



Line of Directional Control based upon GPS Observation Nad 83, State Plane Zone 3, Zone 5376, FIPS 4203, Texas-Central

James Horton
5.00 Acre Tract
IN #030186
O.P.R.H.C.T.



Cathy L. Russell
8.394 Ac. Tr.
IN #20241061
O.P.R.H.C.T.

4.000 Ac.
Cathy L. Russell
Pl. 8.394 Ac. Tr.
IN #20241061
O.P.R.H.C.T.

Elnora J. Shepherd
20.00 Acre Tract
Vol. 1039, Pg. 857
D.R.H.C.T.

Note: This Survey was prepared without benefit of a Title Commitment or Title Report, there may be additional Easements or Encumbrances affecting this tract that are not shown hereon.

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| LINE | BEARING | DISTANCE |
|------|---------------------------|----------|
| L1 | S 06°42'31" E | 41.26' |
| | (Call S08°09'43"E 41.26') | |

SPECIAL NOTE:
It is the sole responsibility of the customer and/or parties involved to file this Survey with the County Clerks office or appropriate entity. FAILURE TO DO SO may result in this Survey and/or field notes NOT RECOGNIZED AS A LEGAL DOCUMENT OR FILE OF RECORD.

DISCLAIMER:
This Survey is being provided solely for the use of the CURRENT PARTIES. No license has been created, expressed or implied to copy this SURVEY, except as is necessary in conjunction with the ORIGINAL TRANSACTION. IT IS CERTIFIED FOR THIS TRANSACTION ONLY.

Note: Development and or division of real estate has regulations from the state, county and city. Anyone using this survey to develop and or divide land should consult with the appropriate entity to see what regulations apply. Failure to do so could result in legal action being taken.

Scale: 1" = 60'
County: Houston
Acreage: 4.000 Ac.
Survey: G. Hollingsworth A-556
Description: IN #20241061
Surveyed for: Cathy Russell
Drawn by: L.P. 002
On the ground Field Tech: C.R.

Legend

- P.O.B. = Point of Beginning
- B.C.S. = Buried Cable Sign
- W/M = Water Meter
- W/V = Water Valve
- F.I.R. = Found Iron Rod
- S.I.R. = Set Iron Rod
- F.I.P. = Found Iron Pipe
- TEL. = Telephone
- //--// = Wood Fence
- O-O- = Chainlink Fence
- X-X- = Barbwire Fence
- OHP- = Powerline

I, Mark Ferrell, Registered Professional Land Surveyor 4373, 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 31st Day of JULY, 2024.

Mark Ferrell
Registered Professional Land Surveyor
Number 4373



Seal Here

HEARN SURVEYING ASSOCIATES

Firm Number: 10019900

108 W. Tyler St.
Athens, Tx. 75751-2045
(903) 675-2858

800-432-7670

Use or reproduction of this Survey for any purpose by other parties IS PROHIBITED. Surveyor is NOT RESPONSIBLE for any loss resulting therefrom.

FIELD NOTES

RUSSELL TRACT
4.000 ACRES

G. HOLLINSWORTH SURVEY
ABSTRACT 556

HOUSTON COUNTY

All that certain lot, tract, or parcel of land situated in the **G. HOLLINSWORTH SURVEY, ABSTRACT NO. 556**, Houston County, Texas, and being a part of the Cathy Russell 8.394 acre tract, described by Deed, recorded in Instrument No. 2024-01061 of the Official Public Records of Houston County, Texas (O.P.R.H.C.T.); Said tract or parcel of land being more fully described by metes and bounds as follows.

BEGINNING at a **FOUND 4 X 4 CONCRETE MONUMENT**, located in the west Right-of-Way (R.O.W.) of U.S. Highway No. 287 for the Northeast corner of this tract, and being the original Northeast corner of said 8.394 acre tract; said point being the Southeast corner of the James Horton 5.00 acre tract, described by Deed, recorded in Instrument No. 030186 O.P.R.H.C.T.;

THENCE along said R.O.W. with the east line of this tract as follows: **S 12°20'03" E 329.53 FEET** to a 1/2" **FOUND IRON ROD** for an angle corner, **S 01°05'31" W 136.89 FEET** to a 1/2" **FOUND IRON ROD** for an angle corner, and finally **S 06°42'31" E 41.26 FEET** to a 1/2" **SET IRON ROD** for the Southeast corner, and being the original Southeast corner of said 8.394 acre tract;

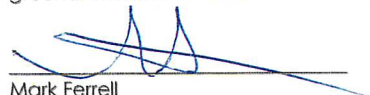
THENCE S 88°55'25" W 360.35 FEET along the south line of this tract to a 1/2" **SET IRON ROD** for the Southwest corner;

THENCE N 02°54'04" W 501.38 FEET along the west line of this tract to a 1/2" **SET IRON ROD**, located in the original north line of said 8.394 acre tract for the Northwest corner; said point located in the south line of said Horton tract;

THENCE N 88°56'21" E 313.11 FEET along the south line of said Horton tract, and the north line of this tract to the **PLACE OF BEGINNING** and containing **4.000 ACRES OF LAND**.

SURVEYOR'S CERTIFICATE

I, Mark Ferrell, Registered Professional Land Surveyor 4373, 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 31st DAY OF JULY, 2024.**


Mark Ferrell
Registered Professional Land
Surveyor Number 4373
Firm No. 10019900

