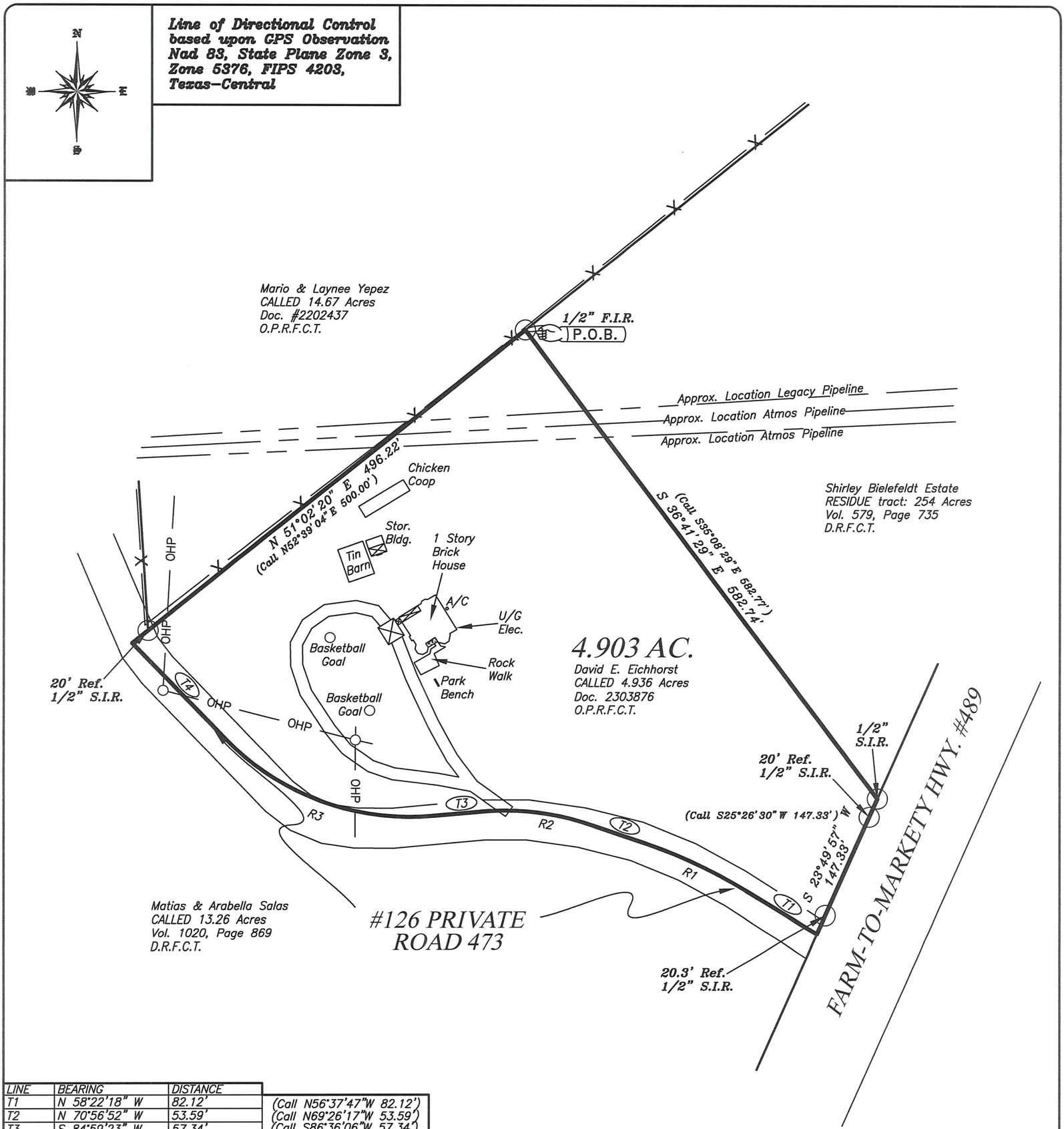


LINE	BEARING	DISTANCE	
T1	N 58°22'18" W	82.12'	(Call N56°37'47"W 82.12')
T2	N 70°56'52" W	53.59'	(Call N69°26'17"W 53.59')
T3	S 84°59'23" W	57.34'	(Call S86°36'06"W 57.34')
T4	N 43°51'46" W	132.84'	(Call N42°15'03"W 132.84')

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
R1	490.01'	109.33'	109.10'	N 64°31'57" W	12°47'02"	54.89'
R2	259.18'	105.08'	104.37'	N 81°31'11" W	23°13'50"	53.27'
R3	250.75'	224.34'	216.93'	S 69°22'47" E	51°15'40"	120.30'

JOB #1090609629

SURVEY INFORMATION

Scale: 1"= 100' (Ledger)
County: Henderson
Acreage: 4.903 Acres
Survey: DURHAM AVANT SURVEY, A-3
Description: Doc. #2303876
Surveyed for: MICHAEL MILLER
Drawn by: L.P. 002
On the ground Field Tech: J.G.

NOTE: This survey was prepared WITHOUT the benefit of a title commitment or title report. All apparent and observable utilities shown. Any pipelines or wells indicated by the Rail Road Commission GIS viewer to affect this tract are shown. All setbacks and easements prescribed by recorded deed restrictions since the creation of the plat are shown as described. There may be easements or encumbrances affecting this tract not shown on the recorded plat, not apparent upon ground observation, nor disclosed by previous occupants or owners since the creation of the plat. No 8-1-1 locate ticket exists for this project.

