

FIELD NOTES

IRVIN TRACT
3.48 ACRES

JACOB HOLT SURVEY
ABSTRACT 471

ELLIS COUNTY

All that certain lot, tract, or parcel of land situated in the Jacob Holt Survey Abstract 471, Ellis County, Texas, and being the residue of a called 5.441 acre tract described as Tract One by deed recorded in Volume 1878, Page 1597 of the Deed Records of Ellis County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows.

BEGINNING on a set 1/2" iron rod for the southeast corner of this tract and the southwest corner of a 16.22 acre tract recorded in Volume 2485, Page 56 located in the called north R.O.W. of U.S. Highway 77; Witness: N60°00'00"E 1284.20 feet, a found concrete monument.

THENCE with said north R.O.W. S60°00'00"W 26.59 feet to a point in the centerline of Duke Road for the southeast corner of a 29.043 acre tract recorded in Volume 2721, Page 1837;

THENCE with the approximate centerline of said Duke Road and the east line of said 29.043 acre tract N62°34'49"W 526.30 feet and N55°54'20"W 59.56 feet to a set "X" in bridge located in the approximate centerline of Jordan Branch;

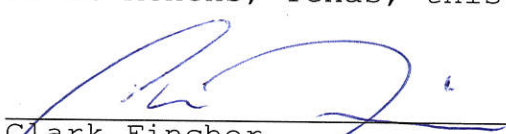
THENCE with said approximate centerline of Jordan Branch N06°52'10"W 229.18 feet, S77°40'53"E 75.73 feet and N29°35'11"E 216.43 feet to the north corner of this tract;

THENCE S30°15'00"E passing a set 1/2" iron rod for the northwest corner of said 16.22 acre tract and continuing with the west line of said 16.22 acre tract in all 766.40 feet to the place of beginning and containing 3.48 acres of land of which approximately 0.30 acres lie within said public road.

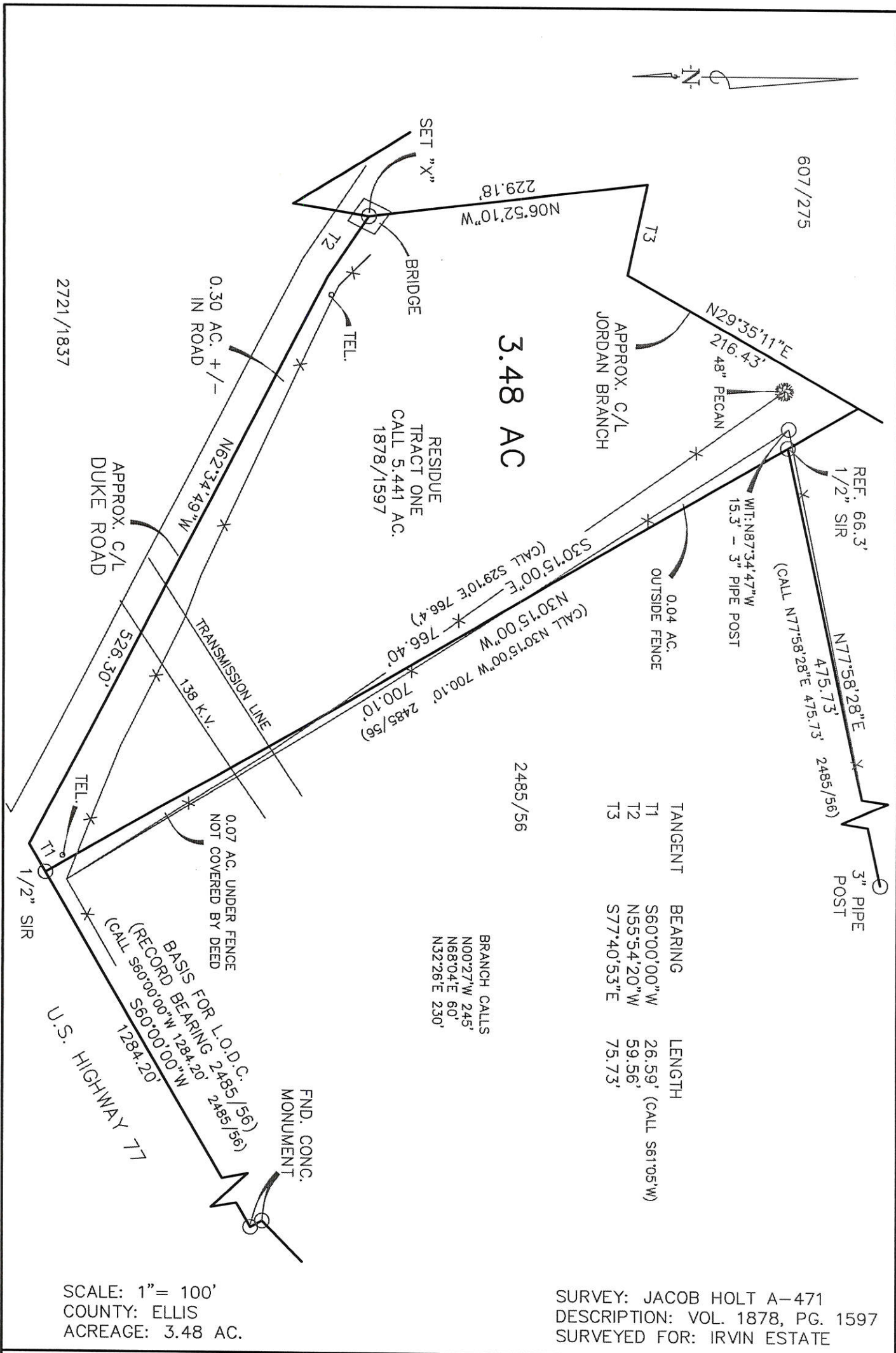
SURVEYOR'S CERTIFICATE

I, Clark Fincher, Registered Professional Land Surveyor 5035, 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 4th day of May, 2016.


Clark Fincher
Registered Professional Land
Surveyor Number 5035
Firm No. 10019900

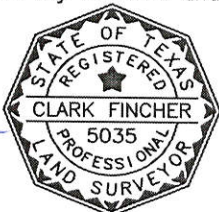




I, Clark Fincher, Registered Professional Land Surveyor 5035, do hereby certify that the above survey plat and notes of even date represent the results of an on the ground survey made under my direction and supervision.

This the 4 Day of MAY, 2016.

Clark Fincher
Registered Professional Land Surveyor
Number 5035



HEARN SURVEYING ASSOCIATES

FIRM NUMBER: 10019900

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