

FIELD NOTES

0.235 OF AN ACRE OF LAND
PART OF LOTS 1, 2 & 3 BLOCK 1

CITY OF
TEAGUE

FREESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the City of Teague Freestone County, Texas and being part of Lots 1, 2 and 3 of Block 1 as shown by the Plat of the Revised Map of Teague recorded in Cabinet A, Envelope 12A & 12B of the Plat Records of Freestone County, Texas as described in Deed to Terri Fulton Collins recorded as Volume 1616, Page 825 of the Official Records of Freestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod set (red cap "Shallow Creek") at the northwesterly corner of said Lot 3 and the intersection of the southerly line of the southerly line of China Street with the easterly line of 10th Avenue from which a 1/2" iron rod found (red cap "Williford") bears N 85° 01' 30" W, 60.00 feet;

THENCE, S 85° 01' 30" E, along the northerly line of said Lot 1 and the southerly line of said China Street 70.88 feet to a 1/2" iron rod set (red cap "Shallow Creek") at the occupied northeasterly corner of the said Collins tract and the occupied northwesterly corner of a tract of land described in Deed to Levin Darby and Rachel Handsome recorded as Instrument No. 2203190 of the Official Records of Freestone County, Texas;

THENCE, S 07° 09' 18" W, near the occupied easterly line of the said Collins tract and through said Lots 3, 2 and 1 150.60 feet to a 1/2" iron rod set (red cap "Shallow Creek") at the occupied southeasterly corner of the said Collins tract in the southerly line of said Lot 1, the southwestly occupied corner of a tract of land as described in Deed to Alejo Diaz and Gloria Diaz recorded in Volume 1592, Page 204 of the Official Records of Freestone County, Texas and in the northerly line of Farm to Market Road No. 1451;

THENCE, N 85° 01' 30" W, along the southerly line of said Lot 1 and the northerly line of said Farm to Market Road No. 1451 65.15 feet to a point in a fallen tree trunk at the southwestly corner of said Lot 1 and in the easterly line of said 10th Avenue from which a 1" iron rod found bears N 85° 01' 30" W, 60.00 feet;

THENCE, N 04° 58' 30" E, along the westerly line of said Lots 1, 2 & 3 and the easterly line of said 10th Avenue 150.49 feet to the **POINT OF BEGINNING** and **CONTAINING 0.235 OF AN ACRE OF LAND MORE OR LESS.**

***BASIS OF BEARINGS: ASSUMED**