

# PLAT OF SURVEY

S 89°43'36" E 1992.07

TRACT 10  
CALLED 14.1 ACRES  
PHILLIP DOUGLAS AYCOCK, FREDRICK  
CLAYTON CREWS AND AYCOCK INTERESTS  
MANAGEMENT COMPANY, LLC  
VOLUME 1620, PAGE 581  
O.R./F.C.T.

S 89°43'36" E 1608.74'  
(DEED CALLS EAST 1983.87)

9.74 ACRES OF LAND  
PART OF THE L.A. DURHAM SURVEY  
ABSTRACT NO. 187  
FREESTONE COUNTY, TEXAS

N 89°43'36" W 1608.74'  
(DEED CALLS WEST 1983.87)

CLYDE LIVINGSTON  
VOLUME 1585, PAGE 451  
O.R./F.C.T.

CALLLED 9.88 ACRES  
OF THE L.A. DURHAM SURVEY  
INSTRUMENT NO. 2022-2204524  
O.R./F.C.T.

9.74 ACRES OF LAND  
THE CALLIE RANCH LANDS 2022 TRACT  
FREESTONE COUNTY, TEXAS

FIELD NOTES

Being all of that certain lot, tract or parcel of land located in the L.A. Durham Survey Abstract No. 187 recorded in Volume 1620, Page 581 of the Official Records of Freestone County, Texas (description from Vol. 122, Pg. 366 Block Two First Tract). 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") at the southwesterly corner of the said Callie Ranch Lands tract, the northwesterly corner of a tract of land as described in Deed to Clyde Livingston recorded in Volume 1585, Page 451 of the Official Records of Freestone County, Texas (description from Vol. 122, Pg. 366 Block Three First Tract), and in the easterly line of Freestone County Road No. 844;

THENCE NORTH, along the easterly line of said Freestone County Road No. 844 and the westerly line of the said Callie Ranch Lands tract and the northwesterly corner of a called 14.1 acre Tract 10 as described in Deed to Phillip Douglas Aycock, Fredrick Clayton Crews and Aycock Interests Management Company, LLC., recorded in Volume 1620, Page 581 of the Official Records of Freestone County, Texas (description from Vol. 122, Pg. 366 Block One Tract One) from which a rock found bears NORTH 250.28 feet;

THENCE, along the common line of the said Callie Ranch Lands tract and the said Aycock tract as follows: S 89° 43' 36" E, 1608.74 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the northeasterly corner of the said Callie Ranch Lands tract and SOUTH, 263.89 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the southeasterly corner of the said Callie Ranch Lands tract and in the northerly line of the said Livingston tract;

THENCE N 89° 43' 35" W, along the common line of the said Callie Ranch Lands tract and the said Livingston tract 1608.74 feet to the POINT OF BEGINNING and CONTAINING 9.74 ACRES OF LAND MORE OR LESS.

\*BASIS OF BEARINGS: per Vol. 122, Pg. 366

PROJECTED  
PC

SOUTH 1003.42'  
(BASIS OF BEARING PER VOL. 122, PG. 366)

34' 84" PC

178.49'

30" OAK  
PC

1/2" IRS

SOUTH 263.89'

1/2" IRS

TRACT 10  
CALLED 14.1 ACRES  
PHILLIP DOUGLAS AYCOCK, FREDRICK  
CLAYTON CREWS AND AYCOCK INTERESTS  
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VOLUME 1620, PAGE 581  
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L.A. DURHAM SURVEY  
ABSTRACT NO. 187

ROCK FOUND

NORTH 250.28'

1/2" IRS

NORTH 263.89'

POINT OF BEGINNING  
1/2" IRS

FREESTONE COUNTY ROAD NO. 844

ASPHALT  
OLD FENCE DOWN IN PLACE



I, Eric Stirling, Surveyor, do hereby certify that this plat shows the correct location and boundaries of the land described herein and that the same were surveyed and located in accordance with the laws and regulations of the State of Texas. This certification is made in full faith and belief that the same are true and correct. My commission expires on 03/31/2025.

Eric Stirling  
Professional Land Surveyor  
No. 5455

DATE: MARCH 14, 2023  
SURVEY: L.A. DURHAM  
BY: E. STIRLING  
SURVEY FOR: STRUCTURES  
SCALE: 1" = 100'  
ABSTRACT NO. 187  
SECTION 10  
T88F REGISTRATION NO. 10008251  
SHALLOW CREEK  
LAND SURVEY CO.  
P.O. BOX 1212  
CORSCANA, TEXAS 75151  
(903) 872-3202

FIELD NOTES

9.74 ACRES OF LAND  
THE CALLIE RANCH LANDS 2022 TRACT

L.A. DURHAM SURVEY  
ABSTRACT NO. 187

FREESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the L.A. Durham Survey Abstract No. 187 Freestone County, Texas and being a called 9.64 acre tract of land as described in Deed to Callie Ranch Lands 2022, LLC., recorded as Instrument No. 2300706 of the Official Records of Freestone County, Texas (description from Vol. 122, Pg. 366 Block Two First Tract). 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") at the southwesterly corner of the said Callie Ranch Lands tract, the northwesterly corner of a tract of land as described in Deed to Clyde Livingston recorded in Volume 1585, Page 451 of the Official Records of Freestone County, Texas (description from Vol. 122, Pg. 366 Block Three First Tract), and in the easterly line of Freestone County Road No. 844;

**THENCE, NORTH**, along the easterly line of said Freestone County Road No. 844 and the westerly line of the said Callie Ranch Lands tract 263.89 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the northwesterly corner of the said Callie Ranch Lands tract and the southwesterly corner of a called 14.1 acre Tract 10 as described in Deed to Phillip Douglas Aycock. Fredrick Clayton Crews and Aycock Interests Management Company, LLC., recorded in Volume 1620, Page 581 of the Official Records of Freestone County, Texas (description from Vol. 122, Pg. 366 Block One Tract One) from which a rock found bears **NORTH 250.28 feet**;


**THENCE**, along the common line of the said Callie Ranch Lands tract and the said Aycock tract as follows: **S 89° 43' 36" E**, 1608.74 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the northeasterly corner of the said Callie Ranch Lands tract and **SOUTH**, 263.89 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the southeasterly corner of the said Callie Ranch Lands tract and in the northerly line of the said Livingston tract;

**THENCE**, **N 89° 43' 36" W**, along the common line of the said Callie Ranch Lands tract and the said Livingston tract 1608.74 feet to the **POINT OF BEGINNING** and **CONTAINING 9.74 ACRES OF LAND MORE OR LESS**.

**\*BASIS OF BEARINGS:** per Vol. 122, Pg. 366 **SURVEYOR'S CERTIFICATE**

Date: March 14, 2023, 2023  
To: Gene Reynolds

I, Eric Sterling Samford, Registered Professional Land Surveyor No. 5885, do hereby certify that the field notes hereon represents the results of a survey made on the ground under my direction and supervision, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the client's representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed **EXCLUSIVELY** for the above mentioned parties. **USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.**

  
Eric Sterling Samford, RPLS No. 5885  
W.O. 23-0039

