



FIELD NOTES

HARTLEY TRACT  
19.70 ACRES

J. MCDANIEL SURVEY  
ABSTRACT 520

NAVARRO COUNTY

All that certain lot, tract, or parcel of land situated in the J. McDaniel Survey Abstract 520, Navarro County, Texas, and being all of a called 19.842 acre tract described by deed recorded in Instrument 2021-00008471 of the Deed Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows.

BEGINNING at a found 1/2" iron rod for the northwest corner of this tract and being the northwest corner of the above mentioned 19.842 acre tract located in the east margin of a dirt road (NW CR 3117);

THENCE with the line of directional control North 59°7'00" East a distance of 953.19 feet to the centerline of Wolf Creek; Witness: South 59°7'00" West a distance of 11.3 feet, a found T-Post.

THENCE with said centerline of Wolf Creek as follows:

South 12°46'49" East a distance of 135.98 feet;  
South 30°24'06" East a distance of 81.18 feet;  
South 88°40'38" East a distance of 69.38 feet;  
South 43°42'29" East a distance of 35.96 feet;  
South 14°37'38" West a distance of 93.67 feet;  
South 37°5'24" West a distance of 59.67 feet;  
South 55°13'43" East a distance of 46.30 feet;  
North 81°21'10" East a distance of 39.30 feet;  
North 62°0'18" East a distance of 54.23 feet;  
South 47°43'05" East a distance of 48.83 feet;  
South 8°3'41" East a distance of 102.50 feet;  
South 75°59'25" East a distance of 63.10 feet;  
North 55°35'16" East a distance of 49.08 feet;  
South 83°50'47" East a distance of 53.34 feet;  
South 46°1'22" East a distance of 52.30 feet;  
South 26°27'58" West a distance of 94.33 feet;  
South 61°5'30" West a distance of 134.34 feet;  
South 65°54'34" West a distance of 43.56 feet;  
South 47°49'50" West a distance of 53.55 feet;  
South 16°10'56" West a distance of 42.26 feet;  
South 25°19'07" East a distance of 112.61 feet;  
South 0°3'46" East a distance of 56.30 feet;  
South 30°37'49" West a distance of 28.94 feet;  
South 62°2'25" West a distance of 146.33 feet and  
South 38°3'36" East a distance of 45.75 feet to the southeast corner of this tract; Witness: South 58°38'55" West a distance of 16.2 feet, a found 1" iron pipe.

THENCE South 58°38'55" West a distance of 514.05 feet to a found 1" iron pipe for the most southerly southwest corner of this tract;

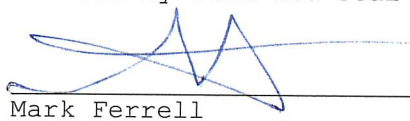
THENCE North 19°0'28" West a distance of 517.55 feet to a found 1" iron pipe for an ell corner of this tract;

THENCE South 58°12'48" West a distance of 192.25 feet to a found 3/8" iron rod for the most westerly southwest corner of this tract;

THENCE North 24°13'52" West a distance of 492.24 feet to the place of beginning and containing 19.70 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 20th day of July, 2022.

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

