

Freestone County Rd. #606

Line of Directional Control based upon GPS Observation Nad 83, State Plane Zone 3, Zone 5376, FIPS 4203, Texas-Central



LINE	BEARING	DISTANCE
L1	N 89°58'50" W	114.32'
L2	N 88°40'03" W	46.82'
L3	N 88°40'03" W	107.62'
L4	S 86°48'46" W	51.98'
L5	S 78°55'34" E	162.96'
L6	S 78°55'34" E	165.14'

L4 = (Call S89°30'00"W 51.17')

(Call N86°03'00"W 114.32')

(Call S84°25'00"E 154.40')

(Call S74°59'17"E 334.99')

Dennis Lee Willis ETAL
20.57 Acre Tract
Vol. B44, Pg. 122

Glendora Willis ETAL
18.57 Acre Tract
Vol. 1543, Pg. 234

Tract 1
9.308 Ac.
Leon McGee Estate
Pt. 18.57 Acre Tr.
Vol. 751, Pg. 658

Tract 2
9.308 Ac.
Leon McGee Estate
Pt. 18.57 Acre Tr.
Vol. 751, Pg. 658

Approx. Location Pipeline
N 01°43'50" W 2533.07'
S 01°43'50" E 2533.07'
S 01°45'30" E 2502.47'
(Call S02°10'00"E 2501.24')
S 01°45'30" E 2502.47'
N 02°00'31" W 2564.45'
(Call N02°00'31" W 2564.45')
N 01°45'07" W 2564.76'
(Call N01°45'07" W 2564.76')

Note: This Survey was prepared without benefit of a Title Commitment or Title Report, there may be additional Easements or Encumbrances affecting this tract that are not shown hereon.

Legend

- I.C.V. = Irrigation Control Valve
- P.O.C. = Point of Commencement
- P.O.B. = Point of Beginning
- B.C.S. = Buried Cable Sign
- U/C = Underground Electric
- W/M = Water Meter
- W/V = Water Valve
- F.I.R. = Found Iron Rod
- S.I.R. = Set Iron Rod
- F.I.P. = Found Iron Pipe
- TEL. = Telephone
- A/C = Air Conditioner
- C/O = Cleanout
- /-- = Wood Fence
- = Chainlink Fence
- X-X- = Barbwire Fence
- OHP- = Powerline



Scale: 1" = 200'
County: Freestone
Acreage: See Plat
Survey: I.H. Reed A-23
Description: Deed #2304558
Surveyed for: Lee McGee
Drawn by: L.P. 002
On the ground Field Tech: J.G.

HEARN SURVEYING ASSOCIATES
Firm Number: 10019900
108 W. Tyler St.
Athens, Tx. 75751-2045
(803) 675-2858
800-432-7670

SPECIAL NOTE:
It is the sole responsibility of the customer and/or parties involved to file this Survey with the County Clerks office or appropriate entity. FAILURE TO DO SO may result in this Survey and/or field notes NOT BEING RECOGNIZED AS A LEGAL DOCUMENT OR FILE OF RECORD.

DISCLAIMER:
This Survey is being provided solely for the use of the CURRENT PARTIES. No License has been created, expressed or implied to copy this SURVEY, except as is necessary in conjunction with the ORIGINAL TRANSACTION. IT IS CERTIFIED FOR THIS TRANSACTION ONLY.

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.

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 6th Day of November, 2023.

Mark Ferrell
Registered Professional Land Surveyor
Number 4373

Note: There may be additional Easements or Encumbrances affecting this tract that are not shown hereon.

FIELD NOTES

MC GEE TRACT
9.308 ACRES (TRACT 1)

I.H. REED SURVEY
ABSTRACT 23

FREESTONE COUNTY

All that certain lot, tract, or parcel of land situated in the I.H. REED SURVEY, ABSTRACT 23, Freestone County, Texas, to be known as Tract 1, and being part of the Leon McGee Estate 18.57 acre tract, described by Deed, recorded in Volume 751, Page 658 of the 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 1/2" IRON ROD FOUND, located in the south margin of Freestone County Road No. 606 for the northwest corner of this tract, and being the original northwest corner of said 18.57 acre tract; said point being the northeast corner of the Dennis Lee Willis 20.57 acre tract, described by Deed, recorded in Volume 844, Page 122 of said Deed Records;

THENCE S 78°55'34" E 162.96 FEET generally along said margin with the north line of this tract to a 1/2" IRON ROD SET for the northeast corner, and being the northwest corner of a 9.308 acre tract, to be known as Tract 2 surveyed this same day;

THENCE S 01°45'50" E 2533.07 FEET along the east line of this tract to a 1/2" IRON ROD SET for the southeast corner, located in the original south line of said 18.57 acre tract, and the north line of the Calvin Nolan McShan 20.11 acre tract, described by Deed, recorded in Volume 1211, Page 507 of said Deed Records;

THENCE generally along a fence with the north line of said McShan tract, and the south line of this tract as follows: **N 88°40'03" W 107.62 FEET** to a 1/2" IRON ROD FOUND for an angle corner, and being an original angle corner of said 18.57 acres, **S 86°48'46" W 51.98 FEET** to a 1/2" IRON ROD FOUND for the southwest corner, being the southwest corner of said original 18.57 acre tract; said point being the southeast corner of said Willis tract;

THENCE N 01°45'07" W 2564.76 FEET generally along a fence with the east line of said Willis tract, and the west line of this tract to the **PLACE OF BEGINNING** and containing **9.308 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 6TH DAY OF OCTOBER, 2023.**



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

