

FIELD NOTES

**Reynaldo Loredo & Zobeida Mata
10.252 Acres - "TRACT 2"**

**Wm. Van Survey, A-625
Freestone County, Texas**

All that certain lot, tract or parcel of land, located within the William Van Survey, Abstract Number 625 in Freestone County, Texas, and being a part out of a called 42.967 acre tract described in a Warranty Deed with Vendor's Lien recorded in Volume 1711, Page 108 of the Official Records of Freestone County, Texas (O.R.F.C.T.), and being described by metes and bounds as follows:

BEGINNING at a set 1/2 inch iron rod in the west margin of County Road 505, being in the east line of said 42.967 acre tract, being the southeast corner of a 10.252 acre "TRACT 1" surveyed on this date for Reynaldo Loredo and Zobeida Mata, and being the northeast corner of this tract, from which a found 6 inch fence corner at an angle corner of said 42.967 acre tract for reference bears North 02°28'27" West, 189.61 feet;

THENCE South 02°28'27" East with the west margin of County Road 505, a distance of 539.70 feet to a set 1/2 inch iron rod in the same, being the northeast corner of an 11.217 acre "TRACT 3" surveyed on this date for Reynaldo Loredo and Zobeida Mata, and being the southeast corner of this tract, from which a found 1/2 inch iron rod capped "STANGER" for reference bears South 02°28'27" East, 410.47 feet;

THENCE South 87°45'47" West across said 42.967 acre tract and with the north line of "TRACT 3", a distance of 827.78 feet to a found 3/8 inch iron rod at a fence corner, being the most easterly southeast corner of the Jack and Jolene Belcher called 14.90 acre tract described in Volume 1338, Page 50 (O.R.F.C.T.), and being the southwest corner of this tract;

THENCE North 02°24'21" West with the east line of said 14.90 acres, at a distance of 358.74 feet passing a found 1/2 inch iron rod at the northeast corner of the same, and continuing with an easterly line of a called 29.99 acre tract described in Volume 1283, Page 16 (O.R.F.C.T.), a total distance of 539.70 feet to a set 1/2 inch iron rod in the same, being the southwest corner of said "TRACT 1", and being the northwest corner of this tract;

THENCE North 87°45'47" East across said 42.967 acre tract and with the south line of "TRACT 1", a distance of 827.14 feet to the **PLACE OF BEGINNING**, containing **10.252** acres of land.

Note:

- 1.) A plat of an even date accompanies this description.
- 2.) Bearings and distances were derived from G.P.S. observations and are based on the Texas State Plane Coordinate System, N.A.D. 83 Central Zone (FIPS 4202).

Surveyor's Certificate:

I, Ross C. Address, Texas Registered Professional Land Surveyor No. 6464, do hereby certify that the above description is true and correct to the best of my knowledge, and that the property described herein was determined by a survey made on the ground and under my direct supervision.

Witness my hand and seal at Athens, Texas on this 11th day of March, 2022 A.D.



Ross C. Address
Texas Registered Professional Land Surveyor No. 6464

ANDRESS
SURVEYING, LLC

506 Richardson Street ~ Athens, Texas 75751
Phone: (903) 904-5043 | Fax: (903) 904-5044
AddressSurveying.com
TBPLS Firm Number: 10194120
Project Number: 2017-0014 - TRACT 2

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All that certain lot, tract or parcel of land, located within the William Van Survey, Abstract Number 625 in Freestone County, Texas, and being a part out of a called 42.967 acre tract described in a Warranty Deed with Vendor's Lien recorded in Volume 1711, Page 108 of the Official Records of Freestone County, Texas (O.R.F.C.T.), and being described by metes and bounds as follows:

BEGINNING at a set 1/2 inch iron rod in the west margin of County Road 505, being in the east line of said 42.967 acre tract, being the southeast corner of a 10.252 acre "TRACT 1" surveyed on this date for Reynaldo Loredó and Zobeida Mata, and being the northeast corner of this tract, from which a found 6 inch fence corner at an angle corner of said 42.967 acre tract for reference bears North 02°28'27" West, 189.61 feet;

THENCE South 02°28'27" East with the west margin of County Road 505, a distance of 539.70 feet to a set 1/2 inch iron rod in the same, being the northeast corner of an 11.217 acre "TRACT 3" surveyed on this date for Reynaldo Loredó and Zobeida Mata, and being the southeast corner of this tract, from which a found 1/2 inch iron rod capped "STANGER" for reference bears South 02°28'27" East, 410.47 feet;

THENCE South 87°45'47" West across said 42.967 acre tract and with the north line of "TRACT 3", a distance of 827.78 feet to a found 3/8 inch iron rod at a fence corner, being the most easterly southeast corner of the Jack and Jolene Belcher called 14.90 acre tract described in Volume 1338, Page 50 (O.R.F.C.T.), and being the southwest corner of this tract;

THENCE North 02°24'21" West with the east line of said 14.90 acres, at a distance of 358.74 feet passing a found 1/2 inch iron rod at the northeast corner of the same, and continuing with an easterly line of a called 29.99 acre tract described in Volume 1283, Page 16 (O.R.F.C.T.), a total distance of 539.70 feet to a set 1/2 inch iron rod in the same, being the southwest corner of said "TRACT 1", and being the northwest corner of this tract;

THENCE North 87°45'47" East across said 42.967 acre tract and with the south line of "TRACT 1", a distance of 827.14 feet to the **PLACE OF BEGINNING**, containing **10.252** acres of land.

