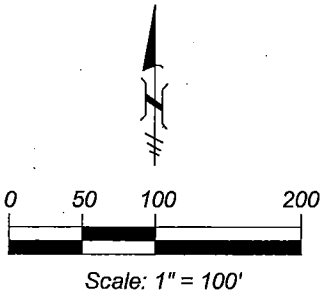
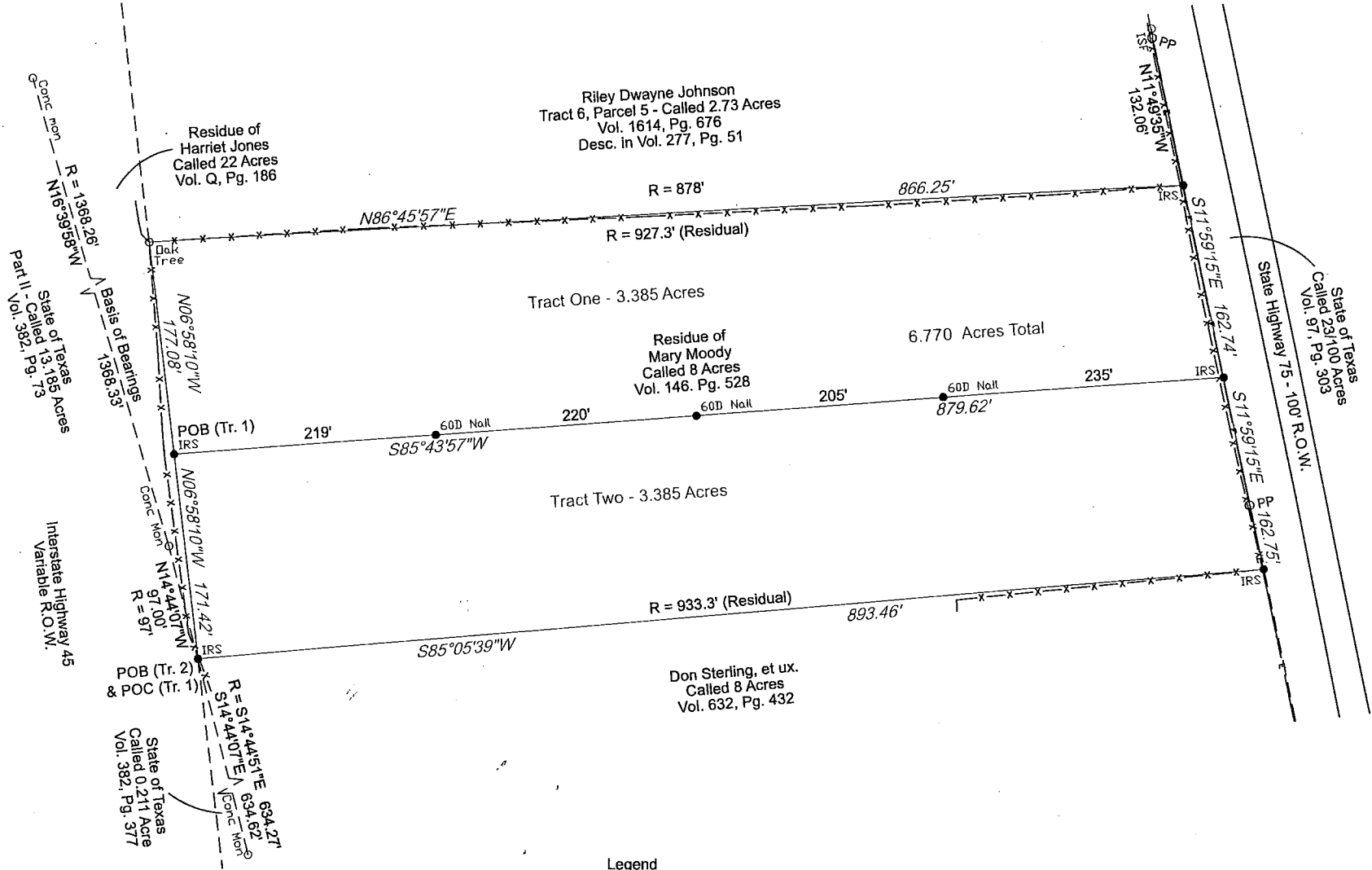


John Sanford Survey, A-583
Freestone County, Texas



Legend	
● IRS	Set 1/2" Iron Rod (Capped RPLS 4957)
● 60d Nail	Set 60d Nail
○ ISF	Found Iron Stake
○ Conc. Mon.	Found Concrete Monument
○ Tree	Found Tree
-x-x-x-x-	Wire Fence
- - - - -	Adjoining Boundary (Approximate)
- - - - - E	Electric Line
OPP	Power Pole
R=	Record Measurement
POB	Point of Beginning
POC	Point of Commencing

I, Michael Peterson, certify that this survey represents the results of an on the ground survey made by me or under my supervision during October - November 2021.

