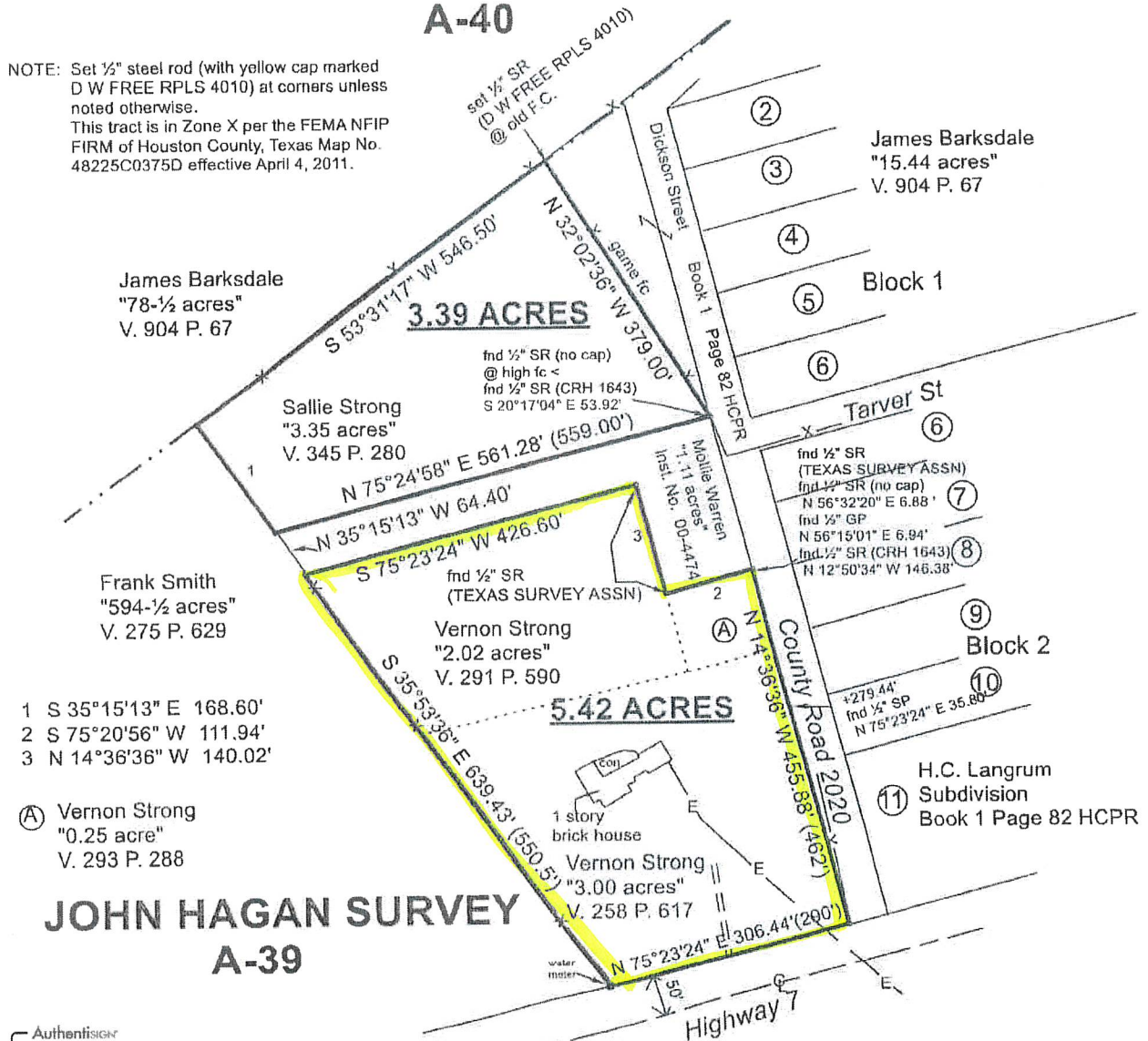


J. J. HAIL SURVEY A-40

NOTE: Set 1/2" steel rod (with yellow cap marked D W FREE RPLS 4010) at corners unless noted otherwise.
This tract is in Zone X per the FEMA NFIP FIRM of Houston County, Texas Map No. 48225C0375D effective April 4, 2011.