Note:

- 1.) A plat of an even date accompanies this description.
- 2.) Bearings and distances were derived from G.P.S. observations and are based on the Texas State Plane Coordinate System, N.A.D. 83 Central Zone (FIPS 4202).

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I, Ross C. Andress, Texas Registered Professional Land Surveyor No. 6464, do hereby certify that the above description is true and correct to the best of my knowledge, and that the property described herein was determined by a survey made on the ground and under my direct supervision.

Witness my hand and seal at Athens, Texas on this 11th day of March, 2022 A.D.



Ross C. Andress
Texas Registered Professional Land Surveyor No. 6464

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FIELD NOTES

Reynaldo Loredo & Zobeida Mata
11.217 Acres - "TRACT 3"

Wm. Van Survey, A-625
Freestone County, Texas

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BEGINNING at a set 1/2 inch iron rod in the west margin of County Road 505, being in the east line of said 42.967 acre tract, being the southeast corner of a 10.252 acre "TRACT 2" surveyed on this date for Reynaldo Loredo and Zobeida Mata, and being the northeast corner of this tract, from which a found 6 inch fence corner at an angle corner of said 42.967 acre tract for reference bears North 02°28'27" West, 729.31 feet;

THENCE South 02°28'27" East with the west margin of County Road 505, a distance of 410.47 feet to a found 1/2 inch iron rod capped "STANGER" in the same, being the northeast corner of the Juan and Concepcion Munoz called 2.000 acre tract described in Volume 1679, Page 583 (O.R.F.C.T.), and being the southeast corner of this tract;

THENCE South 81°13'45" West with the north line of said 2.000 acres, a distance of 411.32 feet to a found 1/2 inch iron rod capped "STANGER" at a fence corner, being the northwest corner of said 2.000 acre tract, being the northerly northeast corner of an 11.246 acre "TRACT 4" surveyed on this date for Reynaldo Loredo and Zobeida Mata, and being an angle corner of this tract;

THENCE South 87°30'22" West across said 42.967 acre tract and with the north line of "TRACT 4", a distance of 520.84 feet to a set 1/2 inch iron rod, being in the northerly east line of the Jack Belcher called 15.00 acre tract described in Volume 798, Page 193 of the Deed Records of Freestone County, Texas (D.R.F.C.T.), being the northwest corner of said "TRACT 4", and being the most southerly west corner of this tract, from which a found 3/8 inch iron rod at a fence corner for reference bears South 02°42'04" East, 255.11 feet;

THENCE North 02°42'04" West with a fence and an easterly line of said 15.00 acres, a distance of 94.70 feet to a set 1/2 inch iron rod at a fence corner, being the most northerly northeast corner of said 15.00 acre tract, being an ell corner of said 42.967 acre tract, and being an ell corner of this tract;

THENCE South 86°53'22" West with a fence and the north line of said 15.00 acre tract, a distance of 197.37 feet to a found 1/2 inch iron rod at a fence corner, being the southeast corner of the Jack and Jolene Belcher called 14.90 acre tract described in Volume 1338, Page 50 (O.R.F.C.T.), and being the westerly southwest corner of this tract;

THENCE North 02°27'25" West with a fence and an easterly line of said 14.90 acres, a distance of 367.92 feet to a found T-Post (0.5 feet tall) at a fence corner, being an ell corner of said 14.90 acre tract, being an angle corner of said 42.967 acre tract, and being the northwest corner of this tract;

THENCE North 87°45'47" East with a fence and a southerly line of said 14.90 acre tract, at a distance of 299.53 feet, passing a found 3/8 inch iron rod at a fence corner, being the easterly southeast corner of said 14.90 acre tract, being an ell corner of said 42.967 acre tract, being the southwest corner of the aforementioned "TRACT 2", surveyed on this date, and continuing across said 42.967 acre tract and with the south line of "TRACT 2", a total distance of 1,127.31 feet to the **PLACE OF BEGINNING**, containing **11.217** acres of land

FIELD NOTES

Reynaldo Loredo & Zobeida Mata
11.217 Acres - "TRACT 3"

Wm. Van Survey, A-625
Freestone County, Texas

Note:

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I, Ross C. Andress, Texas Registered Professional Land Surveyor No. 6464, do hereby certify that the above description is true and correct to the best of my knowledge, and that the property described herein was determined by a survey made on the ground and under my direct supervision.

Witness my hand and seal at Athens, Texas on this 11th day of March, 2022 A.D.



[Handwritten signature in red ink]

Ross C. Andress
Texas Registered Professional Land Surveyor No. 6464



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