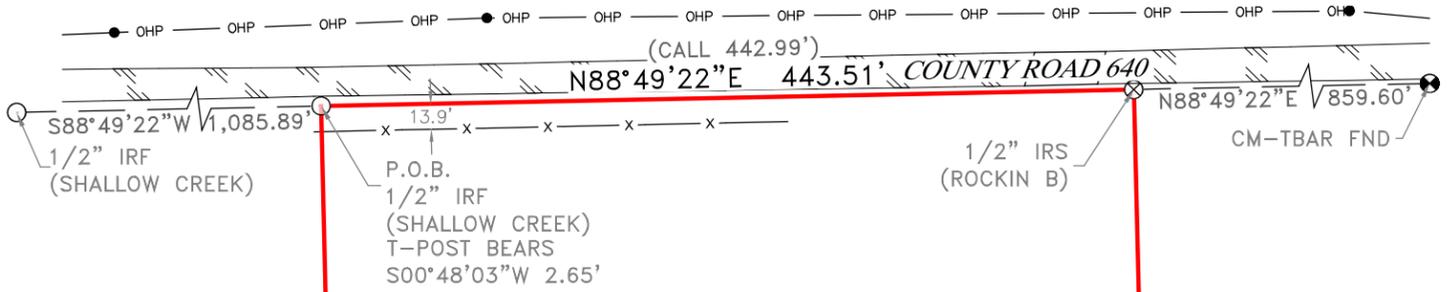


LEGEND

CM CONTROLLING MONUMENT	OHT - OVERHEAD TELEPHONE
○ 1/2" IRON ROD FOUND	OHP - OVERHEAD ELECTRIC
⊗ 1/2" IRON ROD SET (ROCKIN B)	— PIPE FENCE
○ POINT FOR CORNER	— WROUGHT IRON FENCE
○ 1/2" IRON PIPE FOUND	— WOOD FENCE
● POWER POLE	— WIRE FENCE
⊕ WATER METER	— CHAINLINK FENCE
⊗ CONCRETE R.O.W. MON	△ OVERHEAD ELECTRIC
⊗ 60D NAIL FOUND	← GUY WIRE
⊕ FH FIRE HYDRANT	⊕ ELECTRIC PEDESTAL
⊕ GAS METER	⊕ TELEPHONE PEDESTAL
⊕ WATER VALVE	⊕ CLEANOUT ⊕ SEPTIC LID
	— ASPHALT PAVING
	— GRAVEL/ROCK
	— ROAD OR DRIVE



*JOHN GRAHAM SURVEY
ABSTRACT NO. 249*



LEGAL DESCRIPTION

Being a 10.631 acre tract or parcel of land situated in the John Graham Survey, Abstract No. 249, Freestone County, Texas, being all of that certain called 10.618 acre tract of land conveyed to Michael Lynn Ethridge, recorded in Document No. 2301193, Official Public Records of Freestone County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2"iron rod found (SHALLOW CREEK), at the Northwest corner of said 10.618 acre tract, at the Northeast corner of a certain called 10.000 acre tract of land conveyed to Rachel Lanette Ethridge, recorded in Document No. 2301192, Official Public Records of Freestone County, Texas, and on the South margin of County Road 640, from which a T-Post found bears South 00 DEGREES 48 MINUTES 03 SECONDS West, a distance of 2.65 feet, and a 1/2"iron rod found (SHALLOW CREEK) bears, South 88 DEGREES 49 MINUTES 22 SECONDS West, a distance of 1,085.89 feet;

THENCE North 88 DEGREES 49 MINUTES 22 SECONDS East, with the North line of said 10.618 acre tract and with the South margin of County Road 640, a distance of 443.51 feet to a 1/2"iron rod set (ROCKIN B), at the Northeast corner of said 10.618 acre tract and at the Northwest corner of a certain called 20.625 acre tract of land conveyed to Hazel Vernell Lee et vir, recorded in Volume 1533, Page 166, Deed Records of Freestone County, Texas, from which a Tbar found bears North 88 DEGREES 49 MINUTES 22 SECONDS East, a distance of 859.60 feet;

THENCE South 01 DEGREES 21 MINUTES 08 SECONDS East, with the East line of said 10.618 acre tract and with the West line of said 20.625 acre tract, a distance of 1,044.27 feet to a point for corner, at the Southeast corner of said 10.618 acre tract, at the Southwest corner of said 20.625 acre tract, and on the North line of a certain called 72.6 acre tract of land conveyed to Jessica Foster, recorded in Volume 1648, Page 72, Deed Records of Freestone County, Texas, from which a 1/2" iron rod found (STANGER) bears, South 01 DEGREES 21 MINUTES 08 SECONDS East, a distance of 0.22 feet, a T-Post bears South 04 DEGREES 01 MINUTES 42 SECONDS East, a distance of 9.01 feet, and a Tbar found bears North 88 DEGREES 51 MINUTES 20 SECONDS East, a distance of 860.31 feet;

THENCE South 88 DEGREES 51 MINUTES 20 SECONDS West, with the South line of said 10.618 acre tract and with the North line of said 72.6 acre tract, a distance of 443.51 feet to a 1/2"iron rod found (SHALLOW CREEK), at the Southwest corner of said 10.618 acre tract and at the Southeast corner of said 10.000 acre tract, from which a 1/2"iron rod found bears South 88 DEGREES 51 MINUTES 20 SECONDS West, a distance of 161.25 feet;

THENCE North 01 DEGREES 21 MINUTES 09 SECONDS West, with the West line of said 10.618 acre tract and with the East line of said 10.000 acre tract, a distance of 1,044.01 feet to the POINT OF BEGINNING, Containing 10.631 Acres of Land.

10.631 ACRES
CALLED 10.618 ACRES
MICHAEL LYNN ETHRIDGE
DOC. No. 2301193
O.P.R.F.C.T.

NO1°21'09"W 1,044.01'
(CALL N00°10'33"W 1,043.91')
CALLED 10.000 ACRES
RACHEL LANETTE ETHRIDGE
DOC. No. 2301192
O.P.R.F.C.T.

(CALL S00°10'32"E 1,044.40')
S01°21'08"E 1,044.27'

CALLED 20.625 ACRES
HAZEL VERNELL LEE ET VIR
VOL. 1533, PG. 166
D.R.F.C.T.

P.F.C.-1/2" IRF
(STANGER) BEARS
S01°21'08"E 0.22'
T-POST BEARS
S04°01'42" E 9.01'

APPROX. 0.10 ACRES
UNDER FENCE NOT
COVERED BY DEED



SURVEYOR'S NOTES:

- 1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GNSS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
- 2) CALL BEARINGS, AND DISTANCES ARE PER RECORDED DEEDS UNLESS OTHERWISE SPECIFIED.
- 3) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.

CALLED 72.6 ACRES
JESSICA FOSTER
VOL. 1648, PG. 72
D.R.F.C.T.

I, Wayne Beets II RPLS No. 6039, do hereby certify that the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

DATE: 10-16-2025



BY: Wayne Beets

WAYNE BEETS II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS No. 6039

DRAWN BY: JWB

PREPARED BY:

ROCKIN B



P.O. BOX 5052
MABANK, TEXAS 75147
FIRM No. 10194744
903-288-6810

JOB NO: 2025-435