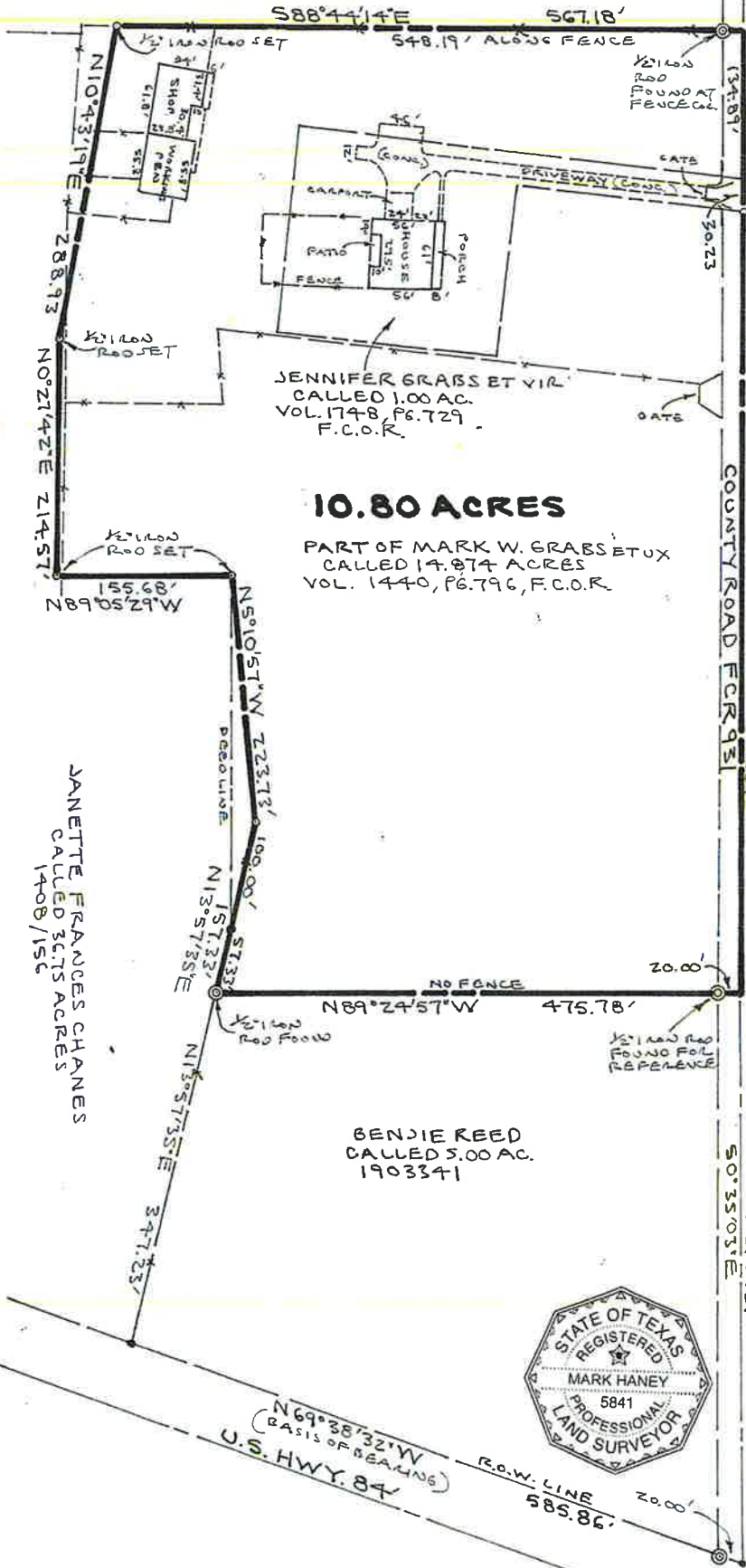


M.R. ALSTON A-39

J. CHANES



WM. WHITLEY A-636

W.N. STONE ESTATE
CALLED 41.58 AC.
1657/237
F.C.O.R.

JENNIFER GRABS ET VIR
CALLED 1.00 AC.
VOL. 1748, PG. 729
F.C.O.R.

10.80 ACRES

PART OF MARK W. GRABS ET UX
CALLED 14.874 ACRES
VOL. 1440, PG. 796, F.C.O.R.

JANETTE FRANCES CHANES
CALLED 36.75 ACRES
1408/156

BENJIE REED
CALLED 5.00 AC.
1903341



SCALE: 1"=100'

G.W. SMYTH A-566

GARY L. BARKOUSKIE
CALLED 22.01 AC
839/817

PLAT
10.80 ACRES TRACT
M.R. ALSTON SURVEY A-39
COTTON GIN AREA
FREESTONE COUNTY, TEXAS

BEING part of that called 14.874 acres tract described in the deed recorded in Vol. 1440, Pg. 796, Official Records of Freestone County, Texas (F.C.O.R.) and all of that called 1.00 acres tract described in the deed recorded in Vol. 1748, Pg. 729, F.C.O.R.
Owner: Mark W. Grabs et ux

The plat hereon correctly represents that actual survey made on the ground under my supervision. Dated February 28, 2021

Mark D. Haney

Mark D. Haney, R.P.L.S. No. 5841
HANEY SURVEYING SERVICES
254 LCR 823 GROESBECK, TEXAS
OFFICE NO. 254/729-5233
Email- markhaney58@yahoo.com



