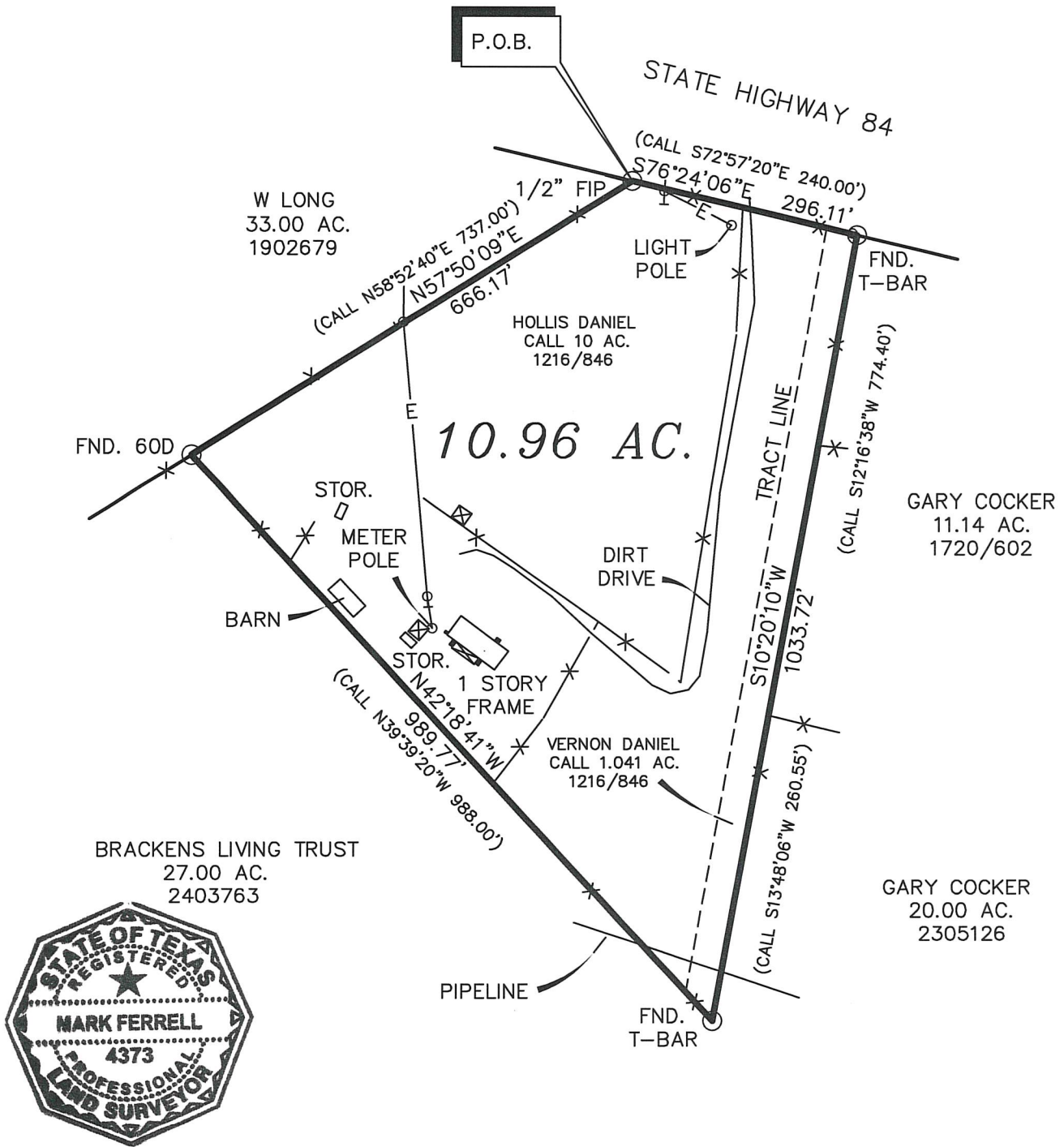




NOTE: This survey was prepared without the benefit of a title commitment or title report. All apparent and observable utilities shown. Any pipelines or wells indicated by the Rail Road Commission GIS viewer to affect this tract are shown. All setbacks and easements prescribed by recorded deed restrictions since the creation of the plat are shown as described. There may be easements or encumbrances affecting this tract not shown on the recorded plat, not apparent upon ground observation, nor disclosed by previous occupants or owners since the creation of the plat. No 8-1-1 locate ticket exists for this project.

