

BEARINGS ORIENTED TO THE STATE PLANE COORDINATE SYSTEM,  
 NAD 1983, TEXAS CENTRAL ZONE.  
 THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF  
 A TITLE COMMITMENT. NO ABSTRACTING FOR EASEMENTS  
 AND/OR RIGHTS-OF-WAY WAS PERFORMED.  
 PROPERTY LOCATED AT: 113 SOUTH 9TH AVENUE  
 TEAGUE, TEXAS 75860

- 6 -

ORIGINAL LOT LINE

- 5 -

CALL: LOT 5 & 6, BLOCK 22  
 CITY OF TEAGUE  
 NORMA SUE COATS FULCHER ET AL  
 TO JAMES VAL FULCHER  
 VOLUME 1684, PAGE 796 (O.R.F.C.T.)  
 MARCH 1, 2016

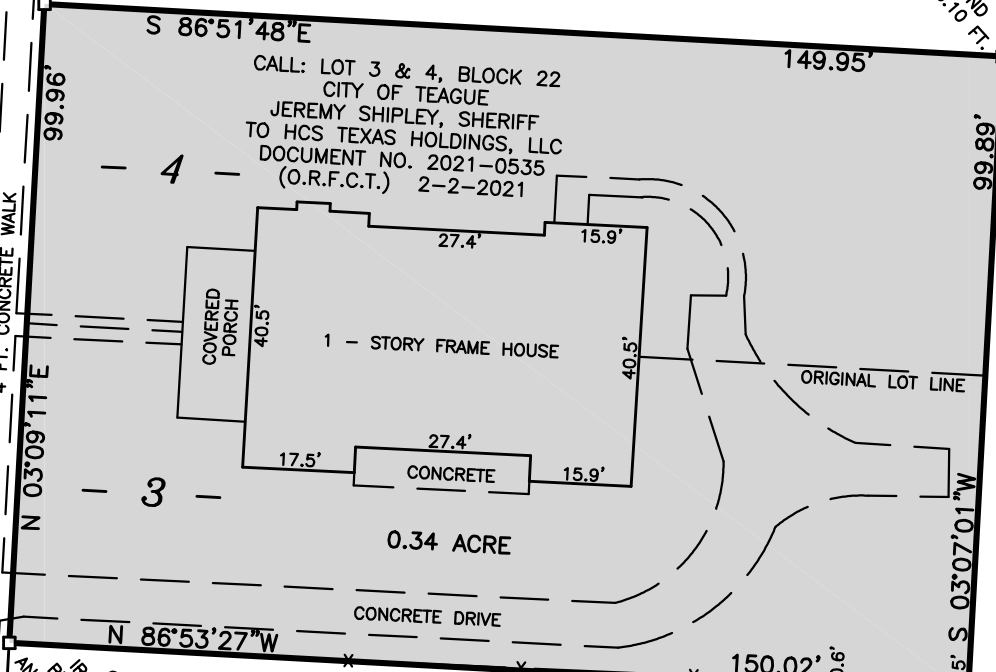
CORNER FROM WHICH A  
 1/2" PIPE FOUND BEARS  
 N 86°51'48" W - 0.15 FT.  
 AND A 3/8" IRON ROD FOUND  
 BEARS N 03°09'11" E - 100.23 FT.

CORNER FROM WHICH A  
 1/2" PIPE FOUND BEARS  
 N 86°51'48" W - 0.38 FT.  
 AND A 1/2" IRON ROD FOUND  
 BEARS N 03°07'01" E - 100.10 FT.

SOUTH 9TH AVENUE

9TH AVENUE

SOUTH 9TH AVENUE



IRON ROD CORNER FROM WHICH AN  
 IRON ROD FOUND IN CONCRETE  
 BEARS N 86°53'27" W - 0.12 FT.  
 AND AN IRON ROD FOUND IN CONCRETE  
 BEARS S 03°09'11" W - 99.90 FT.

CORNER IN A FRAME BLDG.  
 FROM WHICH AN IRON ROD  
 FOUND IN CONCRETE BEARS  
 S 03°07'00" W - 99.89 FT.

- 2 -

BLOCK 22  
 CITY OF TEAGUE  
 ENVELOPE 7A & 7B  
 (P.R.F.C.T.)

CALL: LOT 1 & 2, BLOCK 22  
 CITY OF TEAGUE  
 MARTIN R. HARGIS AND WIFE, RHONDA RENE HARGIS  
 TO JOHN L. LEDFORD AND WIFE, TAMMY J. LEDFORD  
 DOCUMENT NO. 2019-3556  
 (O.R.F.C.T.) OCTOBER 30, 2019

PLAT OF SURVEY  
 SHOWING  
 LOT 3 & 4, BLOCK 22  
 OF THE CITY OF TEAGUE,  
 FREESTONE COUNTY, TEXAS

I, James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my direction and supervision.



*James C. Williford*

JAMES C. WILLIFORD REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5973



WILLIFORD LAND SURVEYING  
 FIRM REGISTRATION NO. 10082500

P.O. BOX 1266 MEXIA, TEXAS 76667  
 TELEPHONE: (254)-747-2331

DRAWN BY: C. WILLIFORD	CHECKED BY: *****
DATE: 1-31-2023	FLD. BOOK: *****
SCALE: 1" = 30 FT.	JOB NO.: 23-021