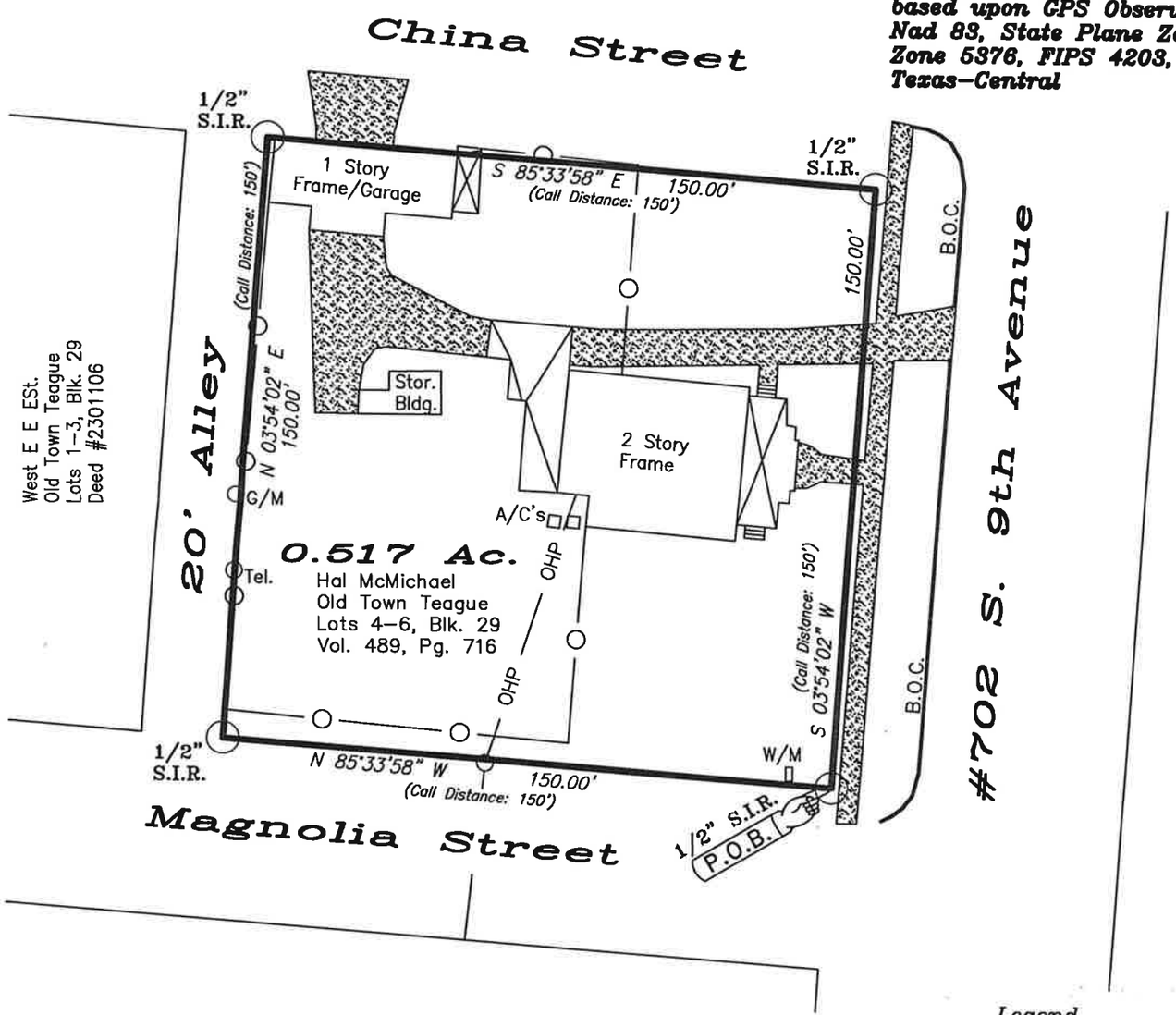
City of Teague
Lots 4–6, Block 29

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.

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



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.

DISCLAIMER:
This Survey is being provided soley 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.

Scale: 1"= 40'
County: Freestone
Acreage: 0.517 Ac.
Survey: City of Teague
Description: Vol. 489, Pg. 716
Surveyed for: Linda McMichael
Drawn by: L.P. 002
On the ground Field Tech: J.G.

Note: 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/G = 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 Conditioneer
C/O = Cleanout
–//–//– = Wood Fence
–O–O– = Wrought Iron Fence
–X–X– = Barbwire Fence
–– OHP –– = 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 19th Day of April, 2023.

Mark Ferrell
Registered Professional Land Surveyor
Number 4373

STATE OF TEXAS
REGISTERED
MARK FERRELL
4373
PROFESSIONAL
LAND SURVEYOR

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

Lots 4-6, Block 29
0.517 Acres

City of Teague

FREESTONE COUNTY

All that certain lot, tract, or parcel of land situated in the **CITY OF TEAGUE**, and being Lots 4 thru 6, Block 29, described by Deed, recorded in Volume 489, Page 716 of the Official Public Records of Freestone County, Texas, and being more fully described by metes and bounds below:

BEGINNING on a ½" **Iron Rod set** in the west line of S. 9th Avenue, and the north line of Magnolia Street at the intersection for the southeast corner of this tract; said point being the original southeast corner of said Lot 6;

THENCE N 85° 33' 58" W 150.00 feet along the north line of said Magnolia Street and the south line of this tract to a ½" **Iron Rod set** in the east line of a 20' Alley for the southwest corner; said point being the original southwest corner of said Lot 6;

THENCE N 03° 54' 02" E 150.00 feet generally along a fence with the east line of said Alley, and the west line of this tract to a ½" **Iron Rod set** in the south line of China Street for the northwest corner; said point being the original northwest corner of said Lot 4;

THENCE S 85° 33' 58" E 150.00 feet along the south line of said China Street, and the north line of this tract to a ½" **Iron Rod set** in the west line of said S. 9th Avenue at the intersection for the northeast corner; said point being the original northeast corner of said Lot 4;

THENCE S 03° 54' 21" W 150.00 feet along the west line of said S. 9th Avenue, and the east line of this tract to the **place of beginning** and containing within this description **0.517 acres of land.**

Surveyor's Certificate

I Mark Ferrell, Registered Professional Land Surveyor No. 4373, do hereby certify that I directed an on the ground survey of the property described above and prepared the above field notes describing the boundaries of same just as they were found and surveyed upon the ground.

WITNESS MY HAND AND SEAL, THIS THE 19TH DAY OF APRIL, 2023.

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

STATE OF TEXAS
REGISTERED
MARK FERRELL
4373
PROFESSIONAL
LAND SURVEYOR