

# PLAT OF SURVEY

## FIELD NOTES

47.78 ACRES OF LAND  
PART OF THE MCCOSLIN TRACT

R.B. LONGBOTHOM SURVEY  
ABSTRACT NO. 16

TRACT 1  
FREESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the R.B. Longbothom Survey Abstract No. 16 Freestone County, Texas and being part of a called 95.592 acre tract of land as described in Deed to Blake Kristen McCoslin and Blayne Heath McCoslin recorded in Volume 1628, Page 763 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 found at the northeasterly corner of the said McCoslin tract, the southeasterly corner of a called 4.82 acre Ricky Roach tract of land and in the westerly line of a called 30.00 acre tract of land as described in Deed to Kenneth L. Sterling recorded in Volume 986, Page 532 of the Official Records of Freestone County, Texas, from which a 5/8" iron rod found bears N 00° 04' 14" E, 81.14 feet;

**THENCE**, along the common line of the said McCoslin and the said Sterling tract as follows: S 01° 34' 51" W, 368.47 feet to a point at a stump and S 01° 02' 20" W, 729.55 feet to a 1/2" iron rod set (red cap "Shallow Creek") at a turn in Freestone County Road No. 1000 near the southwesterly corner of the said Sterling tract;

**THENCE**, S 01° 15' 09" W, along the westerly edge of said Freestone County Road No. 1000 1000.31 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the southeasterly corner of this tract from which a 1/2" iron rod found at the southeasterly corner of the said McCoslin tract bears S 01° 15' 09" W, 1127.01 feet;

**THENCE**, through the said McCoslin tract as follows: N 72° 26' 10" W, 668.58 feet to a 1/2" iron rod set (red cap "Shallow Creek"), N 15° 54' 42" E, 430.84 feet to a 1/2" iron rod set (red cap "Shallow Creek") and S 87° 55' 04" W, 831.72 feet to a 1/2" iron rod set (red cap "Shallow Creek") in the westerly line of the said McCoslin tract at Wichita Avenue for the southwesterly corner of this tract;

**THENCE**, along the westerly line of the said McCoslin tract and the easterly line of a City of Wortham tract in Division XI of the said City of Wortham as follows: N 05° 15' 36" E, 20.18 feet to a 1/2" iron rod found (disturbed and reset), N 06° 03' 26" E, 765.29 feet to a 3/4" iron pipe found (disturbed and reset), N 89° 55' 02" E, 310.99 feet to a 60-D nail found and N 01° 40' 38" W, 311.71 feet to a 1/2" iron rod found at the northeasterly corner of the said City of Wortham tract and the southeasterly corner of a called 21.190 acre tract of land as described in Deed to Mexia Fabricators, Inc., recorded in Volume 540, Page 331 of the Deed Records of Freestone County, Texas;

**THENCE**, along the westerly line of the said McCoslin tract as follows: N 01° 48' 49" W, 434.49 feet to a point in a small creek, N 08° 38' 46" E, 62.64 feet to a 1/2" iron rod set (red cap "Shallow Creek") at a stump, and N 01° 50' 15" E, 76.08 feet to a 1/2" iron rod set (red cap "Shallow Creek") at the most northerly northwesterly corner of the said McCoslin tract in the easterly line of the said Mexia Fabricators tract and in the southerly occupied line of the said Roach tract from which a 3/8" iron rod bears N 01° 49' 34" E, 58.47 feet;

**THENCE**, along the occupied northerly line of the said McCoslin tract as follows: S 35° 30' 36" E, 95.07 feet to a 1/2" iron rod set (red cap "Shallow Creek"), S 88° 49' 17" E, 246.56 feet to a 9" Hackberry Tree, S 59° 53' 03" E, 144.23 feet to a 1/2" iron rod set (red cap "Shallow Creek") and N 89° 51' 45" E, 586.66 feet to the POINT OF BEGINNING and CONTAINING 47.78 ACRES OF LAND MORE OR LESS.

\*BASIS OF BEARINGS: per northerly line of Vol. 1266, Pg. 196

## FIELD NOTES

47.78 ACRES OF LAND  
PART OF THE MCCOSLIN TRACT

R.B. LONGBOTHOM SURVEY  
ABSTRACT NO. 16

TRACT 2  
FREESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the R.B. Longbothom Survey Abstract No. 16 Freestone County, Texas and being part of a called 95.592 acre tract of land as described in Deed to Blake Kristen McCoslin and Blayne Heath McCoslin recorded in Volume 1628, Page 763 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 found at the southeasterly corner of the said McCoslin tract, in the northerly line of a called 17.93 acre tract of land as described in Deed to James Johnson recorded as Document No. 1900548 of the Official Records of Freestone County, Texas and in the westerly edge of Freestone County Road No. 1000;

