

LEGEND

1/4" = 100'
1/2" = 200'
3/4" = 300'
1" = 400'
1 1/4" = 500'
1 1/2" = 600'
1 3/4" = 750'
2" = 1000'
2 1/4" = 1250'
2 1/2" = 1400'
2 3/4" = 1500'
3" = 1600'
3 1/4" = 1750'
3 1/2" = 1800'
3 3/4" = 1900'
4" = 2000'
4 1/4" = 2100'
4 1/2" = 2200'
4 3/4" = 2300'
5" = 2400'
5 1/4" = 2500'
5 1/2" = 2600'
5 3/4" = 2700'
6" = 2800'
6 1/4" = 2900'
6 1/2" = 3000'
6 3/4" = 3100'
7" = 3200'
7 1/4" = 3300'
7 1/2" = 3400'
7 3/4" = 3500'
8" = 3600'
8 1/4" = 3700'
8 1/2" = 3800'
8 3/4" = 3900'
9" = 4000'
9 1/4" = 4100'
9 1/2" = 4200'
9 3/4" = 4300'
10" = 4400'
10 1/4" = 4500'
10 1/2" = 4600'
10 3/4" = 4700'
11" = 4800'
11 1/4" = 4900'
11 1/2" = 5000'
11 3/4" = 5100'
12" = 5200'
12 1/4" = 5300'
12 1/2" = 5400'
12 3/4" = 5500'
13" = 5600'
13 1/4" = 5700'
13 1/2" = 5800'
13 3/4" = 5900'
14" = 6000'
14 1/4" = 6100'
14 1/2" = 6200'
14 3/4" = 6300'
15" = 6400'
15 1/4" = 6500'
15 1/2" = 6600'
15 3/4" = 6700'
16" = 6800'
16 1/4" = 6900'
16 1/2" = 7000'
16 3/4" = 7100'
17" = 7200'
17 1/4" = 7300'
17 1/2" = 7400'
17 3/4" = 7500'
18" = 7600'
18 1/4" = 7700'
18 1/2" = 7800'
18 3/4" = 7900'
19" = 8000'
19 1/4" = 8100'
19 1/2" = 8200'
19 3/4" = 8300'
20" = 8400'
20 1/4" = 8500'
20 1/2" = 8600'
20 3/4" = 8700'
21" = 8800'
21 1/4" = 8900'
21 1/2" = 9000'
21 3/4" = 9100'
22" = 9200'
22 1/4" = 9300'
22 1/2" = 9400'
22 3/4" = 9500'
23" = 9600'
23 1/4" = 9700'
23 1/2" = 9800'
23 3/4" = 9900'
24" = 10000'



I, Wayne Beets, D.R.F.C. No. 6038, do hereby certify that the Plat of Survey shown herein is a correct and accurate representation of the property lines, and dimensions are as indicated. Use of this survey by any other parties and/or for other purposes shall be at their own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

DATE: 11-20-2023
 Name Beets
 Wayne Beets
 Registered Professional Land Surveyor
 State of Texas No. 6038



LEGAL DESCRIPTION

Being a 56.156 acre tract or parcel of land situated in the Antonio Correo Survey, Abstract No. 120 and the Harrell-Howard Survey, Abstract No. 267, Freestone County, Texas, being part of that certain called 32.010 acre tract of land, described as Exhibit B, built conveyance to Ernest C. Bryant III, recorded in Volume 1463, Page 183, and being part of that certain called 45.104 acre tract of land, conveyed to Melaine Bryant and Ernest C. Bryant III, recorded in Volume 1485, Page 473, Deed Records of Freestone County, Texas, and being more particularly described by miles and bounds as follows:

BEGINNING at a 1/2" iron pin found, on the South side of County Road No. 140, at the Northeast corner of said 32.010 acre tract, and at the Northeast corner of that certain called 27.68 acre tract of land, conveyed to Terry Doucet III, recorded in Volume 1688, Page 887, Deed Records of Freestone County, Texas, from which a 2" iron pipe found bears North 59 Degrees 19 Minutes 44 Seconds East, a distance of 429.88 feet;

THENCE South 31 Degrees 31 Minutes 50 Seconds East, with the East line of said 32.010 acre tract, and with the first line of said 27.68 acre tract, passing at a distance of 2,677.16 feet, a 3/4" iron pipe found, continuing on with said common line, a total distance of 2,747.77 feet to a point in the centerline of Tehuacana Creek, at the Southwest corner of said 32.010 acre tract, and at the Southwest corner of said 27.68 acre tract;

