

STATE OF TEXAS
 COUNTY OF FREESTONE: KNOW ALL MEN BY THESE PRESENTS

NEALRITTERSHAUS ADDITION

A DIVISION OF 7.70 ACRES
 IN THE J. KORN SURVEY
 ABSTRACT NO. 15
 FREESTONE COUNTY, TX

THAT, NEALRITTERSHAUS, LLC., IS THE SOLE OWNER OF THE HEREIN SHOWN 7.70 ACRES AS DESCRIBED IN DEEDS RECORDED IN VOLUME 1742, PAGE 302 OF THE OFFICIAL RECORDS OF FREESTONE COUNTY, TEXAS. THEREFORE, BE IT KNOWN, THAT THE AFORESAID, ADOPT THIS PLAT DESIGNATED AS THE FINAL PLAT OF THE NEAL ADDITION OF FREESTONE COUNTY, TEXAS AND DEDICATE TO PUBLIC USE ANY STREETS, ALLEYS OR EASEMENTS SHOWN HEREIN.

IN TESTIMONY WHEREOF, WITNESS MY HAND THIS THE _____ DAY OF _____ 2018

NEALRITTERSHAUS, LLC., STEVEN A. NEAL, MANAGER

STATE OF TEXAS
 COUNTY OF FREESTONE

Before me the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared, STEVEN A. NEAL known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2018

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
 COUNTY OF FREESTONE: KNOW ALL MEN BY THESE PRESENTS

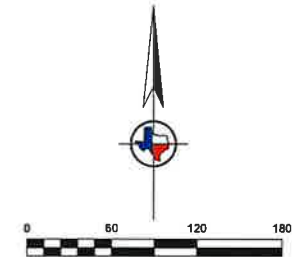
THAT WE THE COMMISSIONERS COURT OF FREESTONE COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS SUBMITTED TO US FOR OUR INSPECTION AND APPROVAL, AND WAS APPROVED.

Approval this the _____ day of _____, 2018

COUNTY JUDGE: _____

COMMISSIONER NO. 1: _____ COMMISSIONER NO. 2: _____

COMMISSIONER NO. 3: _____ COMMISSIONER NO. 4: _____



10.164 ACRES OF LAND
 C.E. NEAL, III et al
 VOLUME 473, PAGE 448
 D.R./F.C.T.

5.147 ACRES OF LAND
 ODILIA F. MILTON
 VOLUME 1336, PAGE 176
 O.R./F.C.T.

7.70 ACRES OF LAND
 THE NEAL TRACT

FIELD NOTES

J. KORN SURVEY
 ABSTRACT NO. 15

FREESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the J. Korn Survey Abstract No. 15 Freestone County, Texas and being a called 7.68 acre tract of land as described in Deed to Steven A. Neal recorded in Volume 1742, Page 302 of the Official Records of Freestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a T-post found at the northeasterly corner of the said Neal tract, the southeasterly corner of a called 5.147 acre tract of land as described in Deed to Odilia F. Milton recorded in Volume 1336, Page 176 of the Official Records of Freestone County, Texas, and in the westerly line of Freestone County Road No. 536 from which a T-post found bears N 01° 10' 30" E, 257.35 feet;

THENCE, S 01° 10' 30" W, along the westerly line of said Freestone County Road No. 536 and the easterly line of the said Neal tract 369.76 feet to a T-post found at the beginning of a curve to the right having a radius of 48.43 feet, an angle of 90° 31' 29" and a chord that bears S 47° 44' 25" W, 69.80 feet;

THENCE, along said curve to the right 76.82 feet to a T-post found in the northerly line of Freestone County Road No. 540;

THENCE, along the northerly line of said Freestone County Road No. 540 and the southerly line of the said Neal tract as follows: N 87° 01' 23" W, 402.96 feet to a T-post found and N 87° 00' 47" W, 410.28 feet to a T-post found (bent) at the southwest corner of the said Neal tract and the southeasterly corner of a called 10.164 acre tract of land as described in Deed to C.E. Neal, III et al, recorded in Volume 473, Page 448 of the Deed Records of Freestone County, Texas from which a T-post found bears N 87° 00' 47" W, 121.11 feet;

THENCE, along the common line of the said Neal tract and the said C.E. Neal tract as follows: N 10° 46' 49" W, 170.90 feet to a 1/2" iron rod found; N 28° 00' 53" E, 148.42 feet to a 3/8" iron rod found and N 50° 50' 52" W, 64.35 feet to a 3/8" iron rod found at the northwesterly corner of the said Neal tract and the southwest corner of the said Milton tract;

THENCE, along the common line of the said Neal tract and the said Milton tract as follows: S 89° 53' 07" E, 378.20 feet to a T-post found and S 89° 51' 00" E, 460.06 feet to the POINT OF BEGINNING AND CONTAINING 7.70 ACRES OF LAND MORE OR LESS.

*BASIS OF BEARINGS: per Vol. 1742, Pg. 302

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