N69°38'32"W
(BASIS OF BEARING)
U.S. HWY. 84

R.O.W. LINE
585.86'

HANEY SURVEYING SERVICES
254 LCR 823 GROESBECK, TEXAS 76642
OFFICE NO. 254/729-5233
CELL NO. 254/562-6954

Pg. 1

Description of: 10.80 Acres, M.R. Alston Survey A-39, Freestone County, Texas.
Owner: Mark W. Grabs et ux

BEING a 10.80 acres tract situated in M.R. Alston Survey A-39, Freestone County, Texas, and being part of that called 14.874 acres tract described in the deed to Mark W. Grabs et ux recorded in Vol. 1440, Pg. 796, Official Records of Freestone County, Texas (F.C.O.R.) and all of that called 1.00 acres tract described in the deed to Jennifer Grabs et vir recorded in Vol. 1748, Pg. 729, F.C.O.R., said 10.80 acres being more completely particular by metes and bounds as follows:

BEGINNING at a point in the centerline of county road FCR 931 and the North right of way line of U.S. Hwy. 84 for the original Southeast corner of said 14.874 acres tract and also the Benjie Reed called 5.00 acres tract of record in Instrument No. 1903341, F.C.O.R., same being the Southwest corner of the Gary L. Barkouskie called 22.01 acres tract of record in Vol. 839, Pg. 817, F.C.O.R., from which corner a ½" iron rod set in said right of way line and the West margin of said FCR 931 bears N.69°38'32"W. 20.00 ft.;
THENCE N.69°38'32"W. (basis of bearing) with the South line of said original 14.874 acres tract and said Reed 5.00 acres tract, and the North line of said U.S. Hwy. 84, at 20.00 ft. said rod for reference, in all 585.86 ft. to a set ½" iron rod for the Southwest corner of said 14.874 acres tract and this tract, same being the Southeast corner of the Janette Frances Chane called 2.00 acres tract of record in Vol. 1408, Pg. 156, F.C.O.R.;
THENCE N.13°57'35"E. 347.23 ft. with the West line of said original 14.874 acres tract and said Reed 5.00 acres tract, and the East line of said Chanes tract to a set ½" iron rod for the Southwest corner of this tract and the true point of BEGINNING, same being the Northwest corner of said Reed 5.00 acres tract;
THENCE N.13°57'35"E. along a fence, at 57.33 ft. an angle corner in the West line of said 14.874 acres tract and the East line of said Chanes tract, in all 157.83 ft. to a set ½" iron rod at a cross fence angle bend for an angle corner in the West line of this tract;
THENCE N.5°10'57"W. 223.73 ft. with a line through said 14.874 acres tract to a set ½" iron rod for an angle corner in the West line of said 14.874 acres tract and this tract, same being an ell corner in the East line of said Chanes tract;
THENCE N.89°05'29"W. 155.68 ft. with the West line of said 14.874 acres tract and the East line of said Chanes tract to a set ½" iron rod close to a cross fence for an ell corner in the West line of said 14.874 acres tract and this tract, same being an ell corner in the East line of said Chanes tract;
THENCE N.0°27'42"E. 214.57 ft. with the West line of said 14.874 acres tract and the East line of said Chanes tract to a set ½" iron rod for an angle corner in the West line of said 14.874 acres tract and this tract, same being an angle corner in the East line of said Chanes tract;
THENCE N.10°43'19"E. 288.93 ft. with the West line of said 14.874 acres tract and the East line of said Chanes tract through a group of cattle working pens to a set ½" iron rod at

Description of: 10.80 Acres, M.R. Alston Survey A-39, Freestone County, Texas.
Owner: Mark W. Grabs et ux

a fence for the Northwest corner of said 14.874 acres tract and this tract, same being an ell corner in the East line of said Chanes tract;
THENCE S.88°44'14"E. with the North line of said 14.874 acres tract and an Easterly line of said Chanes tract, at 548.19 ft. to a found ½" iron rod for reference in the West margin of said FCR 931 at a fence corner post, in all 567.18 ft. to a point in the centerline of said FCR 931 and the West line of the W.N. Stone called 41.58 acres tract of record in Vol. 1657, Pg. 237, F.C.O.R. tract for the Northeast corner of said 14.874 acres tract and this tract, same being an ell corner in the East line of said Chanes tract;
THENCE S.0°35'03"W. 868.81 ft. along the centerline of FCR 931, and with the East line of said 14.874 acres tract and said 1.00 acres tract, and the West line of said Stone tract and said Barkouskie tract to a point for the Southeast corner of this tract, same being the Northeast corner of said Reed 5.00 acres tract, from which corner a ½" iron rod set in the West margin of LCR 931 for reference bears N.89°24'57"W. 20.00 ft.;
THENCE N.89°24'57"W. with the North line of said Reed 5.00 acres tract and the South line of this tract, at 20.00 ft. said rod for reference, in all 475.78 ft. to the point of BEGINNING, containing 10.80 acres, of which 0.40 acre lies within said county road FCR 931.

The foregoing description was prepared from that plat dated February 28, 2021 that represents the facts found from that survey made on the ground under my supervision.



Mark D. Haney, R.P.L.S. No. 5841
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