

Fieldnote Description to 4.90 Acres
Tract 2

John B. Vinson Survey, A-788
Freestone County, Texas

Fieldnotes to that certain tract or parcel of land situated in the John B. Vinson Survey, A-788, Freestone County, Texas, being 4.90 acres, more or less, and being all of a called 5 acre tract described in a deed dated December 31, 1951 from Elvira Daniels, et al., to Beulah Belle Keeton in Volume 331, Page 169 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 1/2" iron rod (capped Goodwin Lasiter) set for the southwest corner of the referenced tract and the northwest corner of a called 5 acre tract, Tract 1, described in a deed to Vertie Smith in Volume 1185, Page 247 (same being a 4.90 acre tract, Tract 1, described this same day) in the apparent east line of a called 118 acre tract described in a deed to John Gabriel in Volume 188, Page 308. Said point being in or near the common line of the Vinson Survey and the Matthew Anderson Survey, A-44. From said point, a 10" treated fence corner post found for the southwest corner of said Smith tract bears SOUTH 203.15 feet;

THENCE NORTH 206.68 feet, with the west line of the referenced tract, the apparent east line of said 118 acre tract, with or near the common line of the Vinson and Anderson Surveys, and along the remains of a wire fence, to a capped 1/2" iron rod set for this northwest corner and the southwest corner of a called 5 acre tract described in a deed to Vivian Wesley Skinner in Document Number 2021-2103132 (same being a 4.90 acre tract, Tract 3, described this same day). From said point, a capped 1/2" iron rod set for the northwest corner of said Skinner tract bears NORTH 217.21 feet;

THENCE EAST 1012.16 feet, with the north line of the referenced tract and the south line of said Skinner tract, to a point in the approximate center of County Road 161 and the western line of a called 19-24/100 acre tract described in a deed to Lauri Loper Cherry, et al., in Volume 1659, Page 290 for the northeast corner of the referenced tract. From said point, a capped 1/2" iron rod set for reference on the west side of said road bears WEST 22 feet;

THENCE with the eastern lines of the referenced tract, the western lines of said 19-24/100 acre tract, and along the center of County Road 161, as follows:

SOUTH 12°32'52" EAST 90.44 feet, to an angle point,

SOUTH 09°19'19" EAST 71.61 feet, to an angle point, and

SOUTH 04°23'50" EAST 47.88 feet, to a point for the southeast corner of the referenced tract and the northeast corner of the aforesaid Smith tract. From said point, a capped 1/2" iron rod set for reference on the west side of said road bears WEST 10 feet;

THENCE WEST 1047.08 feet, with the south line of the referenced tract and the north line of said Smith tract, to the Point of Beginning, and containing 4.90 acres, more or less, of which approximately 0.11 acres are within County Road 161, as shown on the accompanying survey plat of even date herewith.

Bearing Note: Bearings are based on the record call of EAST along the south line of that called 5 acre tract, Tract 1, described in Volume 1185, Page 247.

