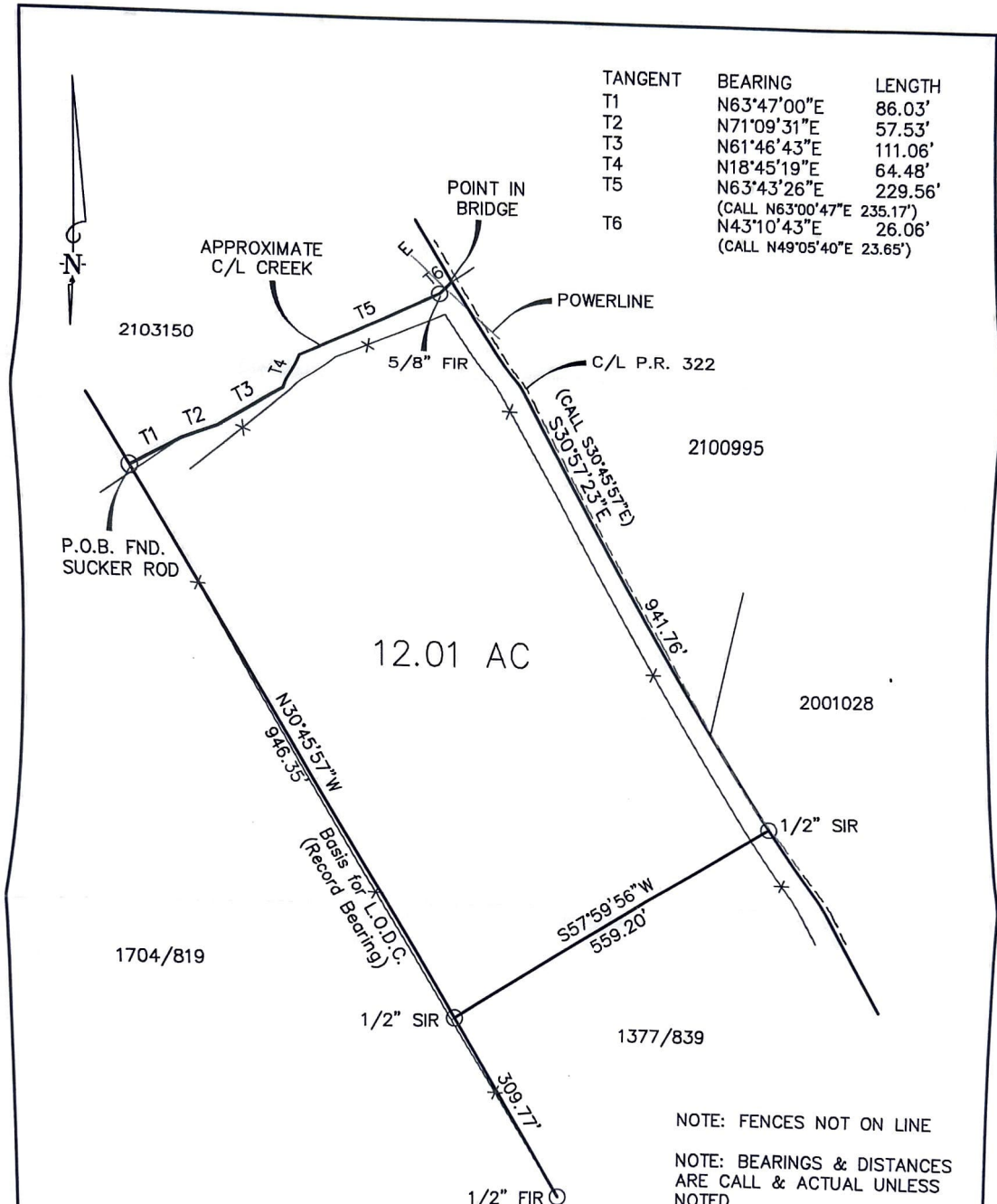


TANGENT	BEARING	LENGTH
T1	N63°47'00"E	86.03'
T2	N71°09'31"E	57.53'
T3	N61°46'43"E	111.06'
T4	N18°45'19"E	64.48'
T5	N63°43'26"E	229.56'
	(CALL N63°00'47"E 235.17')	
T6	N43°10'43"E	26.06'
	(CALL N49°05'40"E 23.65')	



