

FIELD NOTES

PLAT OF SURVEY

1.40 ACRES OF LAND
THE HGR LAND SERVICES TRACT

D. C. CANNON SURVEY
ABSTRACT NO. 130

FREESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the D. C. Cannon Survey Abstract No. 130 Freestone County, Texas and being a tract of land as described in Deed to HGR Land Services, LLC., recorded as Instrument No. 2503041 of the Official Records of Freestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 1 1/2" iron pipe found at the southwesterly corner of the said HGR Land Services tract, the southeasterly corner of a called 5 acre tract of land as described in Deed to Jose Salvador Mendez and wife, Maria Mendez recorded in Volume 1696, Page 196 of the Official Records of Freestone County, Texas, and in the northerly line of Barbara Drive from which a 14" Oak Tree fence corner bears N 84° 48' 54" W, 283.51 feet;

THENCE, N 05° 04' 05" E, along the westerly line of the said HGR Land Services and the easterly line of the said Mendez tract 191.36 feet to a 1" iron pipe found (with tag) for the northwesterly corner of the said HGR Land Services tract and the southwesterly corner of Lot 3 of Hillside Addition as shown by Plat recorded in Cabinet B, Slide 29 of the Plat Records of Freestone County, Texas;

THENCE, N 85° 46' 16" E, along the southerly line of said Hillside Addition passing a 1/2" iron rod found to the left 0.50 feet at 100.24 feet marking the southeasterly corner of said Lot 3, passing another 1/2" iron rod found to the left 0.30 feet at 200.29 feet marking the southeasterly corner of Lot 2 of said Hillside Addition and continuing a total distance of 316.85 feet to a 1" iron pipe found for the northeasterly corner of the said HGR Land Services tract, the southeasterly corner of Lot 1 of said Hillside Addition and in the westerly line of Loop 255 from which a 1/2" iron rod found bears N 06° 30' 22" E, 191.14 feet;

THENCE, with said Loop 255 and the said HGR Land Services tract as follows: S 06° 30' 22" W, 131.42 feet to a 1/2" iron rod set (red cap "Shallow Creek") and S 49° 30' 06" W, 156.25 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the southeasterly corner of the said HGR Land Services tract and in the northerly line of said Barbara Drive;

THENCE, N 84° 48' 54" W, along the northerly line of said Barbara Drive and the southerly line of the said HGR Land Services tract 200.00 feet to the POINT OF BEGINNING and CONTAINING 1.40 ACRES OF LAND MORE OR LESS.

*BASIS OF BEARINGS: Assumed

This property is subject to Rules, Regulations, and Zoning Ordinances
imposed by the City of Teague.

