

FIELD NOTES

# PLAT OF SURVEY

0.235 OF AN ACRE OF LAND  
PART OF LOTS 1, 2 & 3 BLOCK 1

CITY OF  
TEAGUE

FREESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the City of Teague Freestone County, Texas and being part of Lots 1, 2 and 3 of Block 1 as shown by the Plat of the Revised Map of Teague recorded in Cabinet A, Envelope 12A & 12B of the Plat Records of Freestone County, Texas as described in Deed to Terri Fulton Collins recorded as Volume 1616, Page 825 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") at the northwesterly corner of said Lot 3 and the intersection of the southerly line of the southerly line of China Street with the easterly line of 10th Avenue from which a 1/2" iron rod found (red cap "Williford") bears N 85° 01' 30" W, 60.00 feet;

THENCE, S 85° 01' 30" E, along the northerly line of said Lot 1 and the southerly line of said China Street 70.88 feet to a 1/2" iron rod set (red cap "Shallow Creek") at the occupied northeasterly corner of the said Collins tract and the occupied northwesterly corner of a tract of land described in Deed to Levin Darby and Rachel Handsome recorded as Instrument No. 2203190 of the Official Records of Freestone County, Texas;

THENCE, S 07° 09' 18" W, near the occupied easterly line of the said Collins tract and through said Lots 3, 2 and 1 150.60 feet to a 1/2" iron rod set (red cap "Shallow Creek") at the occupied southeasterly corner of the said Collins tract in the southerly line of said Lot 1, the southwesterly occupied corner of a tract of land as described in Deed to Alejo Diaz and Gloria Diaz recorded in Volume 1592, Page 204 of the Official Records of Freestone County, Texas and in the northerly line of Farm to Market Road No. 1451;

THENCE, N 85° 01' 30" W, along the southerly line of said Lot 1 and the northerly line of said Farm to Market Road No. 1451 65.15 feet to a point in a fallen tree trunk at the southwesterly corner of said Lot 1 and in the easterly line of said 10<sup>th</sup> Avenue from which a 1" iron rod found bears N 85° 01' 30" W, 60.00 feet;

THENCE, N 04° 58' 30" E, along the westerly line of said Lots 1, 2 & 3 and the easterly line of said 10<sup>th</sup> Avenue 150.49 feet to the POINT OF BEGINNING and CONTAINING 0.235 OF AN ACRE OF LAND MORE OR LESS.

\*BASIS OF BEARINGS: ASSUMED

ADDRESS: 701 S. 10TH AVENUE TEAGUE, TEXAS

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



- AIR CONDITIONER
- WATER METER
- 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 July 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: JULY 11, 2023	SCALE: 1" = 50'
PART OF LOTS 1-3 OF BLOCK 1, CITY OF TEAGUE	
W. O. # 23-0131	DRAWN BY: ESS
SURVEY FOR: McADAMS	FIRM REGISTRATION NO. 100089-01
<b>SHALLOW CREEK LAND SURVEY CO.</b> P.O. BOX 1212 CORSICANA, TEXAS 75151 (903) 872-3202	

