

FIELD NOTES

Baxter Tract
0.17 Acres

City of Teague
(All Lots 1-2, Pt. 3, Block 49)

Freestone County

All of that certain lot, tract, or parcel of land situated in the City of Teague, Freestone County, Texas, and being all of Lots 1, 2, and part of 3, Block 49, described by Deed recorded Volume 1677, Page 886, of the Freestone County Deed Records, Freestone County, Texas, and being more fully described by metes and bounds as follows.

Beginning on a 1" iron rod found for the northwest corner of this tract, and being the original northwest corner of Lot 1, and being located in the south Right-of-Way of Cedar Street and the east Right-of-Way of 7th Avenue;

Thence S84°30'00"E 54.29 feet with said south Right-of-Way along the north line of this tract to a ½" iron rod set for the northeast corner, and being the northwest corner of a 0.39 acre tract surveyed this same day;

Thence S06°47'19"W 140.00 feet along the east line of this tract to a ½" iron rod set for the southeast corner, and being the southwest corner of said 0.39 acres; said point located in the original south line of said Lots, and the north line of a 20' Alley;

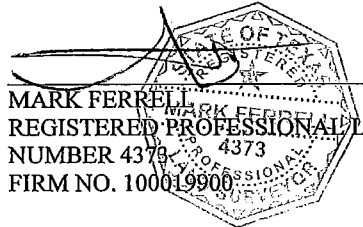
Thence N84°30'54"W 51.08 feet with said south line to a ½" iron rod set for the southwest corner of this tract, and being located in the east Right-of-Way of said 7th Avenue;

Thence N05°29'35"E 140 feet with said Right-of-Way along the west line of this tract to the place of beginning and containing within this description **0.17 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 26th DAY OF FEBRUARY, 2021.


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