THENCE with the centerline of Tehuacana Creek, with the South line of said 32.010 acre tract, with the South line of said 35.924 acre tract, and with the South line of said 45.104 acre tract as follows:

South 47 Degrees 15 Minutes 24 Seconds West, a distance of 15.70 feet to a point,

South 34 Degrees 45 Minutes 41 Seconds West, a distance of 97.23 feet to a point,

South 40 Degrees 13 Minutes 32 Seconds West, a distance of 192.06 feet to a point,

South 64 Degrees 34 Minutes 21 Seconds West, a distance of 54.87 feet to a point,

South 61 Degrees 13 Minutes 38 Seconds West, a distance of 43.61 feet to a point,

North 55 Degrees 39 Minutes 49 Seconds West, a distance of 80.57 feet to a point,

North 46 Degrees 43 Minutes 48 Seconds West, a distance of 58.06 feet to a point,

North 15 Degrees 06 Minutes 11 Seconds West, a distance of 229.75 feet to a point,

North 44 Degrees 11 Minutes 00 Seconds West, a distance of 46.06 feet to a point,

North 77 Degrees 12 Minutes 11 Seconds West, a distance of 114.45 feet to a point,

South 66 Degrees 50 Minutes 36 Seconds West, a distance of 82.50 feet to a point,

North 55 Degrees 47 Minutes 55 Seconds West, a distance of 93.33 feet to a point,

North 29 Degrees 38 Minutes 07 Seconds West, a distance of 82.22 feet to a point,

North 30 Degrees 52 Minutes 32 Seconds West, a distance of 64.68 feet to a point,

North 37 Degrees 02 Minutes 27 Seconds West, a distance of 76.58 feet to a point,

North 51 Degrees 03 Minutes 54 Seconds West, a distance of 123.34 feet to a point,

North 55 Degrees 11 Minutes 59 Seconds West, a distance of 132.42 feet to a point,

North 75 Degrees 22 Minutes 10 Seconds West, a distance of 55.34 feet to a point,

North 53 Degrees 51 Minutes 43 Seconds West, a distance of 140.37 feet to a point,

South 30 Degrees 45 Minutes 15 Seconds West, a distance of 79.50 feet to a point,

South 45 Degrees 17 Minutes 50 Seconds West, a distance of 90.85 feet to a point,

South 53 Degrees 57 Minutes 37 Seconds West, a distance of 118.89 feet to a point,

South 72 Degrees 18 Minutes 37 Seconds West, a distance of 37.34 feet to a point,

North 81 Degrees 34 Minutes 01 Seconds West, a distance of 119.19 feet to a point,

North 68 Degrees 52 Minutes 39 Seconds West, a distance of 102.37 feet to a point,

North 81 Degrees 08 Minutes 58 Seconds West, a distance of 100.89 feet to a point,

North 65 Degrees 36 Minutes 42 Seconds West, a distance of 98.41 feet to a point,

North 61 Degrees 02 Minutes 29 Seconds West, a distance of 102.37 feet to a point,

South 84 Degrees 24 Minutes 30 Seconds West, a distance of 52.97 feet to a point,

South 70 Degrees 06 Minutes 23 Seconds West, a distance of 71.69 feet to a point,

South 54 Degrees 00 Minutes 40 Seconds West, a distance of 59.65 feet to a point,

South 51 Degrees 41 Minutes 40 Seconds West, a distance of 46.85 feet to a point,

South 30 Degrees 54 Minutes 35 Seconds West, a distance of 137.05 feet to a point,

South 52 Degrees 53 Minutes 25 Seconds West, a distance of 149.92 feet to a point,

South 54 Degrees 26 Minutes 02 Seconds West, a distance of 63.58 feet to a point,

South 53 Degrees 51 Minutes 55 Seconds West, a distance of 81.88 feet to a point,

South 54 Degrees 49 Minutes 16 Seconds West, a distance of 67.27 feet to a point,

South 58 Degrees 20 Minutes 45 Seconds West, a distance of 192.63 feet to a point,

at the Southwest corner of this 56.156 acre tract.

