

Clinton Moody Jr.
Tract Two
2301530



William Perry
No Deed Found

Point of Beginning
1/2" F.I.R.

Set 60D
Nail

N 88°38'48" E 698.89'
(Call East 698.89')

Approximately
2.507 Ac.
Outside Fence
Covered by Deed

Approximately
0.404 Ac.
Outside Fence
in Road

15.029 Ac.

S 01°21'12" E 936.74'

Aimee M. Posey
74.66 Ac.
2020-2003985

Szymanski
Called 25 Ac.
2023-2305486

Phillip Ivy
56 Ac.
2024-2405573

County Road 511

(Call North 1560.00')

(Call South 1560.00')

Point of Beginning
1/2" S.I.R.

Set 60D
Nail

N 88°38'48" E 698.89'

Approximately
0.219 Ac.
Outside Fence
in Road

Approximately
0.521 Ac.
Outside Fence
Covered by Deed



10.000 Ac.

Stradford Family Trust
12.47 Ac.
1718/376

(Call West 698.89')

S 01°21'12" E 623.26'

0.117 Ac.
Outside Fence
in Road

REFERENCE: 1/2" F.I.R.
N 01°21'12" W 8.99'

S 88°38'48" W 698.89'

Set 60D
Nail

County Road 510

Set 60D
Nail

H&M Fryer Properties LLC
Called 128.15 Ac.
1416/262

BASIS OF BEARING

Based on geodetic observation,
North Central Zone, NAD 83.

Note: There may be additional
Easements or Encumbrances affecting
this tract that are not shown hereon.

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" = 200'
County: Freestone
Acreage: See Plat

Survey: William Fain A-231
Description: 2023-2305486
Surveyed For: Cartwright

- F/B = Frame Building
- E — = Powerline
- x — = Barbwire Fence
- F.I.R. = Found Iron Rod
- S.I.R. = Set Iron Rod
- A/C = Air Conditioner
- D/G = Down Guy
- P/P = Power Pole

I, Clark Fincher, R.P.L.S. No. 5035, certify that
plat shown hereon represents the results of an
on the ground survey made under my direction
and supervision.
This the 18th day of February, 2025.



JACK L. WARD & ASSOCIATES
FIRM NO. 10194479

P. O. BOX 1490
1206A S. PALESTINE ST.
ATHENS, TEXAS 75751

(903) 675-3819 or (903) 675-8655

Use or reproduction of this survey
for any purpose by other parties is
prohibited. Surveyor is not responsible
for any loss resulting therefrom.

CLARK FINCHER

FIELD NOTES

CARTWRIGHT
15.029 ACRES

WILLIAM FAIN SURVEY
ABSTRACT 231

FREESTONE COUNTY

All of that certain lot, tract, or parcel of land located in the William Fain Survey, Abstract 231, Freestone County, Texas, and being part of a called 25 acre tract conveyed to Josephine Anne Szymanski in Instrument 2023-2305486 of the Official Deed Records of Freestone County, Texas. Said tract being more fully described by metes and bounds as follows:

BEGINNING at found 1/2" iron rod for the northeast corner of this tract, and also being the northeast corner of the said Szymanski 25 acre tract, the northwest corner of the Aimee M. Posey called 74.66 acre tract described by Instrument 2020-2003985 of the Deed Records of Freestone County, and being in the south line of the Clinton Moody Jr. Tract Two described by Instrument 2301530 of the Deed Records of Freestone County;

THENCE S01°21'12"E 936.74 feet to a set 1/2" iron rod for the southeast corner of this tract, and also being in the east line of said Szymanski 25 acre tract, and in the west line of said Posey 74.66 acre tract, and being the northeast corner of a 10.000 acre tract surveyed this date;

THENCE S88°38'48"W 698.89 feet to a set 60D nail near the centerline of County Road 511 for the southwest corner of this tract, and also being the northwest corner of a 10.000 acre tract surveyed this date, and being in the called east line of the Phillip Jay called 56 acre tract described by Instrument 2024-2405573 of the Deed Records of Freestone County;

THENCE N01°21'12"W 936.74 feet to a set 60D nail near the centerline of County Road 511 for the northwest corner of this tract, and also being the northwest corner of the said Szymanski 25 acre tract, and being the southwest corner of said Moody Tract Two;

THENCE N88°38'48"E 698.89 feet to the POINT OF BEGINNING and containing 15.029 acres of land of which 0.404 acres of land lie within the county 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 ABOVE DESCRIBED TRACT OF LAND AND SUPERVISED THE PREPARATION OF THE ABOVE FIELD NOTES.

WITNESS MY HAND AND SEAL AT ATHENS, TEXAS THIS THE 18TH DAY OF FEBRUARY, 2025.


CLARK FINCHER
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 5035