NOTE: FENCES NOT ON LINE
 NOTE: BEARINGS & DISTANCES ARE CALL & ACTUAL UNLESS NOTED

Note: Development and or division of real estate has regulations from the state, county and city. Anyone using this survey to develop and or divide land should consult with the appropriate entity to see what regulations apply. Failure to do so could result in legal action being taken.

SCALE: 1" = 200'
 COUNTY: FREESTONE
 ACREAGE: 12.01 AC.
 SURVEY: S. SANCHEZ A-33
 DESCRIPTION: VOL. 1377, PG. 839
 SURVEYED FOR: JAY AGUINAGA
 DRAWN BY: R.P. 001
 FIELD TECH: J.G.

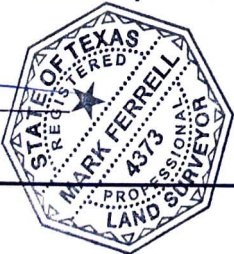
LEGEND	
I.C.V.	= IRRIGATION CONTROL VALVE
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
W/M	= WATER METER
W/V	= WATER VALVE
FIR	= FOUND IRON ROD
SIR	= SET IRON ROD
TEL.	= TELEPHONE
A/C	= AIR CONDITIONER
-X-X-	= FENCE
-E-	= POWERLINE

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 31 Day of MAY, 2022.

HEARN SURVEYING ASSOCIATES

FIRM NUMBER: 10019900
 108 W TYLER ST
 ATHENS, TX 75751-2045
 (903) 675-2858
 800-432-7670

Mark Ferrell
 Registered Professional Land Surveyor
 Number 4373



USE OR REPRODUCTION OF THIS SURVEY FOR ANY PURPOSE BY OTHER PARTIES IS PROHIBITED. SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

AGUINAGA TRACT
12.01 ACRES

FIELD NOTES

S. SANCHEZ SURVEY
ABSTRACT 33

FREESTONE COUNTY

All that certain lot, tract, or parcel of land situated in the S. Sanchez Survey Abstract 33, Freestone County, Texas, and being part of a called 17.18 acre tract described by deed recorded in Volume 1377, Page 839, Deed Records of Freestone County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows.

BEGINNING at a found sucker rod for the northwest corner of this tract and the northwest corner of the above mentioned 17.18 acre tract located near the centerline of a creek;

THENCE with the approximate centerline of said creek as follows:

North 63°47'00" East a distance of 86.03 feet;

North 71°9'31" East a distance of 57.53 feet;

North 61°46'43" East a distance of 111.06 feet;

North 18°45'19" East a distance of 64.48 feet;

North 63°43'26" East a distance of 229.56 feet to a found 5/8" iron rod and

North 43°10'43" East a distance of 26.06 feet to a point in the middle of a bridge for the northeast corner of this tract;

THENCE with Private Road 322 South 30°57'23" East a distance of 941.76 feet to a set 1/2" iron rod for the southeast corner of this tract;

THENCE South 57°59'56" West a distance of 559.20 feet to a set 1/2" iron rod for the southwest corner of this tract;

THENCE with the line of directional control North 30°45'57" West a distance of 946.35 feet to the place of beginning and containing 12.01 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 and plat of even date describing the boundaries of same just as they were found and surveyed upon the ground. Witness my hand and seal at Athens, Texas, this the 31st day of May, 2022.

Mark Ferrell
Registered Professional Land
Surveyor Number 4373
Firm No. 10019900

