

HANEY SURVEYING SERVICES

P.O.BOX 2387- MAILING ADDRESS
2023 FLAMINGO ROAD
CRYSTAL BEACH, TEXAS 77650
OFFICE/CELL NO. 254/562-6954

Description: 10.323 Acres Tract, T.H. Brennan Survey A-58, Teague Area, Freestone County, Texas Owner: Christopher David Tucker et ux

BEING a 10.323 acres tract situated in the T.H. Brennan Survey A-58, Teague Area, Freestone County, Texas, and being part of called 55.41 acres tract described in the deed to Christopher David Tucker and wife, Kayla Suzanne Tucker recorded in Instrument No. 2022-1023, Official Records of Freestone County, Texas (F.C.O.R.), said 10.323 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod in the West right of way line of F.M. Hwy. 80 at a fence corner post for the Northeast corner of said 55.41 acres tract and this tract, same being the Southeast corner of the Monte Kennedy et ux called 15.083 acres tract of record in Instrument No. 2404353, F.C.O.R.;

THENCE S.3°28'56"W. with the West line of said F.M. Hwy. 80 and the East line of said 55.41 acres tract, at 86.60 ft. the Northeast corner of a 30 ft. wide access easement, also same being the Northeast corner of the Hilcorp Energy 30 ft. wide access easement of record in Vol. 1271, Pg. 834, L.C.D.R., at 116.60 ft. the Southeast corner of said access easement, in all 477.71 ft. to a found 1/2" iron rod at a fence corner post for the Southeast corner of this tract, same being the Northeast corner of the Edward Chance Sullivan called 7.46 acres tract OF RECORD IN Instrument No. 2025-2506774, F.C.O.R. previously being a part of said 55.41 acres tract;

THENCE along a fence, and with the South line of this tract, also being along the North and part of the East line of said Sullivan tract as follows N.74°50'34"W. 251.16 ft. to a found 1/2" iron rod at the base of a wood fence corner post for angle corner, N.88°06'03"W. 99.85 ft. to a found 1/2" iron rod at the base of a wood fence corner post for angle corner, S.5°39'44"W. 75.53 ft. to a found 1/2" iron rod at the base of a wood fence corner post for angle corner, S.47°25'53"W. 182.74 ft. to a found 1/2" iron rod at a fence intersection for an angle corner and S.0°44'48"W. 34.65 ft. to a set 1/2" iron rod at the intersection of two fences in the West line of said Sullivan tract for an ell corner in the South line of this tract;

THENCE N.87°57'01"W. 344.32 ft. along a cross fence through said 55.41 acres tract to a set 1/2" iron rod ta a fence corner post for the Southwest corner of this tract;
THENCE N.3°25'06"E. along a partial cross fence through said 55.41 acres tract, at 420.00 ft. an ell corner in said cross fence, leaving said fence, at 550.42 ft. a point in the South line of said Hilcorp Energy easement and the Southwest corner of this access easement, crossing an existing oilfield road, in all 580.42 ft. to a set 1/2" iron rod in a fence, the North line of said 55.41 acres tract and said access easement, and the South line of the Henry James Sartor II called 50.00 acres tract of record in Vol. 1442, Pg. 335, F.C.O.R. for the Northwest corner of this tract and said access easement;

THENCE N.86°58'44"E. 302.01 ft. along a fence, and with the North line of said 55.41 acres tract and said access easement, and with the South line of said Sartor tract to a found 1/2" iron rod at a fence corner post for an ell corner in the North line of said 55.41 acres tract and this tract, same being the Southeast corner of said Sartor tract;

THENCE N.0°04'53"W. 123.22 ft. along a fence, and with the East line of said Sartor tract to a found 1/2" iron rod at a fence corner post for an ell corner in the North line of said 55.41 acres tract and this tract, same being the Southwest corner of said Kennedy tract;

THENCE N.83°21'41"E. 554.64 ft. along a fence, and with the North line of said 55.41 acres tract and the South line of said Kennedy tract to the point of BEGINNING, containing 10.323 acres,

The foregoing description was prepared from that plat dated February 24, 2026 that represents the facts found from that survey made on the ground under my supervision.

Mark D. Haney

Mark D. Haney, R.P.L.S. No. 5841

