

Julie Renee 66.79 Acres Fairfield

Freestone County, Texas, 66.79 AC +/-



Reggie Hays

P: 254-315-8155

haysrealestate.net

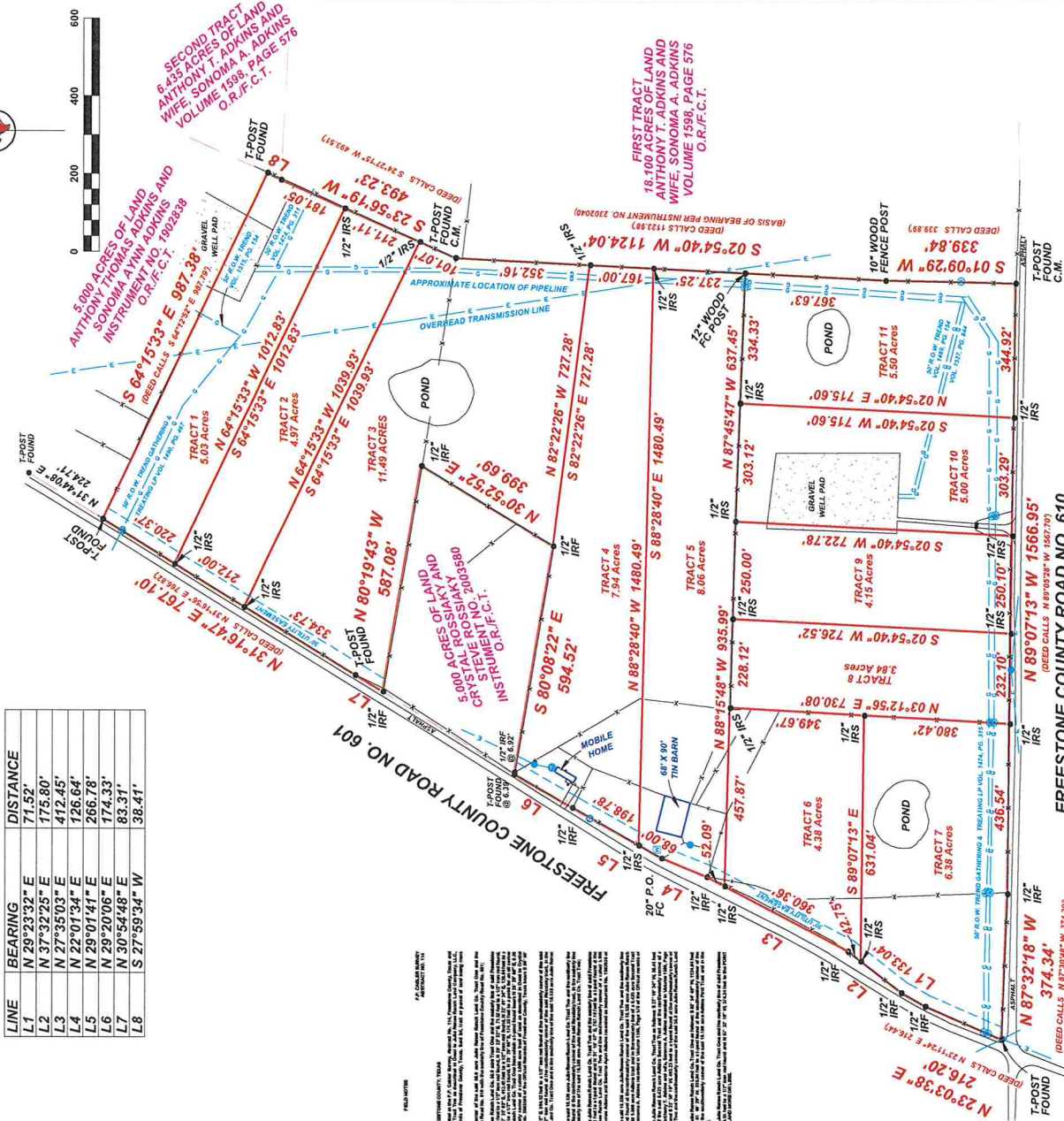


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JULIE RENEE RANCH LAND COMPANY TRACTS

