

OF SURVEY

REMAINDER OF
TRACT THREE
40.000 ACRES OF LAND
RUSSELL MAGGARD
VOLUME 1543, PAGE 112
O.R./F.C.T.

N 63°44'51" E 555.36'
(DEED CALLS N63°55'21"W 551.87')

N 28°57'57" W 490.12'
(DEED CALLS N28°33'00"W 491.95')

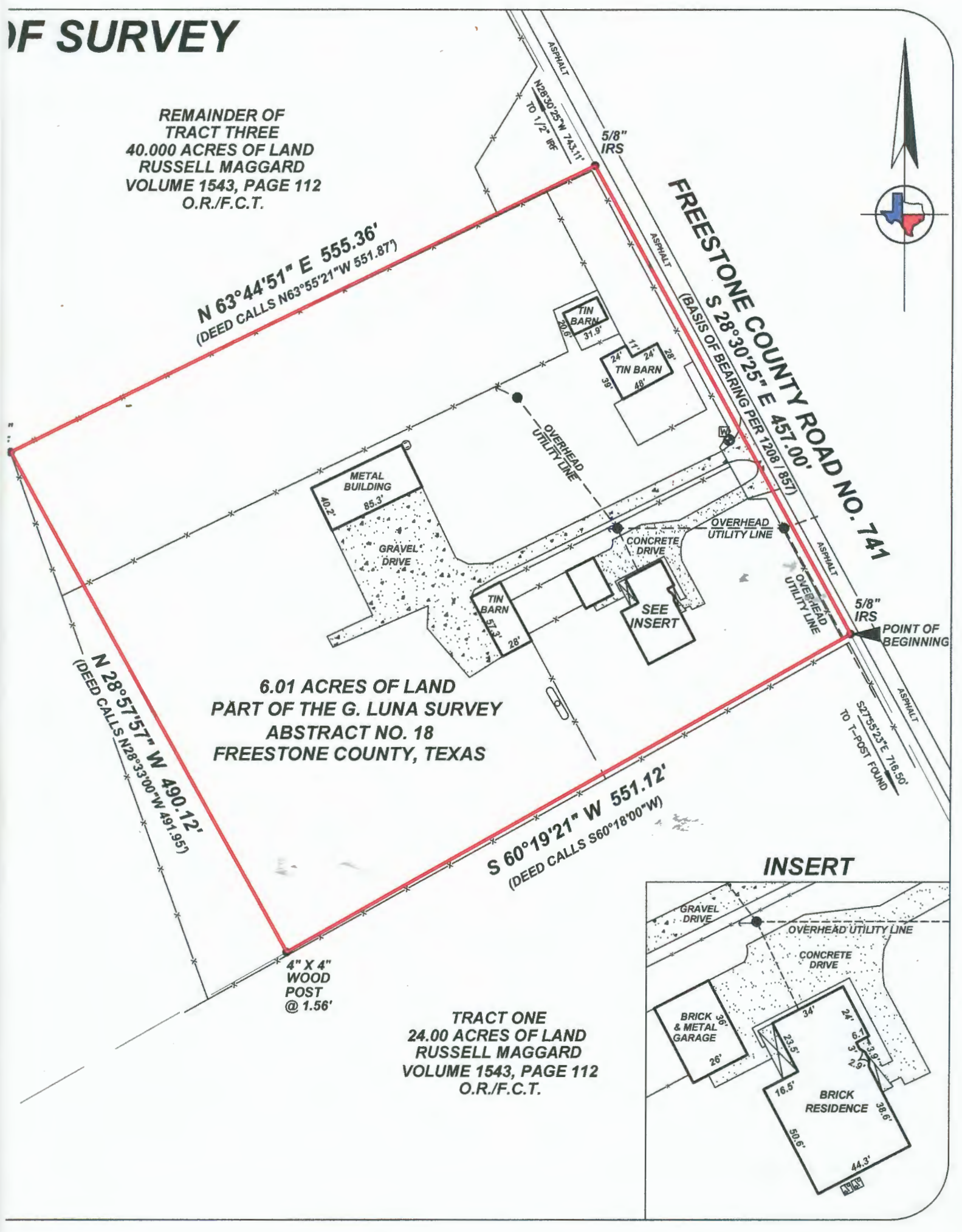
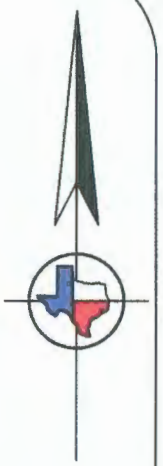
S 60°19'21" W 551.12'
(DEED CALLS S60°18'00"W)

