

PLAT OF SURVEY

3.14 ACRES OF LAND
THE BATES TRACT

S. McANUTLY SURVEY
ABSTRACT NO. 19

LIMESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the S. McAnutly Survey Abstract No. 19 Limestone County, Texas and being a tract of land as described in Deed to James David Bates and wife, Dorothy Jo Bates recorded as Document No. 2022-0004713 of the Deed Records of Limestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a tall 3/4" iron pipe found at the base of a 30" Post Oak tree fence corner at the occupied northwesterly corner of the said Bates tract, the occupied northeasterly corner of a called 3.1 Acre tract of land as described in Deed to James David Bates and wife, Dorothy J. Bates recorded as Document No. 20191654 of the Deed Records of Limestone County, Texas and in the southeasterly line of Limestone County Road No. 250 from which a 1/2" iron rod found bears S 77° 09' 00" W, 376.52 feet;

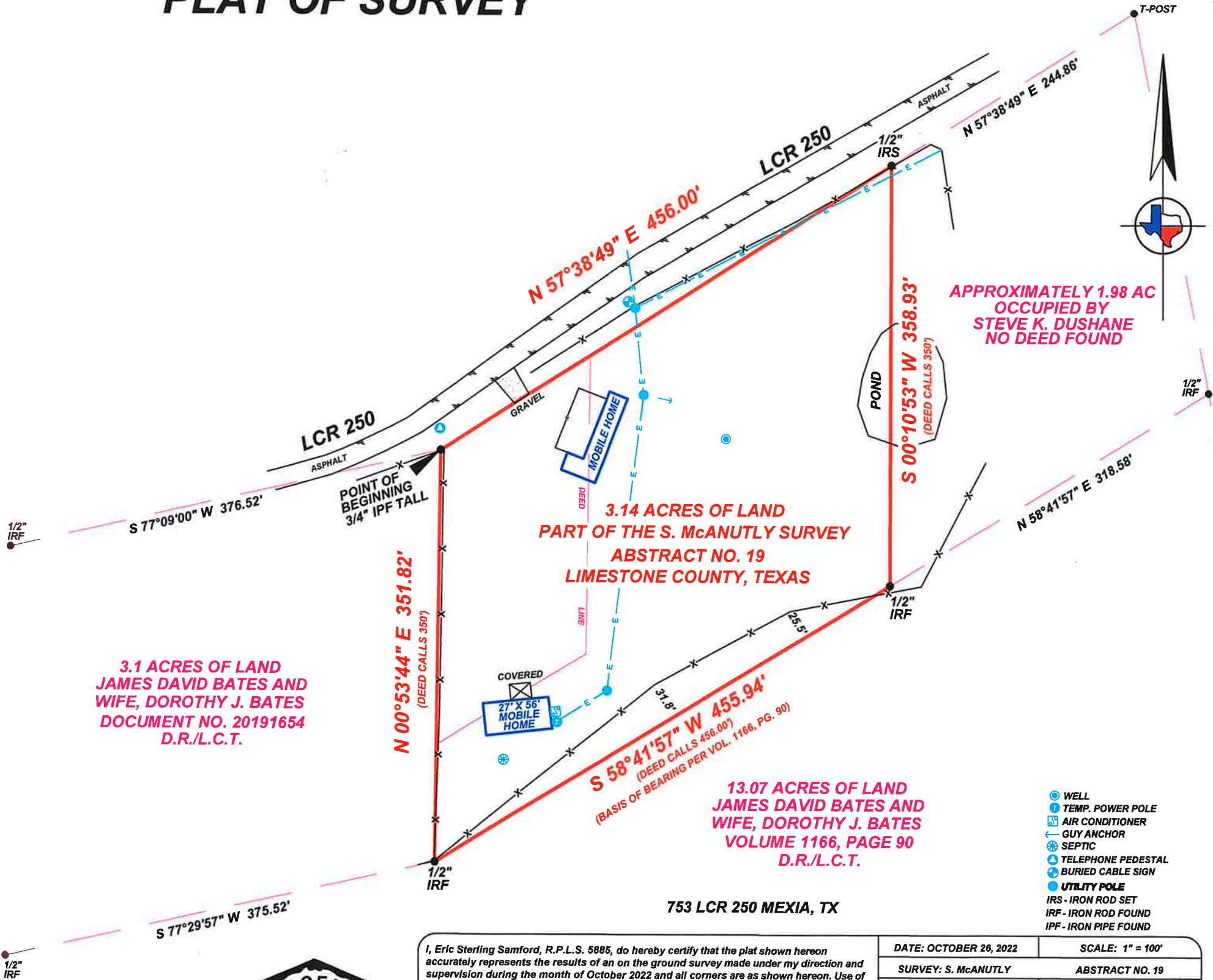
THENCE, N 57° 38' 49" E, along the southeasterly line of said Limestone County Road No. 250 456.00 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the northeasterly corner of the said Bates tract and the northwesterly corner of an approximately 1.9 acre tract of land occupied by Steve K. Dushane no deed found from which a t-post found bears N 57° 38' 49" E, 244.86 feet;

THENCE, S 00° 10' 53" W, with the easterly line of the said Bates tract 358.93 feet to a 1/2" iron rod found at the southeasterly corner of the said Bates tract, the southwesterly corner of the said tract occupied by Dushane and in the northwesterly line of a called 13.07 acre tract of land as described in Deed to James David Bates and wife, Dorothy J. Bates recorded in Volume 1166, Page 90 of the Deed Records of Limestone County, Texas from which a 1/2" iron rod found bears N 58° 41' 57" E, 318.58 feet;

THENCE, S 58° 41' 57" W, along the common line of the said 13.07 acre Bates tract and the said Bates tract 455.94 feet to a 1/2" iron rod found at the in the southwesterly corner of the said Bates tract and the southeasterly corner of the said 3.1 acre Bates tract from which a 1/2" iron rod found bears S 77° 29' 57" W, 375.52 feet;

THENCE, N 00° 53' 44" E, along the common line of the said Bates tract and the said 3.1 acre Bates tract 351.82 feet to the POINT OF BEGINNING and CONTAINING 3.14 ACRES OF LAND MORE OR LESS.

*BASIS OF BEARINGS: per Vol. 1166, Pg. 90



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 October 2022 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.

[Signature]
Eric Sterling Samford, Registered Professional Land Surveyor No. 5885

DATE: OCTOBER 26, 2022	SCALE: 1" = 100'
SURVEY: S. McANUTLY	ABSTRACT NO. 19
W. O. # 22-0213	DRAWN BY: BSW
SURVEY FOR: BATES	FIRM REGISTRATION NO. 100089-01
SHALLOW CREEK LAND SURVEY CO. P.O. BOX 1212 CORSICANA, TEXAS 75151 (903) 872-3202	