

# QUAIL RUN ESTATES

LOTS 7-10

P.O.B.

INSTRUMENT NO. 070422

REF. 30.3'  
1/2" FIR

(CALL N80°21'00"E 422.59')  
N80°17'59"E  
422.59' STOR. 0.4'

TEL.  
RISER

LOT 10

LOT LINE

LOT 9

5.42 AC.

LOT LINE

LOT 8

LOT LINE

LOT 7

(CALL N85°37'00"W 436.17')  
N85°39'14"W 436.17'

REF. 30.0'  
1/2" SIR

TEL.  
RISER

INSTRUMENT NO.  
080129

992/923

INSTRUMENT NO.  
060150

*Jenna & Lawrence  
Kelly Chipman*

C.R. 1875

(CALL S09°39'00"E 611.23')  
S09°39'53"E 611.39'

2004/700

(CALL N09°36'47"W 454.30')  
N09°36'47"W 454.38'

BASIS FOR L.O.D.C.  
(RECORD BEARING)

TANGENT	BEARING	LENGTH
T1	N09°26'52"W	51.22'
	(CALL N09°14'47"W 51.09')	

○ = 1/2" FIR UNLESS OTHERWISE NOTED



SCALE: 1" = 100'  
COUNTY: HOUSTON  
ACREAGE: 5.42 AC.  
SURVEY: MARCUS P. MEAD A-717  
DESCRIPTION: VOL. 878, PG. 306  
SURVEYED FOR: JERRY EASTERLY

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 20th Day of December, 2019.

*Mark Ferrell*  
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.

FIELD NOTES

EASTERLY TRACT  
5.42 ACRES

MARCUS P. MEAD SURVEY  
ABSTRACT 717

HOUSTON COUNTY

All of that certain lot, tract, or parcel of land situated in the Marcus P. Mead Survey, Abstract 717, Houston County, Texas and being all of Lots 7, 8, 9, and 10 of Quail Run Estates, an unrecorded subdivision described by deed recorded in Volume 878, Page 306, Deed Records of Houston County, Texas, and being more fully described by metes and bounds as follows;

BEGINNING at a point for the northeast corner of this tract located at or near the centerline of County Road 1875 and also being the northeast corner of the above mentioned Lot 10; REFERENCE: S80°17'59"W 30.3 feet to a found 1/2" iron rod.

THENCE S09°39'53"E 611.39 feet with said centerline to a point for the southeast corner of this tract and also being the southeast corner of the above mentioned Lot 7; REFERENCE: N85°39'14"W 30.0 feet to a set 1/2" iron rod.

THENCE N85°37'00"W 436.17 feet to a found 1/2" iron rod for the southwest corner of this tract and also being the southwest corner of the above mentioned Lot 7;

THENCE N09°26'52"W 51.22 feet to a found 1/2" iron rod for an angle corner of this tract;

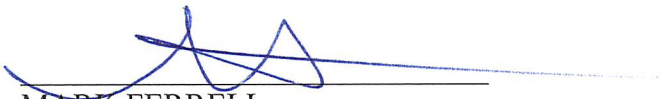
THENCE N09°36'47"W 454.30 feet along the line of directional control to a found 1/2" iron rod for the northwest corner of this tract and also being the northwest corner of the above mentioned Lot 10;

THENCE N80°17'59"E 422.59 feet to the point of beginning and containing 5.42 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 20th DAY OF December, 2019.

  
MARK FERRELL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NUMBER 4373  
FIRM NO. 10019900