A DIVISION OF
 66.79 ACRES OF LAND
 PART OF THE E.P. CABLER SURVEY
 ABSTRACT NO. 114
 FREESTONE COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	N 29°23'32" E	71.52'
L2	N 37°32'25" E	175.80'
L3	N 27°35'03" E	412.45'
L4	N 22°01'34" E	126.64'
L5	N 29°01'41" E	266.78'
L6	N 29°20'06" E	174.33'
L7	N 30°54'48" E	83.31'
L8	S 27°59'34" W	38.41'



STATE OF TEXAS
 COUNTY OF FREESTONE, KNOW ALL MEN BY THESE PRESENTS
 THAT, JULIE RENEE RANCH LAND COMPANY LLC, JACK HAYS (MANAGING PARTNER), IS THE SOLE
 OWNER OF THE OFFICIAL RECORDS OF FREESTONE COUNTY, TX. THEREFORE, BE IT KNOWN, THAT
 THE FORESAID, ADOPT THIS PLAN DESIGNATED AS THE FINAL PLAT OF JULIE RENEE RANCH LAND
 COMPANY TRACTS, FREESTONE COUNTY, TEXAS.

IN TESTIMONY WHEREOF, WITNESS MY HAND THIS THE ____ DAY OF _____, 2023

JACK HAYS "MANAGING PARTNER"
 STATE OF TEXAS
 COUNTY OF LEON

Before me, the undersigned authority, a notary public, in and for the State of Texas, on this day personally
 appeared, Jack Hays, known to me to be the person whose name is subscribed to the foregoing instrument,
 and acknowledged to me that they executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

STATE OF TEXAS
 COUNTY OF FREESTONE
 Certificate of approval by the Commissioners Court of Freestone County, Texas.
 Approval this the ____ day of _____, 2023

County Judge _____
 Commissioner Precinct # 1 _____
 Commissioner Precinct # 2 _____
 Commissioner Precinct # 3 _____
 Commissioner Precinct # 4 _____

COUNTY ENGINEER
 CERTIFICATE OF COMPLIANCE

I, _____ COUNTY ENGINEER FOR FREESTONE COUNTY,
 TEXAS, HAVE REVIEWED THE SUBMITTED FINAL PLAT AND OTHER REQUIRED
 SUBMITTALS, AND HAVE DETERMINED THAT SUCH IS IN COMPLIANCE WITH THE ORDER
 OF THE FRANCHISE AND CONSUMERS COURTS ESTABLISHING SUBDIVISION
 REGULATIONS AND PLAT REQUIREMENTS.

COUNTY ENGINEER _____

STATE OF TEXAS
 COUNTY OF FREESTONE
 THAT, COUNTY CLERK FOR THE COUNTY OF FREESTONE, DO HEREBY CERTIFY THAT THE FOREGOING
 PLAN, _____ WAS FILED IN MY OFFICE ON THIS THE ____ DAY OF _____, 2023.

COUNTY CLERK _____

THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR PURPOSES AS INDICATED. THE
 USE OF THE MAINTENANCE OF THE UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE
 OWNER. THE UTILITY EASEMENTS SHALL BE CONSTRUCTED, RECONSTRUCTED, OR PLACED UPON, OVER OR ACROSS THE
 EASEMENT AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND
 ENJOYMENT OF THE PUBLIC. THE UTILITY EASEMENTS SHALL BE MAINTAINED AND KEPT OPEN TO THE
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 PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY
 ENGINEER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS
 RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE RIGHT
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 METERS AND SERVICE LINES ARE CONSIDERED AN INTEGRAL AND NECESSARY PART OF UTILITY
 SYSTEMS REGARDLESS OF WHETHER THEY WERE INSTALLED BY THE UTILITY OR THE CUSTOMER.

DATE: MAY 25, 2023 SCALE: 1" = 200'
 SURVEY: E.P. CABLER ABSTRACT NO. 114
 W. O. # 23-0889 DRAWN BY: JIMM
 SURVEY FOR: JULIE RENEE LAND SURVEY CO.
 REALTY: JIMM W. O. # 23-0889 FIRM REGISTRATION NO. _____

SHALLOW CREEK
 LAND SURVEY CO.
 P.O. BOX 112
 CORSICANA, TEXAS 75151
 (800) 872-3202

PRELIMINARY RELEASED 6/15/2023 FOR REVIEW PURPOSES ONLY.
 Preliminary, this document shall not be recorded for any purpose and shall
 not be used or relied upon as a final survey document.

Eric Sterling Samford, Registered Professional Land Surveyor No. 5855

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