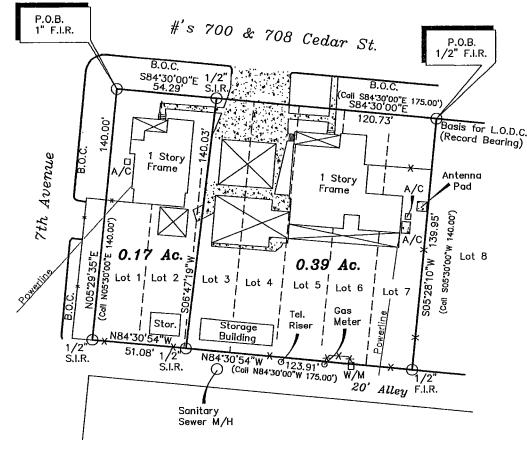
City of Teague Lots 1-7, Block 49





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

Scale: 1"= 40' County: Freestone Acreage: See Plat Survey: City of Teague Description: Vol. 1677, Pg. 886

Surveyed for: Melissa Baxter

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

F.I.R. = Found Iron Rod S.I.R. = Set Iron Rod

TEL. = Telephone A/C = Air Conditioner

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 any direction and supervision.

This the 26th Day of FEBRUARY, 2021.

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.

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 1/2" 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 1/2" 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 1/2" 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 PROFFESSIONAL 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 4379 4373 FIRM NO. 10001990055519