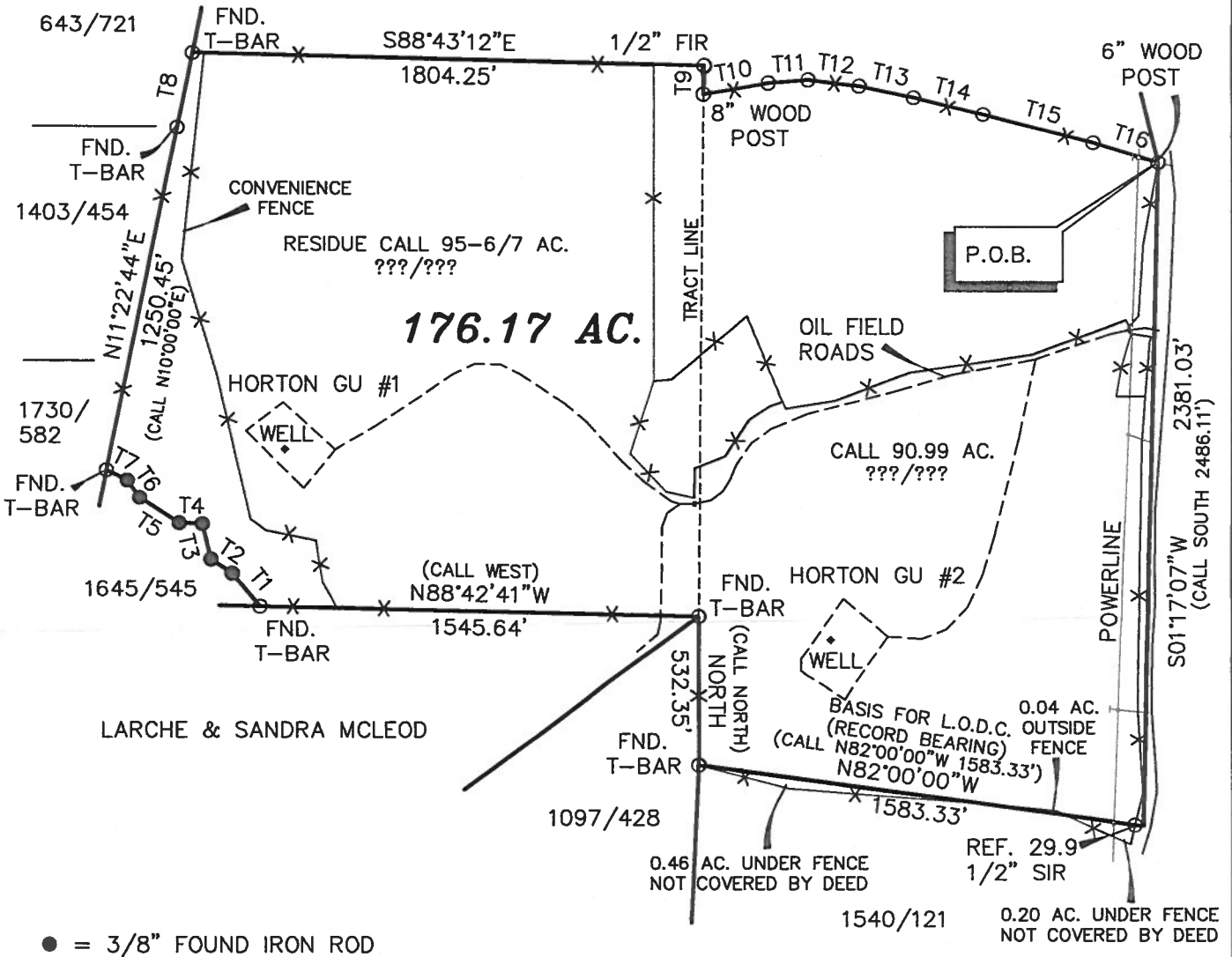




1642/328

TANGENT	BEARING	LENGTH
T1	N39°34'26"W	153.93'
T2	N56°19'42"W	89.22'
T3	N13°42'11"W	128.50'
T4	N87°42'51"W	80.57'
T5	N56°48'38"W	166.58'
T6	N34°42'27"W	76.10'
T7	N62°36'44"W	81.30'
T8	N11°25'46"E	268.33'
T9	S01°16'48"W	99.26' (CALL SOUTH)
T10	N80°16'36"E	231.60'
T11	N85°21'36"E	140.55'
T12	S83°27'38"E	181.89'
T13	S78°04'36"E	195.64'
T14	S76°20'39"E	251.90'
T15	S75°13'42"E	401.58'
T16	S72°47'02"E	240.50'



● = 3/8" FOUND IRON ROD

NOTE: BEARINGS BASED ON GPS OBSERVATION NAD 1983

SCALE: 1" = 600'  
 COUNTY: FREESTONE  
 ACREAGE: 176.17 AC.  
 SURVEY: MANUEL RIONDO A-25  
 DESCRIPTION:  
 SURVEYED FOR: VANNETTE HORTON

LEGEND	
I.C.V.	= IRRIGATION CONTROL VALVE
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
W/M	= WATER METER
W/V	= WATER VALVE
FIR	= FOUND IRON ROD
SIR	= SET IRON ROD
TEL.	= TELEPHONE
A/C	= AIR CONDITIONER
-X-X-	= FENCE
-E-	= POWERLINE

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 Day of AUGUST, 2019.