SPECIAL NOTE:
It is the sole responsibility of the customer and/or parties involved to file this Survey with the County Clerks office or appropriate entity. FAILURE TO DO SO may result in this Survey and/or field notes NOT RECOGNIZED AS A LEGAL DOCUMENT OR FILE OF RECORD.

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.

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.

LEGEND

I.C.V. = Irrigation Control Valve
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 Conditioner
C/O = Cleanout
-//-//- = Wood Fence
-O-O- = Chainlink Fence
-X-X- = Barbwire Fence
--OHP-- = Powerline

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.

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 24th Day of JUNE, 2026.

Mark Ferrell
Registered Professional Land Surveyor
Number 4373

STATE OF TEXAS
REGISTERED
MARK FERRELL
4373
PROFESSIONAL
LAND SURVEYOR

SEAL HERE

FIELD NOTES

EICHHORST TRACT
4.903 ACRES

DURHAM AVANT SURVEY
ABSTRACT 3

FREESTONE COUNTY

All that certain lot, tract, or parcel of land situated in the ***DURHAM AVANT SURVEY, ABSTRACT 3****, Freestone County, Texas, and being all of the David E. Eichhorst called 4.936 acre tract, described by Deed, recorded in Document No. 2303876 of the Official Public Records of Freestone County, Texas (O.P.R.F.C.T.); Said tract or parcel of land being more fully described by metes and bounds as follows.*

BEGINNING *at a* ***½" FOUND IRON ROD*** *for the North Corner of this tract, and being the West Corner of the Shirley Bielefeldt Estate residue tract of a called 254 acres, described by Deed, recorded in Volume 579, Page 735 of the Deed Records of Freestone County, Texas (D.R.F.C.T.); said point located in the south line of the Mario & Laynee Yepez called 14.67 acre tract, described by Deed, recorded in Document No. 2202437 O.P.R.F.C.T.;*

THENCE S 36°41'29" E 582.74 FEET *with the west line of said Bielefeldt tract, and the east line of this tract to a* ***½" SET IRON ROD*** *for the East Corner, located in the west Right-of-Way (R.O.W.) of Farm-to-Market (F.M.) Highway No. 489; said point being the South Corner of said Bielefeldt tract;* ***REFERENCE: S 23°49'57" W 20.00 FEET*** *to a* ***½" SET IRON ROD****, located in said west R.O.W.;*

THENCE S 23°49'57" W 147.33 FEET *with said west R.O.W., and the south line of this tract to a* ***POINT*** *for the South Corner, located at or near the centerline of Private Road No. 473;* ***REFERENCE: N 23°49'57" E 20.30 FEET*** *to a* ***½" SET IRON ROD****, located in said west R.O.W., and the north margin of said Private Road;*

THENCE generally along said centerline, with the S/W line of this tract as follows: ***N 58°22'18" E 82.12 FEET*** *to a* ***POINT****, and beginning of a curve to the left having a* ***RADIUS*** *of* ***490.01 FEET****, an* ***ARC LENGTH*** *of* ***109.33 FEET****, a* ***CHORD BEARING & LENGTH*** *of* ***N 64°31'57" W 109.10 FEET****, a* ***DELTA ANGLE*** *of* ***12°47'02"****, and a* ***TANGENT*** *of* ***54.89 FEET*** *and end of curve, having a* ***RADIUS*** *of* ***490.01 FEET****, an* ***ARC LENGTH*** *of* ***109.33 FEET****, a* ***CHORD BEARING & LENGTH*** *of* ***N 64°31'57" W 109.10 FEET****, a* ***DELTA ANGLE*** *of* ***12°47'02"****, and a* ***TANGENT*** *of* ***54.89 FEET*** *to a* ***POINT****, and beginning of a 2nd curve to the left having a* ***RADIUS*** *of* ***259.18 FEET****, an* ***ARC LENGTH*** *of* ***105.08 FEET****, a* ***CHORD BEARING & LENGTH*** *of* ***N 81°31'11" W 104.37 FEET****, a* ***DELTA ANGLE*** *of* ***23°13'50"****, and a* ***TANGENT*** *of* ***53.27 FEET*** *and end of 2nd curve,* ***S 84°59'23" W 57.34 FEET*** *to a* ***POINT*** *and beginning of a 3rd curve to the right, having a* ***RADIUS*** *of* ***250.75 FEET****, an* ***ARC LENGTH*** *of* ***224.34 FEET****, a* ***CHORD BEARING & LENGTH*** *of* ***S 69°22'47" E 216.93 FEET****, a* ***DELTA ANGLE*** *of* ***51°15'40"****, and a* ***TANGENT*** *of* ***120.30 FEET*** *and end of 3rd curve, and finally* ***N 43°51'46" W 132.84 FEET*** *to a* ***POINT*** *for the West Corner; said point being the South Corner of said Yepez tract;* ***REFERENCE: N 51°02'20" E 20.00 FEET*** *to a* ***½" SET IRON ROD****, located in the north margin of said Private Road;*

THENCE N 51°02'20" E 20 FEET *generally along a fence with south line of said Yepez tract, and the north line of this tract to the* ***PLACE OF BEGINNING*** *and containing* ***4.903 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 24th DAY OF JUNE 2026.***

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

