

PLAT OF SURVEY

FIELD NOTES

1.90 ACRES OF LAND
PART OF THE ATCHLEY TRACT

J. LAWRENCE SURVEY
ABSTRACT NO. 364

FREESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the J. Lawrence Survey Abstract No. 364 Freestone County, Texas and being part of a called 71.90 acre tract of land as described in Deed to Eddie Lee Atchley recorded in Volume 1069, Page 753 of the Official Records of Freestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 6" wood fence corner post for the southeasterly corner of this tract, from which a 1/2" iron rod found at an ell corner of the said Atchley tract, the most northerly corner of a called 132.736 acre tract of land as described in Deed to Mary Elizabeth III Colson Crisp recorded in Volume 947, Page 598 of the Official Records of Freestone County, Texas and the westerly corner of a called 41.79 acre tract of land as described in Deed to David Cormack and Michelle Cormack recorded in Volume 1391, Page 236 of the Official Records of Freestone County, Texas bears S 08° 07' 42" E, 32.37 feet;

THENCE, through the said Atchley tract as follows: S 50° 08' 41" W, 35.00 feet to a 5/8" iron rod set for the most southerly corner of this tract, N 41° 30' 19" W, 217.29 feet to a 5/8" iron rod set for an ell corner of this tract, S 59° 58' 43" W, 99.37 feet to a 5/8" iron rod set, N 37° 17' 58" W, 290.00 feet to a 5/8" iron rod set for the most westerly corner of this tract, N 68° 26' 21" E, 366.00 feet to a 5/8" iron rod set for the most northerly corner of this tract, S 10° 31' 02" E, 169.20 feet to a 5/8" iron rod set for an angle point in the easterly line of this tract, S 31° 02' 21" W, 153.60 feet to a 5/8" iron rod set for an ell corner of this tract, and S 41° 41' 29" E, 211.33 feet to the POINT OF BEGINNING and CONTAINING 1.90 ACRES OF LAND MORE OR LESS.

*BASIS OF BEARINGS: per Vol. 1069, Pg. 753

ACCESS EASEMENT

0.25 OF AN ACRE
OVER & ACROSS THE ATCHLEY TRACT

J. LAWRENCE SURVEY
ABSTRACT NO. 364

FREESTONE COUNTY, TEXAS

Being an access easement located in the J. Lawrence Survey Abstract No. 364 Freestone County, Texas and being over and across a called 71.90 acre tract of land as described in Deed to Eddie Lee Atchley recorded in Volume 1069, Page 753 of the Official Records of Freestone County, Texas. Said easement being more particularly described as follows:

BEGINNING at a point in Freestone County Road No. 701 for the most southerly corner of this easement, at an ell corner of the said Atchley tract and the northwesterly corner of a called 132.736 acre tract of land as described in Deed to Mary Elizabeth III Colson Crisp recorded in Volume 947, Page 598 of the Official Records of Freestone County, Texas from which a 1/2" iron rod found bears N 48° 04' 25" E, 37.02 feet;

THENCE, N 24° 37' 42" W, with the said Atchley tract and said county road 37.28 feet to a point in said county road for the most westerly corner of this easement and the easterly corner of a called 9.04 acre tract of land as described in Deed to Nora Atchley recorded in Volume 1069, Page 757 of the Official Records of Freestone County, Texas from which a 6" cedar fence corner post bears N 43° 16' 52" E, 32.84 feet;

THENCE, over and across the said Atchley tract as follows: N 49° 25' 44" E, 314.11 feet to a 5/8" iron rod set for the most southerly corner of a 1.90 acre tract of land surveyed this day, N 50° 08' 41" E, 35.00 feet to a 6" wood fence corner post for the southeasterly corner of said 1.90 acre tract of land surveyed this day and S 08° 07' 42" E, 32.37 feet to a 1/2" iron rod found at an ell corner of the said Atchley tract, the most northerly corner of the said Mary Crisp tract and the westerly corner of a called 41.79 acre tract of land as described in Deed to David Cormack and Michelle Cormack recorded in Volume 1391, Page 236 of the Official Records of Freestone County, Texas for the most easterly corner of this easement;

THENCE, S 48° 04' 25" W, along a common line of the said Atchley tract and the said Mary Crisp tract 342.08 feet to the POINT OF BEGINNING and CONTAINING 0.25 OF AN ACRE OF LAND MORE OR LESS.

*BASIS OF BEARINGS: per Vol. 1069, Pg. 753



← GUY ANCHOR
IRS - IRON ROD SET
IRF - IRON ROD FOUND
● UTILITY POLE

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 2014 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 08, 2014	SCALE: 1" = 100'
SURVEY: J. LAWRENCE	ABSTRACT NO. 364
W. O. # 14-0083	DRAWN BY: ESS
SURVEY FOR: ATCHLEY	FIRM REGISTRATION NO. 100089-01
SHALLOW CREEK LAND SURVEY CO. P.O. BOX 1212 CORSICANA, TEXAS 75151 (903) 872-3202	

9.04 ACRES OF LAND
NORA ATCHLEY
VOLUME 1069, PAGE 757
O.R./F.C.T.

REMAINDER OF
71.90 ACRES OF LAND
EDDIE LEE ATCHLEY
VOLUME 1069, PAGE 753
O.R./F.C.T.

