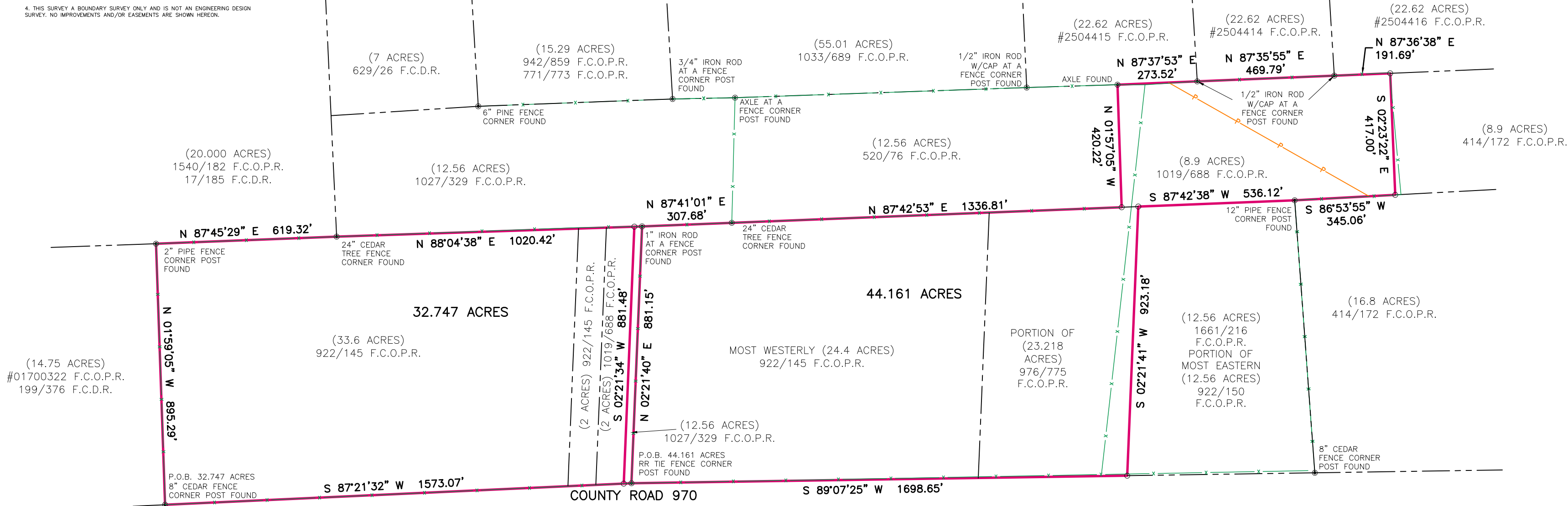




NOTE:
1. BEARINGS, DISTANCE & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011)-HARN, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, UTILIZING NGS CORS/OPUS SOLUTION.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
3. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTLS"
4. THIS SURVEY IS A BOUNDARY SURVEY ONLY AND IS NOT AN ENGINEERING DESIGN SURVEY. NO IMPROVEMENTS AND/OR EASEMENTS ARE SHOWN HEREON.



32.747 ACRE TRACT

LEGAL DESCRIPTION: BEING 32.747 ACRES OF LAND OUT OF THE F. P. CABLER SURVEY, ABSTRACT NO. 113 IN FREESTONE COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 33.6 ACRE TRACT AND ALL OF THAT CERTAIN 2 ACRE TRACT DESCRIBED IN VOLUME 922, PAGE 145 OF THE OFFICIAL PUBLIC RECORDS OF SAID FREESTONE COUNTY, TEXAS AND ALL OF THAT CERTAIN 2 ACRE TRACT DESCRIBED IN VOLUME 1019, PAGE 688 OF SAID OFFICIAL PUBLIC RECORDS; SAID 32.747 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN NOVEMBER AND DECEMBER 2025 AND JANUARY 2026:

BEGINNING AT AN 8\"/>

THENCE NORTH 01°59'05\"/>

THENCE NORTH 87°45'29\"/>

THENCE NORTH 88°04'38\"/>

THENCE SOUTH 02°21'34\"/>

THENCE SOUTH 87°21'32\"/>

BEGINNING CONTAINING 32.747 ACRES MORE OR LESS, AND AS SHOWN HEREON.



