

FIELD NOTES

29.41 ACRES

PART OF THE BLALOCK TRACT

W. VAN SURVEY
ABSTRACT NO. 625
J.P. BORDEN SURVEY
ABSTRACT NO. 100

FREESTONE COUNTY, TEXAS

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE W. VAN SURVEY, A-625, AND THE J.P. BORDEN SURVEY, A-100 FREESTONE COUNTY, TEXAS, BEING DESCRIBED AS PART OF A CALLED 39.43 ACRE TRACT (SECOND TRACT) OF LAND DESCRIBED IN DEED TO RAYMOND BLALOCK AND DEBRA BLALOCK RECORDED IN DOC.# 2022575, OF THE DEED RECORDS FREESTONE COUNTY, TEXAS (DRFCT). SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½" iron rod set with a plastic cap stamped #4207 in the east line of County Road 505 at the southwest corner of the Kevin J. & Kiana L. Markham 2.30 acre tract as described in Deed recorded in Volume 1555, Page 331 of the DRFCT being the northwest corner of the 39.43 acre tract and this tract;

THENCE, along the common line of the Markham 2.30 acre tract and this tract as follows; N 88° 21' 09" E (Control Line), 876.79 feet to a 3/8" iron rod found; N 32° 52' 09" W, 740.91 feet passing the eastern most corner of the Victor Markham remainder of 15.00 acre tract as described in Deed recorded in Volume 460, Page 12 of the DRFCT, passing the south line of the J.P. Borden Survey A-100 to a ½" iron rod at the southwest corner of the Darryl Copeland 5.00 acre tract as described in Deed recorded in Volume 1387, Page 44 of the DRFCT, being the northern most northwest corner of the 39.43 acre tract and this tract;

THENCE, N 63° 23' 57" E, 647.00 feet along the common line of the Copeland 5.00 acre tract and this tract to a ½" iron rod found in the west line of Pickett CP Properties LLC 116.70 acre tract as described in Deed recorded in Volume 1671, Page 817 of the DRFCT in the west line of the W. Nye Survey, A-472, being the northern most northeast corner of the 39.43 acre tract and this tract;

THENCE, S 00° 55' 07" W, 452.05 feet along the common line of the Borden and Nye Surveys and the west line of the Pickett CP Properties tract, passing the northwest corner of the Burt & Janie Richards 86.744 acre tract as described in Deed recorded in Volume 1204, Page 804 to a 3/8" iron rod found at the southwest corner of the 86.744 acre tract;

THENCE, S 87° 23' 13" E, 358.82 feet along the common line of the 86.744 acre tract and this tract to a 3/8" iron rod found on the north line of the C. Chamar Survey Abstract 8 at the northwest corner of the Burt & Janie Richards 200.00 acre tract as described in Deed recorded in Volume 915, Page 224 of the DRFCT;

THENCE, along the common line of Richards 200.00 acre tract and the Second Tract as follows; S 23° 46' 16" W, 474.78 feet to a 3/8" iron rod found; S 23° 35' 13" W, 722.25 feet; S 24° 31' 41" W, 205.67 feet to a ½" iron rod set with a plastic cap stamped # 4207, being the southeast corner of this tract;

THENCE, S 88° 23' 27" W, 813.12 feet through the 39.43 acre tract being the south line of this tract to a ½" iron rod set with a plastic cap stamped #4207, in the east line of County Road 505, the west line of the 39.43 acre tract at the southwest corner of this tract;

THENCE, N 01° 44' 32" E, 837.86 feet along the east line of County Road 505, the west line of the 39.43 acre tract and this tract the POINT OF BEGINNING and CONTAINING 29.041 ACRES OF LAND MORE OR LESS.

BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE NAD 83

SURVEYOR'S CERTIFICATE

DATE: NOVEMBER 2, 2023

TO: BLALOCK

I, Gary L. Hardin, Registered Professional Land Surveyor No. 4207, do hereby certify that the field notes hereon represents the results of a survey made on the ground under my direction and supervision, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the client's representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

GARY L. HARDIN, RPLS NO. 4207
W.O.# 2310045-A (SEE SURVEY)
FIRM REGISTRATION NO. 10114700