SPECIAL NOTE:
It is the sole responsibility of the customer and/or parties involved to file this Survey with the County Clerks office or appropriate entity. FAILURE TO DO SO may result in this Survey and/or field notes NOT RECOGNIZED AS A LEGAL DOCUMENT OR FILE OF RECORD.

DISCLAIMER:
This Survey is being provided solely for the use of the CURRENT PARTIES. No License has been created, expressed or implied to copy this SURVEY, except as is necessary in conjunction with the ORIGINAL TRANSACTION. IT IS CERTIFIED FOR THIS TRANSACTION ONLY.

NOTE: Development and or division of real estate has regulations from the state, county and city. this survey to develop and or divide land should consult with the appropriate entity to see what regulations apply. Failure to do so could result in legal action being taken.

County: Freestone
Acreage: 10.96 Ac.
Survey: S. Sanchez A-30
Scale: 1"= 200'
Description: Vol. 1216, Page 846
Surveyed for: Wesley & Judy Daniel
Drawn by: R.P. 001
On the ground Field Tech: J.G.

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plat and notes of even date represent the results of an on the ground survey made under my direction and supervision.
This the 9 Day of July, 2026.

Mark Ferrell
Registered Professional Land Surveyor
Number 4373

Legend

I.C.V. = Irrigation Control Valve
P.O.C. = Point of Commencement
P.O.B. = Point of Beginning
B.C.S. = Buried Cable Sign
U/G = Underground Electric
W/M = Water Meter
W/V = Water Valve
F.I.R. = Found Iron Rod
S.I.R. = Set Iron Rod
F.I.P. = Found Iron Pipe
TEL. = Telephone
A/C = Air Conditioner
C/O = Cleanout
-//--// = Wood Fence
-O-O- = Chainlink Fence
-X-X- = Barbwire Fence
-OHP- = Powerline

HEARN SURVEYING ASSOCIATES

Firm Number: 10019900

108 W. Tyler St.
Athens, Tx. 75751-2045
(903) 675-2858

800-432-7670

Use or reproduction of this Survey for any purpose by other parties IS PROHIBITED. Surveyor is NOT RESPONSIBLE for any loss resulting therefrom.

FIELD NOTES

DANIEL TRACT
10.96 ACRES

S. SANCHEZ SURVEY
ABSTRACT 30

FREESTONE COUNTY

All that certain lot, tract, or parcel of land situated in the S. Sanchez Survey Abstract 30, being all of a called 10 acre tract described as Tract 1 and being all of a called 1.041 acre tract described as Tract 2 by deed recorded in Volume 1216, Page 846 of the Deed Records of Freestone County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows.

BEGINNING at a found 1/2" iron pipe for the north corner of this tract and the above mentioned 10 acre tract located in the south R.O.W. of State Highway 84;

THENCE with said R.O.W. South 76°24'06" East a distance of 296.11 feet to a found T-Bar for the east corner of this tract;

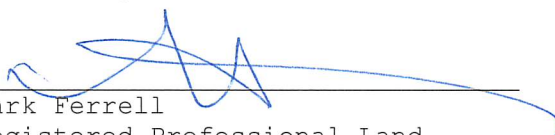
THENCE South 10°20'10" West a distance of 1033.72 feet to a found T-Bar for the south corner of this tract and the 1.041 acre tract;

THENCE North 42°18'41" West a distance of 989.77 feet to a found 60D nail for the west corner of this tract;

THENCE North 57°50'09" East a distance of 666.17 feet to the place of beginning and containing 10.96 acres of land.

SURVEYOR'S CERTIFICATE

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that I directed an on the ground survey of the property described above and prepared the above field notes and plat of even date describing the boundaries of same just as they were found and surveyed upon the ground. Witness my hand and seal at Athens, Texas, this the 9th day of July, 2026.


Mark Ferrell
Registered Professional Land
Surveyor Number 4373
Firm No. 10019900