THENCE North 10 Degrees 05 Minutes 12 Seconds West, over and across said 35.924 acre tract and with a West line of this 56.156 acre tract, passing a 1/2" iron rod set (ROCKN B) at a distance of 75.00 feet, continuing on with said line, passing a West line of said 35.924 acre tract and on East line of said 45.104 acre tract, continuing on with said line, a total distance of 511.01 feet to a 1/2" iron rod set (ROCKN B), at the most Westerly Northwest corner of the 56.156 acre tract;

THENCE North 36 Degrees 06 Minutes 25 Seconds East, over and across said 45.104 acre tract, passing on East line of said 45.104 acre tract and a West line of said 35.924 acre tract, continuing on with said line, passing the East line of said 35.924 acre tract and the West line of said 32.010 acre tract, continuing on with said line, a total distance of 1,454.25 feet to a 1/2" iron rod set (ROCKN B), at the interior all corner of this 56.156 acre tract;

THENCE North 18 Degrees 45 Minutes 14 Seconds West, over and across said 32.010 acre tract, a distance of 709.40 feet to a 1/2" iron rod set (ROCKN B), on the South side of County Road No. 140 and on the North line of said 32.010 acre tract, from which a 24" tree bears South 56 Degrees 20 Minutes 45 Seconds West, a distance of 2,668.41 feet;

THENCE North 58 Degrees 20 Minutes 45 Seconds East, along the South side of County Road No. 140 and with the North line of said 32.010 acre tract, a distance of 192.63 feet to the POINT OF BEGINNING and CONTAINING 56.156 acres of land.

CALLLED 33.42 ACRES
 LONNIE CROWDER ET UX
 VOL. 1428, PG. 725
 D.R.F.C.I.

CALLLED 11.093 ACRES
 LONNIE CROWDER
 VOL. 1729, PG. 285
 D.R.F.C.I.

50.156 ACRES
 PART OF EXHIBIT B
 CALLLED 35.924 ACRES
 ERNEST C. BRYANT III
 VOL. 1485, PG. 183
 D.R.F.C.I.

REMAINDER CALLLED 45.104 ACRES
 MELAINE BRYANT AND ERNEST C. BRYANT III
 VOL. 1485, PG. 473
 D.R.F.C.I.

CALLLED 27.68 ACRES
 TERRY DOUCET III
 VOL. 1688, PG. 887
 D.R.F.C.I.

PART OF EXHIBIT A
 CALLLED 32.010 ACRES
 ERNEST C. BRYANT III
 VOL. 1485, PG. 183
 D.R.F.C.I.

LINE	BEARING	DISTANCE
L1	S47°15'24"W	15.70'
L2	S34°45'41"W	97.23'
L3	S40°13'32"W	192.06'
L4	S64°34'21"W	54.87'
L5	S61°13'38"W	43.61'
L6	N55°39'49"W	80.57'
L7	N46°43'48"W	58.06'
L8	N15°06'11"W	229.75'
L9	N44°11'00"W	46.06'
L10	N77°12'11"W	114.45'
L11	S66°50'36"W	82.50'
L12	N55°47'55"W	93.33'
L13	N29°38'07"W	82.22'
L14	N30°52'32"W	64.68'
L15	N37°02'27"W	76.58'
L16	N51°03'54"W	123.34'
L17	N55°11'59"W	132.42'
L18	N75°22'10"W	55.34'
L19	S38°51'43"W	140.37'
L20	S30°45'15"W	79.50'
L21	S45°17'50"W	90.85'
L22	S53°57'37"W	118.89'
L23	S72°18'37"W	37.34'
L24	N81°34'01"W	119.19'
L25	N68°52'39"W	102.37'
L26	N81°08'58"W	100.89'
L27	N65°36'42"W	98.41'
L28	N61°02'29"W	102.37'
L29	S84°24'30"W	52.97'
L30	S70°06'23"W	71.69'
L31	S45°00'40"W	59.65'
L32	S18°41'40"W	46.85'
L33	S30°54'35"W	137.05'
L34	S24°53'25"W	149.92'
L35	S41°26'02"W	63.58'
L36	S53°51'55"W	81.88'
L37	S48°49'16"W	67.27'
L38	N58°20'45"E	192.63'

SURVEYOR'S NOTES:

- 1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GNSS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
- 2) CALL BEARINGS AND DISTANCES ARE PER RECORDED PLAT UNLESS OTHERWISE SPECIFIED.
- 3) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT AFFECT THE SURVEYED TRACT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
- 4) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
- 5) PONDS SHOWN HEREON ARE APPROXIMATE IN SIZE AND LOCATION.
- 6) PIPELINES SHOWN HEREON ARE APPROXIMATE IN LOCATION AND DERIVED FROM ABOVE GROUND EVIDENCE IN CONJUNCTION WITH THE TEXAS RAILROAD COMMISSION GIS SITE.
- 7) ABSTRACT LINE SHOWN HEREON IS APPROXIMATE IN LOCATION, MAP. SEE 18001 FOR ACCESS PERMISSION AND LOCATION.
- 8) IN PROVIDING THIS BOUNDARY SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED, SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY.