Michael Peterson
Michael Peterson, R.P.L.S. 6648



RAYMOND SURVEY & MAPPING
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Drawn By: RC	Partition Plat of a 6.770 Acre Tract in the John Sanford Survey, A-583, Freestone County, Texas.
Chk'd By: MP	
Date: 11-30-21	
Job No. 645179/21-9315	
Client Clara Roberson	

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TBPELS FIRM# 10110902

Fieldnote Description to 3.385 Acres
Tract Two

John Sanford Survey, A-583
Freestone County, Texas

Fieldnotes to that certain tract or parcel of land situated in the John Sanford Survey, A-583, Freestone County, Texas, being 3.385 acres, more or less, and being part of the residue of a called 8 acre tract described in a deed to Mary Moody in Volume 146, Page 528 of the Deed Records of Freestone County, Texas, to which reference is hereby made for any and all purposes. Said tract described as follows, to wit:

BEGINNING at a $\frac{1}{2}$ " iron rod (capped RPLS 4957) set in the northeast right-of-way of Interstate Highway 45 for the southwest corner of the referenced tract, a residual southeast corner of a called 22 acre tract described in a deed to Harriet Jones in Volume Q, Page 186, the south corner of a called 13.185 acre tract, Part II, described in a deed to the State of Texas in Volume 382, Page 73, the northwest corner of a called 8 acre tract described in a deed to Don Sterling, et ux., in Volume 632, Page 432, and the north corner of a called 0.211 acre tract described in a deed to the State of Texas in Volume 382, Page 377. From said point, a found concrete TxDOT monument bears S14°44'07"E 634.62 feet (record call is S14°44'51"E 634.27 feet), a concrete TxDOT monument found for a bend in the southwest line of said 13.185 acre tract bears N14°44'07"W 97.00 feet (record call is 97 feet), and from last said concrete monument, another found concrete TxDOT monument bears N16°39'58"W 1368.33 feet (this is the basis of bearings per Interstate 45 right-of-way maps – record call is 1368.26 feet);

THENCE NORTH 06°58'10" WEST 171.42 feet, with the west line of the referenced tract, the east line of said 22 acre tract, and east of a wire fence, to a capped $\frac{1}{2}$ " iron rod set for this northwest corner and the southwest corner of a 3.385 acre tract, Tract One, described this same day. From said point, an 18" oak tree fence corner found for the northwest corner of the referenced tract bears N06°58'10"W 177.08 feet;

THENCE NORTH 85°43'57" EAST 879.62 feet, across the referenced tract and with the south line of said Tract One, to a capped $\frac{1}{2}$ " iron rod set in the residual east line of the referenced tract, the west right-of-way of State Highway 75 (50 feet from the centerline of same), and the west line of a called 23/100 acre tract described in a deed to the State of Texas in Volume 97, Page 303 for this northeast corner. From said point, a capped $\frac{1}{2}$ " iron rod set for the northeast corner of said Tract One bears N11°59'15"W 162.74 feet;

THENCE SOUTH 11°59'15" EAST 162.75 feet, with the residual east line of the referenced tract, the west line of said 23/100 acre tract, the west right-of-way of State Highway 75, and along a wire fence, to a capped $\frac{1}{2}$ " iron rod set (50 feet from the centerline of same) for the southeast corner of the referenced tract and the northeast corner of the aforesaid Sterling tract;

THENCE SOUTH 85°05'39" WEST 893.46 feet (residual record call is 933.3 feet), with the south line of the referenced tract, the north line of said Sterling tract, and partly along a wire fence, to the Point of Beginning, and containing 3.385 acres, more or less, as shown on the accompanying survey plat of even date herewith.

Note: The division of property by metes and bounds does not conform to Local Government Code Chapter 212 and 232.

Michael Peterson

Michael Peterson, R.P.L.S. 6648
Raymond Survey & Mapping
TBPELS Firm License No. 10110902
November 30, 2021

