

Fieldnote Description to 14.33 Acres
Thomas P. Whitmire Survey, A-638
Freestone County, Texas

Being all of that certain tract or parcel of land situated in the Thomas P. Whitmire Survey, A-638, Freestone County, Texas, containing 14.33 acres, more or less, being part of a called 14.97 acre tract, Tract 1, described in a deed dated August 29, 2018 from Michael Joseph Fulton, et al., to Tyler Chase Brown, et al., recorded in Volume 1750, Page 760 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 point in the northeast right-of-way of FM 1451 (40 feet from the center) for the west corners of the referenced tract and a 0.104 acre access easement described this day and the residual southern corner of a called 14.1 acre tract conveyed to Mattie Sims by document recorded in Volume 9, Page 449, of the District Court Minutes of Freestone County, Texas. From said point, a T-bar found for reference bears S49°16'11"W 0.3 feet;

THENCE NORTH 49°16'11" EAST (this is the basis of bearings per Volume 1750, Page 760), with the northwest lines of the referenced tract and said easement, the residual southeast line of said Sims tract, and along a wire fence, passing at 24.25 feet a fence intersection post found for the north corner of said easement, and continuing a total distance of 579.39 feet, to a found 4" steel fence corner post;

THENCE SOUTH 38°36'22" EAST 213.06 feet, with the northeast line of the referenced tract, the residual southwest line of said Sims acre tract, and along a wire fence, to a found T-bar;

THENCE NORTH 49°56'31" EAST 985.96 feet, with the northwest line of the referenced tract, the apparent southeast line of said Sims tract, and along a wire fence, to a ½" iron rod (capped RPLS 4957) found for the north corner of the referenced tract in the apparent southwest line of a called 30 acre tract, Third Tract, described in a deed to Robert Miller and Shirley Wedgworth recorded in Volume 1094, Page 101;

THENCE SOUTH 38°39'16" EAST 381.23 feet, with the northeast line of the referenced tract, the apparent southwest line of said 30 acre tract, and along a wire fence, to a found 9" treated fence corner post at the apparent north corner of a called 14.1 acre tract, First Tract, described in the aforesaid Volume 1094, Page 101;

THENCE SOUTH 50°01'17" WEST 1336.42 feet, with the southeast line of the referenced tract, the apparent northwest line of said 14.1 acre tract, and along a wire fence, to a ½" iron rod (capped Goodwin Lasiter) set (hereafter referred to as a capped ½" iron rod set) for the east corner of a 0.316 acre tract described this day. From said point, a ½" iron rod found for the south corner of the referenced tract bears S50°01'17"W 89.43 feet;

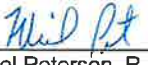
THENCE NORTH 38°02'05" WEST 147.97 feet, across the referenced tract and with the northeast line of said 0.316 acre tract, to a capped ½" iron rod set for the north corner of said 0.316 acre tract and the east corner of a 1.328 acre tract described this day;

THENCE NORTH 38°02'05" WEST 246.51 feet, across the referenced tract and with the northeast line of said 1.328 acre tract, to a capped ½" iron rod set for the north corner of said 1.328 acre tract;

THENCE SOUTH 51°57'56" WEST, across the referenced tract and with the northwest line of said 1.328 acre tract, passing at 25.00 feet a ½" iron rod found for the north corner of a called one acre tract, Tract 2, described in the aforesaid Volume 1750, Page 760, continuing with the northwest line of said Tract 2 and the southeast line of the referenced tract, passing at 209.60 feet a capped ½" iron rod set for the east corner of the aforesaid access easement, and continuing with the southeast line of said easement and across a gravel drive, a total distance of 234.69 feet, to a ½" iron rod (capped RPLS 4957) found in the northeast right-of-way of FM 80 (40 feet from the center) for the west corner of said 1.328 acre tract and the south corner of said easement;

THENCE NORTH 38°02'04" WEST 183.05 feet, with the southwest lines of the referenced tract and said easement and with the northeast right-of-way of FM 80, to the Point of Beginning, and containing 14.33 acres, more or less, as shown on the accompanying survey plat of even ate herewith.

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


Michael Peterson, R.P.L.S. 6648
Raymond Survey & Mapping
TBPELS Firm License No. 10110900
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