702 RIO GRANDE, #301 - AUSTIN, TEXAS 78701

512-965-2878

TX. FIRM REG. #180248-00
www.crosstexaslandservices.com

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAN WAS DERIVED FROM ACTUAL FIELD NOTES OF ON-THE-GROUND SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

MARK R. WATSON RPLS#5740

1-7-2025
DATE

44.161 ACRE TRACT

LEGAL DESCRIPTION: BEING 44.161 ACRES OF LAND OUT OF THE F. P. CABLER SURVEY, ABSTRACT NO. 113 IN FREESTONE COUNTY, TEXAS AND BEING: ALL OF THAT CERTAIN 24.4 ACRE TRACT DESCRIBED IN VOLUME 922, PAGE 145 OF THE OFFICIAL PUBLIC RECORDS OF SAID FREESTONE COUNTY, TEXAS AND ALL OF THAT CERTAIN 8.9 ACRE TRACT DESCRIBED IN VOLUME 1019, PAGE 688 OF SAID OFFICIAL PUBLIC RECORDS AND ALL OF THE WEST WESTERN PORTION OF THAT CERTAIN 23.218 ACRE TRACT DESCRIBED IN VOLUME 976, PAGE 775 OF SAID OFFICIAL PUBLIC RECORDS; SAID 44.161 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN NOVEMBER AND DECEMBER 2025 AND JANUARY 2026:

BEGINNING AT A RAILROAD TIE FENCE CORNER POST FOUND IN THE OCCUPIED NORTH LINE OF COUNTY ROAD 970 FOR THE OCCUPIED SOUTHEAST CORNER OF THAT CERTAIN 12.56 ACRE TRACT DESCRIBED IN VOLUME 1027, PAGE 329 OF SAID OFFICIAL PUBLIC RECORDS, THE OCCUPIED SOUTHWEST CORNER OF SAID 24.4 ACRE TRACT AND THE SOUTHWEST CORNER HEREOF;

THENCE ALONG THE OCCUPIED COMMON LINE OF SAID 12.56 ACRE TRACT AND SAID 24.4 ACRE TRACT, THE FOLLOWING COURSES:

1. NORTH 02°21'40\"/>

THENCE NORTH 87°42'53\"/>

THENCE NORTH 01°57'05\"/>

THENCE NORTH 87°37'53\"/>

THENCE NORTH 87°35'55\"/>

THENCE NORTH 87°36'38\"/>

THENCE SOUTH 02°23'22\"/>

THENCE SOUTH 86°53'55\"/>

THENCE SOUTH 87°42'38\"/>

THENCE SOUTH 02°21'41\"/>

THENCE SOUTH 89°07'25\"/>

LEGEND:	
	BOUNDARY LINE
	ADJOINER LINE
	SURVEY LINE
	BURIED OIL/GAS PIPELINE
	OVERHEAD UTILITY LINE
	UNDERGROUND UTILITY LINE
	FENCE
	ROAD
	WATERLINE
	RAILROAD TRACK
	POINT
	MONUMENT FOUND
	MONUMENT SET
	A/C UNIT
	UTILITY POLE/RISER
	LIGHTPOST
	MAILBOX
	CLEAN OUT
	FIRE HYDRANT
	TELEPHONE/CABLE PEDESTAL
	GAS METER
	MANHOLE
	ELECTRIC BOX/METER
	BENCH MARK
	FLAG POLE
	SIGN
	DRAINAGE STRUCTURE
	GAS VALVE
	WATER METER
	WATER WELL
	WATER VALVE
	SEWER VALVE
	CARVED "X" IN CONCRETE
F.C.D.R. - FREESTONE COUNTY DEED RECORDS F.C.O.P.R. - FREESTONE COUNTY OFFICIAL PUBLIC RECORDS	
P.U.E. - PUBLIC UTILITY EASEMENT B.L. (BRG.-DIST.) - BUILDING SETBACK LINE RECORD CALL	

REFERENCE: -----	TYPE OF SURVEY - BOUNDARY
LEGAL DESCRIPTION: BEING TWO TRACTS OF LAND OUT OF THE F. P. CABLER SURVEY, ABSTRACT NO. 113 IN FREESTONE COUNTY, TEXAS	
JOB NO. 25-50215	PAGE 1 OF 1
DRAWN BY: MRW	