

# PLAT OF SURVEY

## FIELD NOTES

8.02 ACRES OF LAND  
THE CARROLL TRACT

J. MCANNULTY SURVEY  
ABSTRACT NO. 904

FREESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the J. McAnnulty Survey Abstract No. 904 Freestone County, Texas and being a called 8.02 acre tract of land as described in Deed to Keith Carroll and Autumn Carroll recorded as Instrument No. 2302228 of the Official Records of Freestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a point in Freestone County Road No. 660 at the easterly corner of the said Carroll tract and the southerly corner of a called 8.16 acre tract of land as described in Deed to Cicero Watts, Jr., Oscar Brown, Jr., Verlinda Gail Collins and Yolanda K. Brown recorded in Volume 1500, Page 250 of the Official Records of Freestone County, Texas from which a 1/2" iron pipe found bears N 38° 42' 03" W, 19.95 feet;

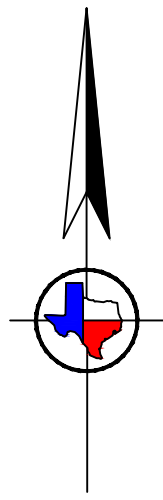
THENCE, S 49° 57' 48" W, with said Freestone County Road No. 660 and the southeasterly line of the said Carroll tract 228.67 feet to a point in said Freestone County Road No. 660 at the southerly corner of the said Carroll tract and the easterly corner of a called 8.15 acre tract of land as described in Deed to Matthew T. Travis, Sr., and wife, Casey R. Travis recorded in Volume 1631, Page 906 of the Official Records of Freestone County, Texas from which a 1/2" iron rod found bears S 37° 50' 20" E, 4.84 feet, another 1/2" iron rod found bears S 49° 54' 46" W, 229.05 feet and a 1/2" iron pipe found bears N 38° 30' 55" W, 19.78 feet;

THENCE, N 38° 30' 55" W, along the common line of the said Carroll tract and the said Travis tract 1545.87 feet to a 1/2" iron rod found at the westerly corner of the said Carroll tract, the northerly corner of the said Travis tract and in the southeasterly line of a called 27.00 acre Third Tract as described in Deed to Gail Sellers Peyton recorded in Volume 1697, Page 416 of the Official Records of Freestone County, Texas, from which a 1/2" iron rod found bears S 51° 05' 21" W, 228.92 feet;

THENCE, N 49° 54' 12" E, along the southeasterly line of the said Peyton tract and the northwesterly line of the said Carroll tract 223.66 feet to a 1/2" iron rod found at the northerly corner of the said Carroll tract and the westerly corner of the said Watts tract;

THENCE, S 38° 42' 03" E, along the common line of the said Carroll tract and the said Watts tract 1545.98 feet to the POINT OF BEGINNING and CONTAINING 8.02 ACRES OF LAND MORE OR LESS.

\*BASIS OF BEARINGS: per Instrument No. 2302228

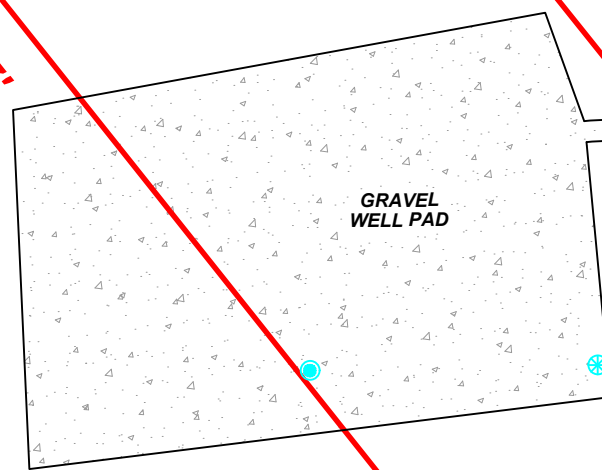


THIRD TRACT  
27 ACRES OF LAND  
GAIL SELLERS PEYTON  
VOL. 1697 PG. 416  
O.R./F.C.T.

8.16 ACRES OF LAND  
CICERO WATTS, JR., AND OSCAR BROWN, JR.,  
AND VERLINDA GAIL COLLINS AND YOLANDA K. BROWN  
VOL. 1500 PG. 250  
O.R./F.C.T.

8.02 ACRES OF LAND  
PART OF THE J. MCANNULTY SURVEY  
ABSTRACT NO. 409  
FREESTONE COUNTY, TEXAS

8.15 ACRES OF LAND  
MATTHEW T. TRAVIS, SR., AND  
WIFE, CASEY R. TRAVIS  
VOL. 1631 PG. 906  
O.R./F.C.T.



- WELL
- PVC
- 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 June 2023 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 Samford*  
Eric Sterling Samford, Registered Professional Land Surveyor No. 5885

DATE: JUNE 27, 2023	SCALE: 1" = 100'
SURVEY: J. MCANNULTY	ABSTRACT NO. 409
W. O. # 23-0118	DRAWN BY: BSW
SURVEY FOR: CARROLL	FIRM REGISTRATION NO. 100059-01
<b>SHALLOW CREEK LAND SURVEY CO.</b> P.O. BOX 1212 CORSICANA, TEXAS 75151 (903) 872-3202	