LEGEND	
—X—	fence
—E—	O/H electric



JOHN HAGAN SURVEY A-39

Authentisign
Robert Broome 02/20/2022
2/20/2022 8:33:33 PM CST
Authentisign
Christine Broome 02/20/2022
2/20/2022 8:35:28 PM CST

**SURVEY PLAT OF 8.81 ACRES IN THE
JOHN HAGAN SURVEY, A-39
HOUSTON COUNTY, TEXAS**

SCALE: 1" = 200'

MARCH 15, 2019

David W. Free
David W. Free R.P.L.S. No. 4010

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CENTERVILLE, TEXAS

(903) 536-2554

STATE OF TEXAS

COUNTY OF LEON

MARCH 15, 2019

5.42 ACRES

These notes describe that certain 5.42 acres in the JOHN HAGAN SURVEY, Abstract 39, located in Houston County, Texas; being all of that "2.02 acres" contained in a Deed dated October 6, 1952, from H. C. Langrum and wife, Mabel Langrum to Vernon M. Strong and recorded in Volume 291 Page 590 Houston County Deed Records, all of that "0.25 acres" contained in a Deed dated October 7, 1952 from H. C. Langrum and wife, Mabel Langrum to V. M. Strong and wife, Sallie Strong and recorded in Volume 293 Page 288 Houston County Deed Records, and all of that "3.00 acres" contained in a Deed dated June 3, 1947 from H. C. Langrum and wife, Mabel Langrum to Vernon Strong and wife, Sallie K. Strong and recorded in Volume 258 Page 617 Houston County Deed Records; this 5.42 acre tract is described more particularly as follows:

BEGINNING at a ½" steel rod (with cap marked TEXAS SURVEY ASSN) found for the South corner of that "1.11 acres" (recorded in Instrument No. 00-4474 Houston County Official Records), same being the West corner of the "0.25 acre" in the Northeast line of the "2.02 acres";

THENCE with non-fenced Southwest line of the "1.11 acres", same being the Northeast line of the "2.02 acres", North 14°-36'-36" West a distance of 140.02 feet to an interior corner of the "1.11 acres", same being the North corner of the "2.02 acres"; found a ½" steel rod (with cap marked TEXAS SURVEY ASSN) at same;

THENCE with the non-fenced upper Southeast line of the "1.11 acres", same being the Northwest line of the "2.02 acres", South 75°-23'-24" West a distance of 426.60 feet to an exterior corner of the "1.11 acres", same being the West corner of the "2.02 acres"; set a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) at same;

THENCE with the Southwest line of the "2.02 acres" and the "3.00 acres", along an existing fence, North 35°-53'-36" East a distance of 639.43 feet (550.5 feet) to the South corner of the "3.00 acres" in the Northwest right-of-way of Highway 7; set a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) at same;

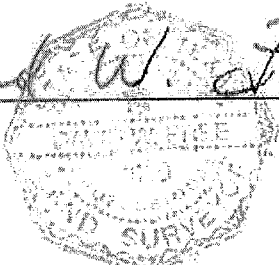
THENCE with Southeast line of the "3.00 acres", same being the Northwest right-of-way of Highway 7, parallel with but 50 feet from the centerline of same, South 75°-23'-24" East a distance of 306.50 feet (290 feet) to the East corner of the "3.00 acres" in the Southwest right-of-way of Dickson Street (per plat of H C Langrum Subdivision recorded in Book 1 Page 82 Houston County Plat Records) and now known as County Road 2020 ; set a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) at same;

THENCE with the non-fenced Northeast line of the "3.00 acres" and the "0.25 acre", same being the Southwest right-of-way of Dickson Street (County Road 2020), North 14°-36'-36" West a distance of 455.80 feet (462 feet) to the East corner of the "1.11 acres", same being the North corner of the "0.25 acre"; found a ½" steel rod (with cap marked TEXAS SURVEY ASSN) at same; found a ½" steel rod (no cap) bearing North 56°-36'-23" East 6.88 feet; found a ½" steel pipe bearing North 56°-15'-01" East 6.94 feet; found a ½" steel rod (with cap marked CRH 1643) bearing North 12°-50'-34" West 146.38 feet;

THENCE with the non-fenced Southeast line of the "1.11 acres", same being the Northwest line of the "0.25 acre", South 75°-22'-56" West a distance of 111.94 feet to the PLACE OF BEGINNING.

Containing, according to the dimensions herein stated, an area of 5.42 acres of land.

SURVEYOR'S NOTE: Bearing are Grid (Lambert). Access is by frontage on Highway 7 and Dickson Street County Road 2020). See plat.


David W. Free  R.P.L.S. No. 4010