**THENCE**, WEST, along the southerly line of the said McCoslin tract and the northerly line of the said Johnson tract 975.89 feet to a 2 1/2" iron pipe found at the northwesterly corner of the said Johnson tract, and all corner in the southerly line of the said McCoslin tract and in the westerly line of a tract of land as Crook Chapman recorded in Volume 1503, Page 748 of the Official Records of Freestone County, Texas;

**THENCE**, continuing along the southerly line of the said McCoslin tract as follows: N 00° 04' 02" E, 134.79 feet to a t-post found at another ell corner in the southerly line of the said McCoslin tract and N 78° 18' 36" W, 556.25 feet to a stone at the base of a fence corner post for the southwesterly corner of the said McCoslin tract;

**THENCE**, along the westerly line of the said McCoslin tract as follows: N 11° 54' 05" E, 472.34 feet to a 8" wood fence corner post, N 05° 15' 36" E, 41.74 feet to a point at the base of a fence corner post, N 08° 38' 46" E, 260.42 feet to a 2" iron pipe found and N 05° 15' 36" E, 705.56 feet to a 1/2" iron rod set (red cap "Shallow Creek") in the westerly line of the said McCoslin tract at Wichita Avenue for the northwesterly corner of this tract;

**THENCE**, through the said McCoslin tract as follows: N 87° 55' 04" E, 831.72 feet to a 1/2" iron rod set (red cap "Shallow Creek"), S 15° 54' 42" W, 430.84 feet to a 1/2" iron rod set (red cap "Shallow Creek") and S 72° 26' 10" W, 668.58 feet to a 1/2" iron rod set (red cap "Shallow Creek") in the easterly line of the said McCoslin tract and the westerly edge of said Freestone County Road No. 1000 for the northeasterly corner of this tract;

**THENCE**, S 01° 15' 09" W, along the easterly line of the said McCoslin tract and the westerly edge of said Freestone County Road No. 1000 1127.01 feet to the POINT OF BEGINNING and CONTAINING 47.78 ACRES OF LAND MORE OR LESS.

\*BASIS OF BEARINGS: per northerly line of Vol. 1266, Pg. 196

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 08°59'30" E | 41.74'   |
| L2   | N 05°43'46" E | 260.42'  |
| L3   | N 05°15'36" E | 20.18'   |
| L4   | N 08°38'46" E | 62.64'   |
| L5   | N 01°50'15" E | 76.08'   |
| L6   | S 35°30'36" E | 95.07'   |
| L7   | S 88°49'17" E | 246.56'  |
| L8   | S 59°53'03" E | 144.23'  |

LIDDIE CROOK CHAPMAN  
VOLUME 1503, PAGE 748  
O.R./F.C.T.



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 February 2020 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: FEBRUARY 25, 2020 SCALE: 1" = 200'  
SURVEY: R.B. LONGBOTHOM ABSTRACT NO. 16  
W. O. # 20-0010 DRAWN BY: ESS  
SURVEY FOR: MCCOSLIN FIRM REGISTRATION NO. 100089-01

**SHALLOW CREEK  
LAND SURVEY CO.**  
P.O. BOX 1212  
CORSCANA, TEXAS 75151  
(903) 872-3202

CITY OF WORTHAM  
PART OF DIVISION XI

PART OF DIVISION X

PART OF DIVISION IX

4.82 ACRES OF LAND  
RICKY ROACH

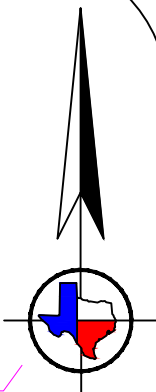
21.190 ACRES OF LAND  
MEXIA FABRICATORS, INC.,  
VOLUME 540, PAGE 331  
D.R./F.C.T.

TRACT 1  
47.78 ACRES OF LAND

PART OF THE R.B. LONGBOTHOM SURVEY  
ABSTRACT NO. 16  
FREESTONE COUNTY, TEXAS

TRACT 2  
47.78 ACRES OF LAND

17.93 ACRES OF LAND  
JAMES JOHNSON  
DOCUMENT NO. 1900548  
O.R./F.C.T.



30.00 ACRES OF LAND  
KENNETH L. STERLING  
VOLUME 986, PAGE 532  
O.R./F.C.T.

THE W. RITCHIE SURVEY  
ABSTRACT NO. 527

- LIGHT POLE
- TEMP. POWER POLE
- IRS - IRON ROD SET
- IRF - IRON ROD FOUND
- IPF - IRON PIPE FOUND