
 108 W TYLER ST
 ATHENS, TX 75751-2045
 (903) 675-2858
800-432-7670

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 27 Day of JULY, 2021.

REVISOR: 08/17/21

Mark Ferrell
 Registered Professional Land Surveyor
 Number 4373

USE OR REPRODUCTION OF THIS SURVEY FOR ANY PURPOSE BY OTHER PARTIES IS PROHIBITED. SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

CARROLL TRACT
5.01 ACRES
TRACT 2

FIELD NOTES

I.H. REED SURVEY
ABSTRACT 23

FREESTONE COUNTY

All that certain lot, tract, or parcel of land situated in the I.H. Reed Survey Abstract 23, Freestone County, Texas, and being part of the residue of a called 75 acre tract described by deed recorded in Instrument 2101918 of the 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 southwest corner of this tract located North 1°40'02" West a distance of 72.81 feet from the northwest corner of a 1.57 acre tract recorded in Volume 1206, Page 377, Deed Records of Freestone County, Texas;

THENCE North 1°40'02" West a distance of 374.70 feet to a set 1/2" iron rod for the northwest corner of this tract;

THENCE North 52°23'37" East a distance of 720.51 feet to a set 1/2" iron rod for the northeast corner of this tract located in the southwest margin of County Road 1161;

THENCE with said southwest margin as follows:
South 24°23'39" East a distance of 63.16 feet;
South 29°46'08" East a distance of 114.51 feet and
South 34°40'33" East a distance of 76.81 feet to a set 1/2" iron rod for the southeast corner of this tract;

THENCE South 50°5'00" West a distance of 406.05 feet to a fence corner post and South 48°21'13" West a distance of 501.99 feet to the place of beginning and containing 5.01 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 27th day of July, 2021.

Revised 08/17/21


Mark Ferrell

Registered Professional Land
Surveyor Number 4373
Firm No. 10019900

