

TANGENT	BEARING	LENGTH
T1	S48°19'00"E (Call S48°19'00"E 49.0')	48.98'
T2	S75°26'02"E	100.70'
T3	S80°00'00"E	69.41'
T4	S09°52'18"W	27.83'
T5	S29°16'22"W	53.31'
T6	S64°09'24"W	42.95'
T7	S53°31'23"W	71.41'
T8	S41°11'44"W	97.82'
T9	S18°56'30"E	50.43'
T10	S83°48'45"E	66.30'
T11	S33°39'47"W	81.65'
T12	S83°27'47"W	67.95'
T13	N40°46'44"W	97.56'
T14	N84°13'41"W	138.76'
T15	S66°26'11"W	133.82'
T16	S83°06'27"W	225.39'
T17	S63°34'21"W	131.25'

Calls: T2-T3

BEARING	LENGTH
S75°44'00"E	93.10'
S80°00'00"E	70.00'
N64°00'00"E	55.00'
S33°00'00"E	65.00'

Calls: T4-T17

BEARING	LENGTH
S86°00'00"W	215.00'
S84°17'00"W	152.00'
S37°00'00"W	180.00'
S76°00'00"W	300.00'
S60°00'00"W	240.00'

Note: This survey was performed without the benefit of a title commitment and there may be additional easements or encumbrances not shown hereon.

○ = 1/2" S.I.R. Unless Otherwise Noted.

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 Conditioner
- ⊕ = Fire Hydrant
- X-X- = Fence
- E- = Powerline



Scale: 1" = 200'
 County: Freestone
 Acreage: 11.58 Acres
 Survey: Hopson Burleson A-6
 Description: Vol. 1683, Pg. 514
 Surveyed for: Rachel Anderson

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plot and notes of even date represent the results of an on the ground survey made under my direction and supervision.
 This the 20th Day of September, 2021.

[Signature]
 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

PORTER/HARKER TRACT
11.58 ACRES

HOPSON BURLESON SURVEY
ABSTRACT 6

FREESTONE COUNTY

All of that certain lot, tract, or parcel of land situated in the Hopson Burleson Survey, Abstract 6, Freestone County being all of a called 10.033 acre tract of land known as Fourth Tract described by deed recorded in Volume 1683, Page 514 of the Freestone County Deed Records and also includes a 3.85 acre tract known as Parcel 3 in the Cedar Grove Subdivision as shown by plat recorded in Volume 2, Page 58 Plat Records of Freestone County, Texas, and being more fully described by metes and bounds as follows.

BEGINNING at a set 1/2" iron rod for the southwest corner of this tract and also being the southwest corner the above mentioned 10.033 acre tract located at or near the centerline of a creek;

THENCE North 823.368 feet along the line of directional control to a point for the northwest corner of this tract and also being the northwest corner of the above mentioned Parcel 3; REFERENCE: South 50.0 feet a set 1/2" iron rod.

THENCE S48°19'00"E 48.98 feet to a point for an angle corner of this tract; REFERENCE: N48°19'00"W 8.7 feet to a found t-post.

THENCE N83°10'00"E generally along a fence passing a found 60D nail at 7.4 feet and continuing in all 434.55 to a set 1/2" iron rod for the northeast corner of this tract located in the south line of Private Road 1102 and also being the northeast corner of the above mentioned Parcel 3;

THENCE S31°27'17"E 486.20 feet to a point for an angle corner of this tract located at or near the center of a creek; REFERENCE: N31°27'17"W 23.0 to a set 1/2" iron rod.

THENCE S75°26'02"E 100.70 feet to a set 1/2" iron rod for an angle corner of this tract; REFERENCE: N75°26'02"W 20.0 feet to a set 1/2" iron rod.

THENCE S80°00'00"E 69.41 feet to a set 1/2" iron rod in the center of a creek for the southeast corner of this tract and also being the southeast corner of the above mentioed 10.033 acre tract;

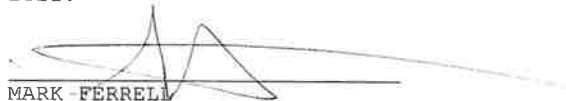
THENCE with the centerline of said creek as follows:
 South 29°16'22" West a distance of 53.31 feet,
 South 64°09'24" West a distance of 42.95 feet,
 South 53°31'23" West a distance of 71.41 feet,
 South 41°11'44" West a distance of 97.82 feet,
 South 18°56'30" East a distance of 50.43 feet,
 South 83°48'45" East a distance of 66.30 feet,
 South 33°39'47" West a distance of 81.65 feet,
 South 83°27'47" West a distance of 67.95 feet,
 North 40°46'44" West a distance of 97.56 feet,
 North 84°13'41" West a distance of 138.76 feet,

South 66°26'11" West a distance of 133.82 feet,
South 83°06'27" West a distance of 225.39 feet, and
South 63°34'21" West a distance of 131.25 feet to the place of
begining and containing 11.58 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
DESCRIBING THE BOUNDARIES OF SAME JUST AS THEY WERE FOUND AND
SURVEYED UPON THE GROUND.

WITNESS MY HAND AND SEAL, THIS THE 20th DAY OF September,
2021.


MARK FERRELL
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 4373
FIRM NO. 10019900