Mark Ferrell  
 Registered Professional Land Surveyor  
 Number 4373



**HEARN SURVEYING ASSOCIATES**

FIRM NUMBER: 10019900

108 W TYLER ST  
 ATHENS, TX 75751-2045  
 (903) 675-2858

800-432-7670

USE OR REPRODUCTION OF THIS SURVEY FOR ANY PURPOSE BY OTHER PARTIES IS PROHIBITED. SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

FIELD NOTES

HORTON TRACT  
176.17 ACRES

MANUEL RIONDO SURVEY  
ABSTRACT 25

FREESTONE COUNTY

All that certain lot, tract, or parcel of land situated in the Manuel Riondo Survey Abstract 25, Freestone County, Texas, being the residue of a called 95-6/7 acre tract described by deed recorded in Volume , Page and being all of a called 90.99 acre tract, as occupied, described by deed recorded in Volume , Page of the Deed Records of Freestone County, Texas. Said tract or parcel being more particularly described by metes and bounds as follows;

BEGINNING on a found 6" wood post for the northeast corner of this tract and the northeast corner of the above mentioned 90.99 acre tract located in the west margin of Freestone County Road 240, said point being the southeast corner of an 82.20 acre tract recorded in Volume 1642, Page 328;

THENCE with said road S01°17'07"W 2381.03 feet to the southeast corner of this tract; Witness: N82°00'00"W 29.9 feet, a set 1/2" iron rod.

THENCE with the line of directional control N82°00'00"W 1583.33 feet to a found T-Bar for the most southerly southwest corner of this tract and the southwest corner of said 90.99 acre tract;

THENCE NORTH 532.35 feet to a found T-Bar for an ell corner of this tract and the southeast corner of said 95-6/7 acre tract;

THENCE N88°42'41"W 1545.64 feet to a found T-Bar for the southeast corner of a 3.943 acre tract recorded in Volume 1645, Page 545;

THENCE with the northeast line of said 3.943 acre tract N39°34'26"W 153.93 feet to a found 3/8" iron rod, N56°19'42"W 89.22 feet to a found 3/8" iron rod, N13°42'11"W 128.50 feet to a found 3/8" iron rod, N87°42'51"W 80.57 feet to a found 3/8" iron rod, N56°48'38"W 166.58 feet to a found 3/8" iron rod, N34°42'27"W 76.10 feet to a found 3/8" iron rod and N62°36'44"W 81.30 feet to a found T-Bar for the northwest corner of said 3.943 acre tract;

THENCE with the west line of this tract N11°22'44"E 1250.45 feet to a found T-Bar and N11°25'46"E 268.33 feet to a found T-Bar for the northwest corner of this tract and the southwest corner of said 82.20 acre tract;

THENCE S88°43'12"E 1804.25 feet to a found 1/2" iron rod for an ell corner of said 82.20 acre tract;

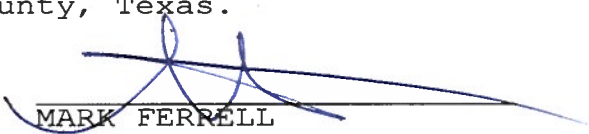
THENCE S01°16'48"W 99.26 feet to a found 8" wood post for an ell corner of said 82.20 acre tract;

THENCE with the occupied fence line of said 82.20 acre tract N80°16'36"E 231.60 feet, N85°21'36"E 140.55 feet, S83°27'38"E 181.89 feet, S78°04'36"E 195.64 feet, S76°20'39"E 251.90 feet, S75°13'42"E 401.58 feet and S72°47'02"E 240.50 feet to the place of beginning and containing 176.17 acres of land.

SURVEYOR'S CERTIFICATE

I, Mark Ferrell, do hereby certify that the above field notes and plat of even date are the results of an actual and accurate survey made on the ground under my direction and supervision.

WITNESS my hand and seal on this the 13th day of August, 2019, Athens, Henderson County, Texas.

  
MARK FERRELL  
REGISTERED PUBLIC SURVEYOR  
NUMBER 4373  
FIRM NO. 10019900