**6.01 ACRES OF LAND
PART OF THE G. LUNA SURVEY
ABSTRACT NO. 18
FREESTONE COUNTY, TEXAS**

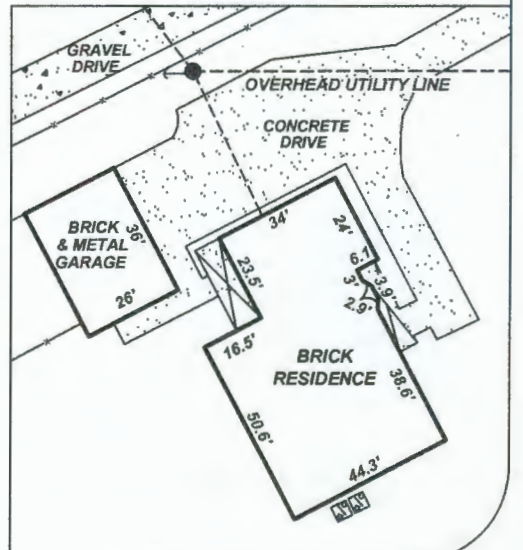
4" X 4"
WOOD
POST
@ 1.56'

**TRACT ONE
24.00 ACRES OF LAND
RUSSELL MAGGARD
VOLUME 1543, PAGE 112
O.R./F.C.T.**

FREESTONE COUNTY ROAD NO. 741
(BASIS OF BEARING PER 1208 / 857)



INSERT



FIELD NOTES

6.01 ACRES OF LAND
THE MAGGARD TRACT

G. LUNA SURVEY
ABSTRACT NO. 18

FREESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the G. Luna Survey Abstract No. 18 Freestone County, Texas and a called 6.00 acre tract of land as described in Deed to Russell Maggard and Erin R Maggard recorded in Volume 1208, Page 857 of the Official Records of Freestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 5/8" iron rod set at the easterly corner of the said 6.00 acre Maggard tract, the northerly corner of a called 24.00 acre tract of land as described in Deed to Russell Maggard recorded in Volume 1543, Page 112 of the Official Records of Freestone County, Texas, and in the southwesterly line of Freestone County Road No. 741;

THENCE, S 60° 19' 21" W, along the common line of said 6.00 acre Maggard tract and the said 24.00 acre Maggard tract 551.12 feet to a point for the southerly corner of the said 6.00 acre Maggard tract from which a 4" X 4" wood post bears S 55° 27' 52" E, 1.56 feet;

THENCE, N 28° 57' 57" W, along the southwesterly line of the said 6.00 acre Maggard tract 490.12 feet to a 1/2" iron rod found at the westerly corner of the said 6.00 acre Maggard tract;

THENCE, N 63° 44' 51" E, along the northwesterly line of the said 6.00 acre Maggard tract 555.36 feet to a 5/8" iron rod set at the northerly corner of the said 6.00 acre Maggard tract and in the southwesterly line of said Freestone County Road No. 741;

THENCE, S 28° 30' 25" E, along the southwesterly line of said Freestone County Road No. 741 and the northeasterly line of the said 6.00 acre Maggard tract 457.00 feet to the POINT OF BEGINNING and CONTAINING 6.01 ACRES OF LAND MORE OR LESS.

*BASIS OF BEARINGS: per Vol. 1208, Pg. 857

ADDRESS: 110 FCR 741 Teague, TEXAS

This tract is subject to blanket easements to South Freestone County Water Supply Corp., recorded in Vol. 427, Pg. 413 and Vol. 943, Pg. 341.

This tract is subject to a blanket easement to Navasota Valley Electric Corp., recorded in Vol. 1449, Pg. 643.

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- PROPAANE TANK
- ⊞ AIR CONDITIONER
- ⊞ WATER METER
- ← GUY ANCHOR
- ⊞ UNDERGROUND ELECTRIC
- ⊞ WATER VALVE
- IRS - IRON ROD SET
- IRF - IRON ROD FOUND
- UTILITY POLE

I, Eric Sterling Samford, R.P.L.S. 5885, do hereby certify that the plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision during the month of January 2013 and all corners are as shown hereon. This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Land Surveying. This survey was performed in connection with the transaction described in G.F. No. 7701853n of First American Title Insurance Company. Use of this survey for any other purpose or by other parties shall be at their own risk and the undersigned surveyor is not responsible for any loss resulting therefrom. This certification is not a representation of warranty of title or a guarantee of ownership.

Eric Sterling Samford, Registered Professional Land Surveyor

No. 5885

DATE: JANUARY 17, 2013

SCALE: 1" = 100'

SURVEY: G. LUNA

ABSTRACT NO. 18

W. O. # 13-0007

DRAWN BY: ESS

SURVEY FOR: MAGGARD

**SHALLOW CREEK
LAND SURVEY CO.
P.O. BOX 1212
CORSICANA, TEXAS 75151
(903) 872-3202**