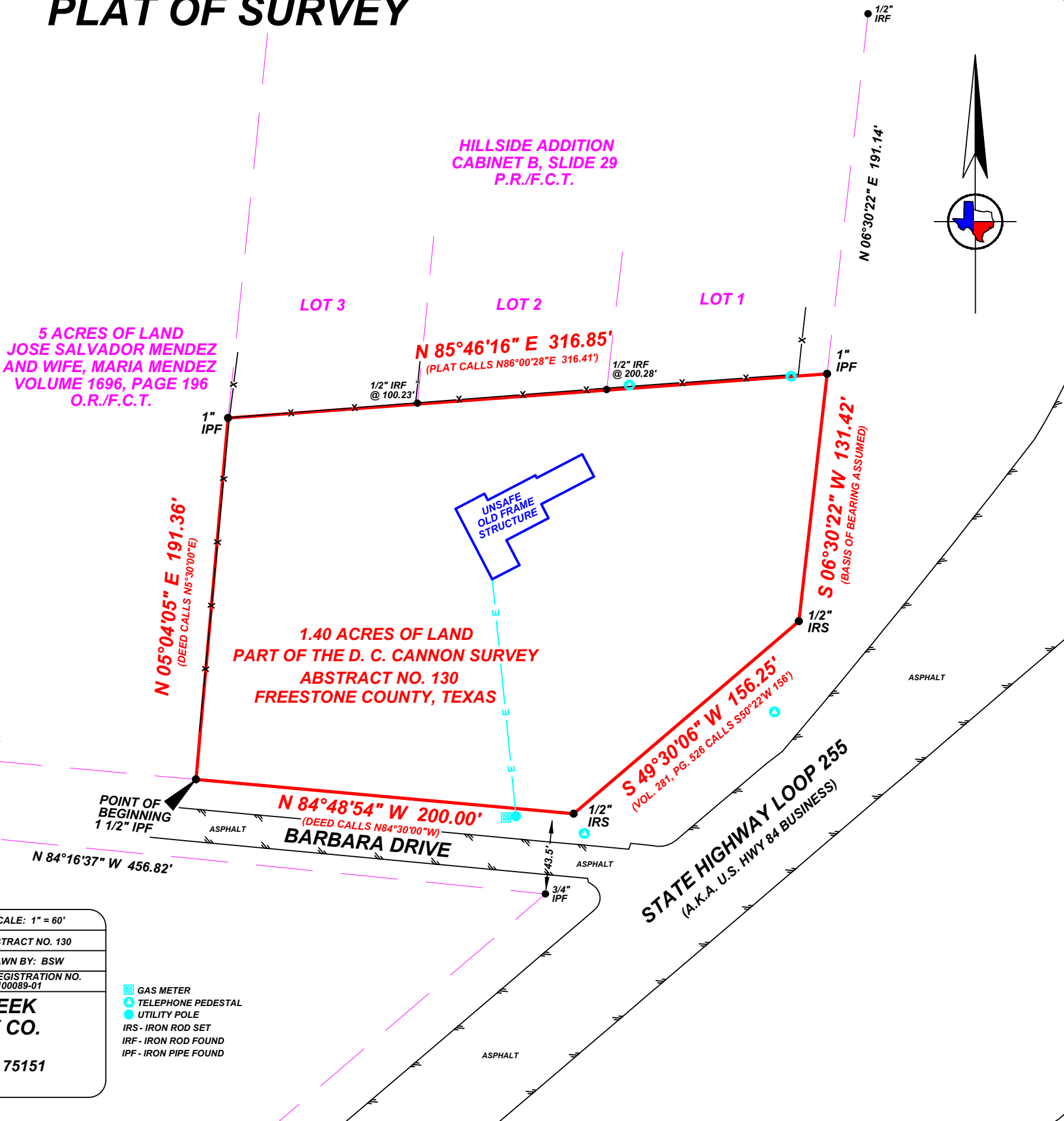


I, Eric Sterling Samford, R.P.L.S. 5885, do hereby certify that the plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision during the month of June 2025 and all corners are as shown hereon. Use of this survey for any other purpose or by other parties shall be at their own risk and the undersigned surveyor is not responsible for any loss resulting therefrom. This certification is not a representation of warranty of title or a guarantee of ownership. This survey was performed without the benefit of a title commitment and shows only those easements the surveyor was made aware of.

Eric Sterling Samford
Eric Sterling Samford, Registered Professional Land Surveyor No. 5885

DATE: JUNE 24, 2025	SCALE: 1" = 60'
SURVEY: D.C. CANNON	ABSTRACT NO. 130
W. O. # 25-0119	DRAWN BY: BSW
SURVEY FOR: HGR LAND SERVICES	FIRM REGISTRATION NO. 100089-01
SHALLOW CREEK LAND SURVEY CO. P.O. BOX 1212 CORSICANA, TEXAS 75151 (903) 872-3202	

- GAS METER
- TELEPHONE PEDESTAL
- UTILITY POLE
- IRS - IRON ROD SET
- IRF - IRON ROD FOUND
- IPF - IRON PIPE FOUND



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