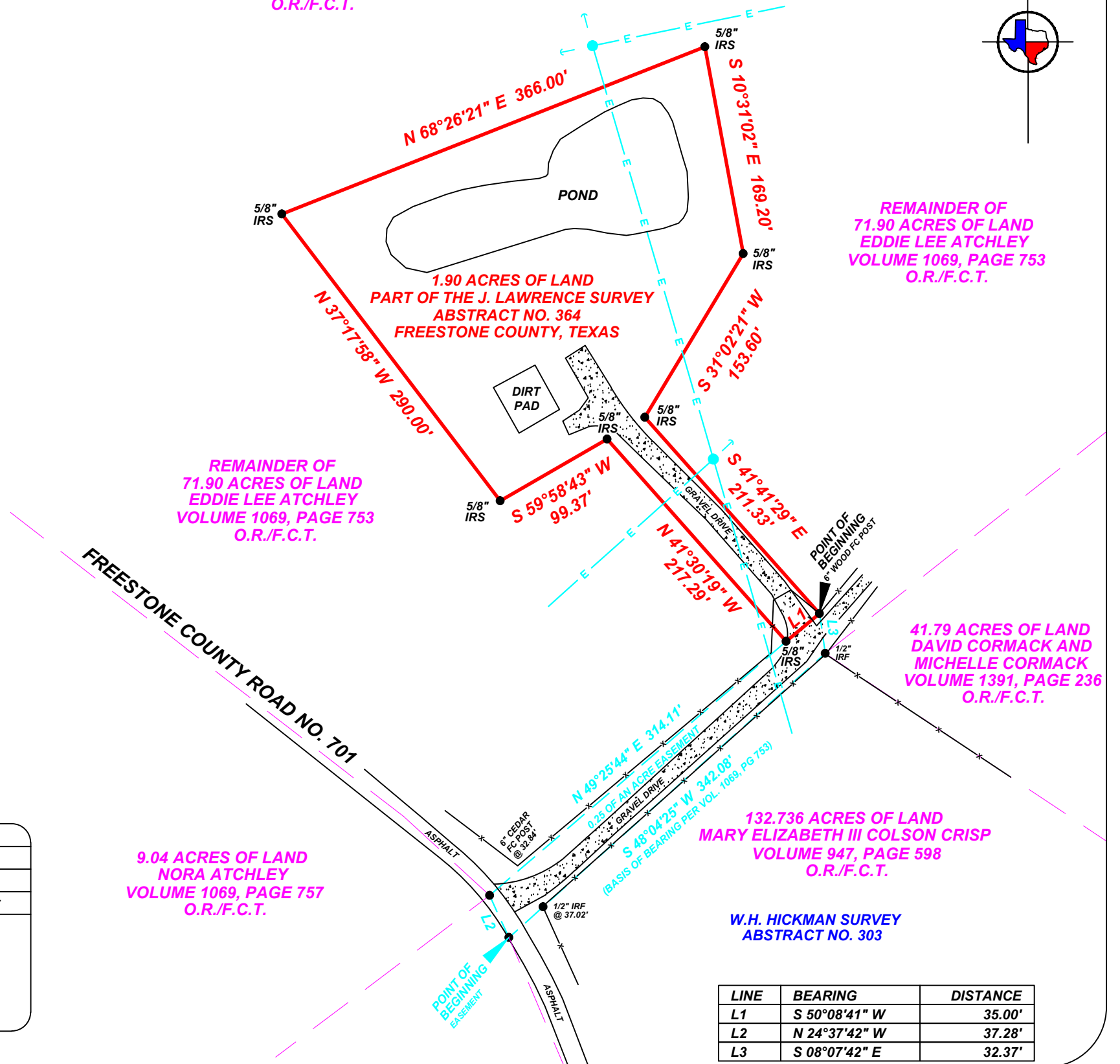
REMAINDER OF
71.90 ACRES OF LAND
EDDIE LEE ATCHLEY
VOLUME 1069, PAGE 753
O.R./F.C.T.

REMAINDER OF
71.90 ACRES OF LAND
EDDIE LEE ATCHLEY
VOLUME 1069, PAGE 753
O.R./F.C.T.

41.79 ACRES OF LAND
DAVID CORMACK AND
MICHELLE CORMACK
VOLUME 1391, PAGE 236
O.R./F.C.T.

132.736 ACRES OF LAND
MARY ELIZABETH III COLSON CRISP
VOLUME 947, PAGE 598
O.R./F.C.T.

W.H. HICKMAN SURVEY
ABSTRACT NO. 303



LINE	BEARING	DISTANCE
L1	S 50° 08' 41" W	35.00'
L2	N 24° 37' 42" W	37.28'
L3	S 08° 07' 42" E	32.37'