PLAT OF SURVEY

FIELD NOTES

19.82 ACRES OF LAND
THE MEALS TRACT

M. DECANTONA SURVEY
ABSTRACT NO. 7

FREESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the M. DeCantona Survey Abstract No. 7 Freestone County, Texas and being a called 19.5 acre tract of land as described in Deed to Thomas Meals recorded in Volume 1222, Page 128 of the Official Records of Freestone County, Texas and being the same tract of land called 19.5 acres as described in Deed to Rebecca Neal recorded in Volume 4, Page 607 of the Deed Records of Freestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 5/8" iron rod set at the southerly corner of the said Meals tract, in the northeasterly line of a tract of land as described in Deed to Susan Cox recorded in Volume 1554, Page 26 of the Official Records of Freestone County, Texas, and in the westerly line of Farm to Market Road No. 1366 from which a 60-D nail found in said road purported to be the northeasterly corner of the said Cox tract bears S 53° 00' 00" E, 46.96 feet;

THENCE, N 53° 30' 00" W, along the southwesterly line of the said Meals tract and the northeasterly line of the said Cox tract 862.38 feet to a 1" iron pipe found at the northeasterly corner of the said Cox tract and an ell corner in the northeasterly line of a tract of land as described in Deed to Bobby L. Lide and Deana C. Lide recorded in Volume 1439, Page 903 of the Official Records of Freestone County, Texas;

THENCE, N 46° 59' 23" W, along the occupied southwesterly line of the said Meals tract and the occupied northeasterly line of the said Lide tract 499.45 feet to a 8" cedar fence corner post for the occupied westerly corner of the said Meals tract and the occupied southerly corner of a called 50 acre tract of land as described in Deed to Oscar A. Patton and wife, Martha Annette Patton recorded in Volume 354, Page 561 of the Official Records of Freestone County, Texas;

THENCE, along the common occupied line of the said Meals tract and the said Patton tract as follows: N 44° 16' 52" E, 426.24 feet to a 8" wood fence corner post and N 74° 08' 28" E, 849.97 feet to a 5/8" iron rod set at the northerly corner of the said Meals tract, the southeasterly corner of the said Patton tract, in the westerly line of said Farm to Market Road No. 1366 and at the beginning of a curve to the left having a radius of 2064.50 feet, an angle of 0° 39' 32" and a chord that bears S 02° 35' 02" W, 23.74 feet;

THENCE, along said curve to the left 23.74 feet to a concrete monument found disturbed;

THENCE, S 02° 02' 35" W, along the westerly line of said Farm to Market Road No. 1366 1361.30 feet to the POINT OF BEGINNING and CONTAINING 19.82 ACRES OF LAND MORE OR LESS.

*BASIS OF BEARINGS: per Vol. 514, Pg. 466

This tract is subject to a blanket easement to Point Enterprise Water Supply Corp., recorded in Vol. 1222, Pg. 544.

This tract is subject to a blanket easement to Navarro County Electric Co-op., recorded in Vol. 1239, Pg. 851.

50 ACRES OF LAND
OSCAR A. PATTON AND
WIFE, MARTHA ANNETTE PATTON
VOLUME 354, PAGE 561
D.R./F.C.T.

N 74°08'28" E 849.97'
(DEED CALLS 875.00')

5/8" IRS
CON MON

8" WOOD FC POST

N 44°16'52" E 426.24'
(DEED CALLS 300.00')

8" CEDAR FC POST

ISRAEL DRIVE

19.82 ACRES OF LAND
PART OF THE M. DECANTONA SURVEY
ABSTRACT NO. 7
FREESTONE COUNTY, TEXAS

BOBBY L. LIDE AND
DEANA C. LIDE
VOLUME 1439, PAGE 903
O.R./F.C.T.

DESCRIBED IN
VOLUME 515, PAGE 351
D.R./F.C.T.

N 46°59'23" W 499.45'

1" IPF (DEED CALLS N53°30'00"W 1305.00')

N 53°00'00" W 862.38'
(BASIS OF BEARING PER 514/466)

SUSAN COX
VOLUME 1554, PAGE 26
O.R./F.C.T.

DESCRIBED IN
VOLUME 514, PAGE 466
D.R./F.C.T.

S 02°02'35" W 1361.30'

FARM TO MARKET ROAD NO. 1366

ASPHALT

5/8" IRS

POINT OF BEGINNING

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2064.50'	23.74'	23.74'	S 02°35'02" W	0°39'32"

STATE OF TEXAS
REGISTERED
ERIC STERLING SANFORD
5965
PROFESSIONAL
LAND SURVEYOR

I, Eric Sterling Sanford, R.P.L.S. 5965, do hereby certify that the plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision during the month of June 2014 and all corners are as shown hereon. This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Land Surveying. This survey was performed in connection with the transaction described in G.F. No. 201409S8 of Freestone County Title Company. Use of this survey for any other purpose or by other parties shall be at their own risk and the undersigned surveyor is not responsible for any loss resulting therefrom. This certification is not a representation of warranty of title or a guarantee of ownership.

Eric Sterling Sanford, Registered Professional Land Surveyor — No. 5965

DATE: JUNE 10, 2014 — SCALE: 1" = 100'
SURVEY: M. DECANTONA — ABSTRACT NO. 7
G. F. NO. 201409S8 — DRAWN BY: EBS
FILE: ANDERSON — FIELD BOOK/PG: 514/466 and 1555/89-91

SHALLOW CREEK
LAND SURVEY CO.
P.O. BOX 1212
CORSICANA, TEXAS 75151
(903) 872-3202

FIELD NOTES

19.82 ACRES OF LAND
THE MEALS TRACT

M. DECANTONA SURVEY
ABSTRACT NO. 7

FREESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the M. DeCantona Survey Abstract No. 7 Freestone County, Texas and being a called 19.5 acre tract of land as described in Deed to Thomas Meals recorded in Volume 1222, Page 126 of the Official Records of Freestone County, Texas and being the same tract of land called 19.5 acres as described in Deed to Rebecca Neal recorded in Volume 4, Page 607 of the Deed Records of Freestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

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THENCE, N 53° 00' 00" W, along the southwesterly line of the said Meals tract and the northeasterly line of the said Cox tract 862.38 feet to a 1" iron pipe found at the northwesterly corner of the said Cox tract and an ell corner in the northeasterly line of a tract of land as described in Deed to Bobby L. Lide and Deana C. Lide recorded in Volume 1439, Page 903 of the Official Records of Freestone County, Texas;

THENCE, N 48° 59' 23" W, along the occupied southwesterly line of the said Meals tract and the occupied northeasterly line of the said Lide tract 499.45 feet to a 8" cedar fence corner post for the occupied westerly corner of the said Meals tract and the occupied southerly corner of a called 50 acre tract of land as described in Deed to Oscar A. Patton and wife, Martha Annette Patton recorded in Volume 354, Page 561 of the Official Records of Freestone County, Texas;

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*BASIS OF BEARINGS: per Vol. 514, Pg. 466

EXHIBIT "A"