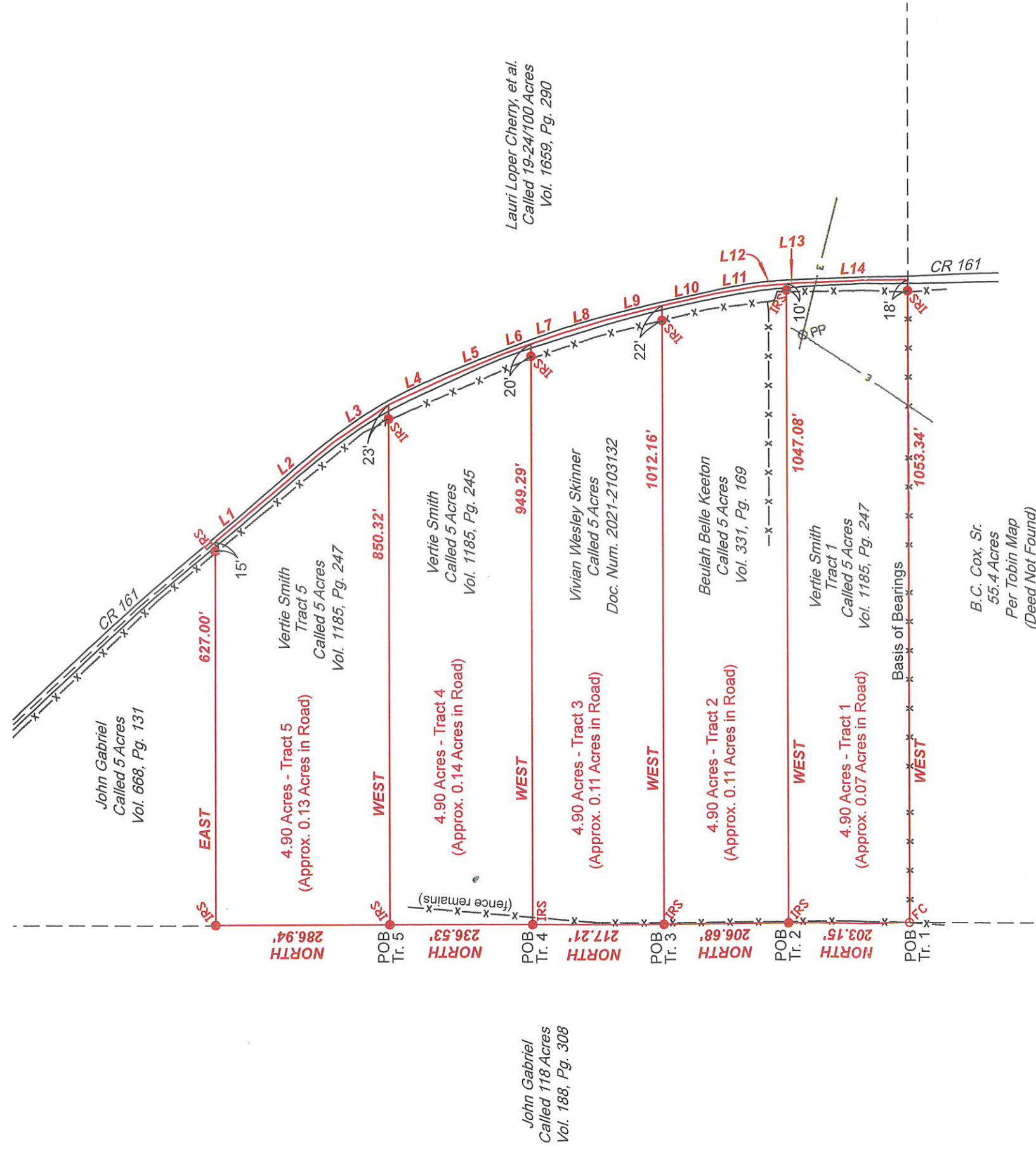
Note: The division of property by metes and bounds is subject to Local Government Code Chapters 212 and 232.

Michael Peterson

Michael Peterson, R.P.L.S. 6648
Raymond Survey & Mapping
TBPELS Firm License No. 10110902
February 6, 2023



*John B. Vinson Survey, A-788
Freestone County, Texas*



LINE TABLE		
NUM	BEARING	DISTANCE
L1	S39°56'38"E	81.43'
L2	S39°35'43"E	171.56'
L3	S33°45'24"E	111.03'
L4	S24°32'21"E	105.77'
L5	S22°36'20"E	102.14'
L6	S18°56'06"E	48.66'
L7	S18°56'06"E	53.50'
L8	S16°32'40"E	76.96'
L9	S14°15'33"E	95.77'
L10	S12°32'52"E	90.44'
L11	S09°19'19"E	71.61'
L12	S04°23'50"E	47.88'
L13	S04°23'50"E	19.36'
L14	S01°29'13"E	183.91'

Legend

- | | |
|---------------|---|
| ● IRS | Set 1/2" Iron Rod
(Capped "Goodwin Lasiter") |
| ○ FC | Found Fence Corner |
| — — — — — | Adjoining Boundary (Approximate) |
| — X — X — X — | Wire Fence |
| — — — — — E | Electric Line |
| ○ PP | Power Pole |
| ○ PB | Point of Beginning |



Scale: 1" = 200'

RAYMOND SURVEY & MAPPING

202 W. Brazos Street, Groesbeck, Texas 76642
mpeterson@glstexas.com 254-729-5750

Drawn By:

KRH

Chk'd By:

MSP

Date:

02/06/2023

Job No.

645404



I, Michael Peterson, certify that this survey represents the results of an on the ground survey made by me or under my supervision during November 2022 through January 2023.

Mid Post

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

The division of property by metes & bounds is subject to Local Government Code Chapters 212 & 232

See attached fieldnotes

Title information was not provided at the time of survey

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