

PLAT OF SURVEY

143 ACRES OF LAND
JOE C. ROGERS AND WIFE
JERRY L. ROGERS
VOLUME 1405, PAGE 224
O.R./F.C.T.

REMAINDER OF
159.250 ACRE TRACT
JERRY DON McLEOD
VOLUME 1691, PAGE 683
O.R./F.C.T.

REMAINDER OF
159.250 ACRE TRACT
JERRY DON McLEOD
VOLUME 1691, PAGE 683
O.R./F.C.T.

REMAINDER OF
159.250 ACRE TRACT
JERRY DON McLEOD
VOLUME 1691, PAGE 683
O.R./F.C.T.

TRACT NO. 3
40 ACRES OF LAND
CHARLES W. HOKE
VOLUME 1289, PAGE 545
O.R./F.C.T.

LINE	BEARING	DISTANCE
L1	N 48°01'57" E	58.35'
L2	S 69°13'20" E	29.54'
L3	S 18°26'19" W	27.14'
L4	S 32°44'39" E	40.86'
L5	S 56°37'20" W	30.53'
L6	S 43°36'31" E	37.35'
L7	S 13°01'37" W	15.92'

FIELD NOTES

11.20 ACRES OF LAND
PART OF THE McLEOD TRACT

D. BULLOCK SURVEY
ABSTRACT NO. 56

FREESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the D. Bullock Survey Abstract No. 56 Freestone County, Texas and being part of a called 159.250 acre First Tract as described in deed to Jerry Don McLeod in Volume 1691, Page 683 of the Official Records of Freestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod set (red cap "Shallow Creek") for the westerly corner of this tract, in the southwesterly line of the said McLeod tract, and in the northeasterly line of Farm to Market Road No. 1451 from which an 8" wood fence corner post at the occupied westerly corner of the said McLeod bears N 30° 30' 32" W, 463.64 feet;

THENCE through the said McLeod tract as follows: N 48° 01' 57" E, 58.35 feet to a 2" pipe fence corner post, S 69° 13' 20" E, 29.54 feet to a 1/2" iron rod set (red cap "Shallow Creek"), N 59° 30' 36" E, 444.27 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the northerly corner of this tract, S 34° 59' 53" E, 295.72 feet to a 1/2" iron rod set (red cap "Shallow Creek"), S 00° 24' 35" E, 534.71 feet to a 2" pipe fence corner post, S 02° 52' 53" W, 126.13 feet to a 2" pipe fence corner post, S 18° 26' 19" W, 27.14 feet to a 2" pipe fence corner post, S 32° 44' 39" E, 40.86 feet to a 2" pipe fence corner post, S 56° 37' 20" W, 30.53 feet to a 2" pipe fence corner post, S 43° 36' 31" E, 37.35 feet to a 1/2" iron rod set (red cap "Shallow Creek"), S 25° 55' 43" E, 429.87 feet to a 2" pipe fence corner post, S 13° 01' 37" W, 15.92 feet to a 2" pipe fence corner post and S 57° 17' 29" W, 171.23 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the southerly corner of this tract, in the southwesterly line of the said McLeod tract and in the northeasterly line of said Farm to Market Road No. 1451;

THENCE, along the southwesterly line of the said McLeod tract and the northeasterly line of said Farm to Market Road No. 1451 as follows: N 28° 18' 48" W, 611.16 feet to a point for corner, N 27° 48' 39" W, 431.00 feet to a point for corner and N 29° 16' 43" W, 376.36 feet to the POINT OF BEGINNING and CONTAINING 11.20 ACRES OF LAND MORE OR LESS.

*BASIS OF BEARINGS: Assumed

- ☐ AIR CONDITIONER
- ☐ WATER METER
- GUY ANCHOR
- PVC
- ⊕ TELEPHONE PEDESTAL
- ⊕ BURIED CABLE SIGN
- UTILITY POLE
- IRS - IRON ROD SET
- IRF - IRON ROD FOUND
- IPF - IRON PIPE FOUND

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 December 2021 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.

PRELIMINARY RELEASED 12/30/2021 FOR REVIEW PURPOSES ONLY.
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Eric Sterling Samford, Registered Professional Land Surveyor No. 5885

DATE: DECEMBER 22, 2021	SCALE: 1" = 100'
SURVEY:	ABSTRACT NO.
W. O. # 21-0240	DRAWN BY: ESS
SURVEY FOR: XXXXX	FIRM REGISTRATION NO. 100089-01
SHALLOW CREEK LAND SURVEY CO. P.O. BOX 1212 CORSICANA, TEXAS 75151 (903) 872-3202	