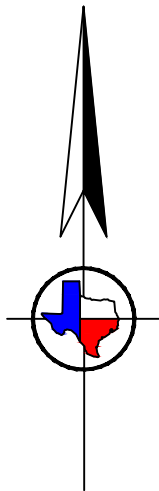


PLAT OF SURVEY



FIELD NOTES

11.79 ACRES OF LAND
PART OF THE ROBINSON TRACT

TRACT 1
FREESTONE COUNTY, TEXAS

F. CABLER SURVEY
ABSTRACT NO. 113

Being all of that certain lot, tract or parcel of land located in the F. Cabler Survey Abstract No. 113 Freestone County, Texas and being part of a called 15.677 acre tract of land and part of a called 15.244 acre tract of land as described in Deed to James H. Walston and wife, Mildred B. Walston recorded in Volume 495, Page 140 of the Deed Records of Freestone County, Texas, and part of a called 15.41 acre tract of land as described in Deed to John L. Robinson recorded in Volume 768, Page 617 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 for the northeasterly corner of this tract, at the northeasterly corner of the said 15.244 acre Walston tract, the northwesterly corner of a called 156.03 acre tract of land as described in Deed to Joe Roger Alderman recorded in Volume 1699, Page 155 of the Official Records of Freestone County, Texas and in the southerly line of Freestone County Road No. 970;

THENCE, S 00° 26' 53" E, with the common line of the said 15.244 acre Walston tract and the said Alderman tract 422.52 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the southeasterly corner of this tract;

THENCE, S 89° 14' 19" W, through the said 15.244 acre Walston tract, the said 15.677 acre Walston tract and the said 15.41 acre Robinson tract 1563.05 feet to a 1/2" iron rod found for the southwesterly corner of this tract, at an angle point in the westerly line of the said 15.41 acre Robinson tract and in the easterly line of Freestone County Road No. 974;

THENCE, N 00° 53' 07" E, along the westerly line of the said 15.41 acre Robinson tract and easterly line of said Freestone County Road No. 974 112.65 feet to a 1/2" iron rod set (red cap "Shallow Creek") for an ell corner in the westerly line of this tract from which a 1/2" iron rod found at the northwesterly corner of the said 15.41 acre Robinson tract bears N 00° 53' 07" E, 365.25 feet;

THENCE, N 89° 34' 13" E, through the said 15.41 acre Robinson tract 509.80 feet to a 1/2" iron rod set (red cap "Shallow Creek") near the easterly line of the said 15.41 acre Robinson tract and near the westerly line of the said 15.677 acre Walston tract for an ell corner of this tract;

THENCE, N 01° 01' 39" W, near the common line of the said 15.41 acre Robinson tract and the 15.677 acre Walston tract 333.18 feet to a 1/2" iron rod found at the northwesterly corner of the said 15.677 acre Walston tract, the northeasterly corner of the said 15.41 acre Robinson tract and in the southerly line of Freestone County Road No. 970 from which a 1/2" iron rod found at the northwesterly corner of the said 15.41 acre Robinson tract bears N 86° 45' 17" W, 498.96 feet;

THENCE, along the southerly line of said Freestone County Road No. 970 as follows: N 89° 56' 52" E, 530.13 feet to a 1/2" iron rod found and S 89° 15' 24" E, 523.97 feet to the POINT OF BEGINNING and CONTAINING 11.79 ACRES OF LAND MORE OR LESS.

*BASIS OF BEARINGS: Assumed

FIELD NOTES

17.00 ACRES OF LAND
PART OF THE ROBINSON TRACT

TRACT 3
FREESTONE COUNTY, TEXAS

F. CABLER SURVEY
ABSTRACT NO. 113

Being all of that certain lot, tract or parcel of land located in the F. Cabler Survey Abstract No. 113 Freestone County, Texas and being part of a called 15.677 acre tract of land and part of a called 15.244 acre tract of land as described in Deed to James H. Walston and wife, Mildred B. Walston recorded in Volume 495, Page 140 of the Deed Records of Freestone County, Texas and part of a called 15.41 acre tract of land as described in Deed to John L. Robinson recorded in Volume 768, Page 617 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") for the southeasterly corner of this tract, at the southeasterly corner of the said 15.244 acre Walston tract, in the westerly line of a called 156.03 acre tract of land as described in Deed to Joe Roger Alderman recorded in Volume 1699, Page 155 of the Official Records of Freestone County, Texas and at the northeasterly corner of a called 20.417 acre tract of land as described in Deed to Hank Ray Layne and wife, Karen Layne recorded in Volume 1401, Page 504 of the Official Records of Freestone County, Texas from which a 1/2" iron rod found bears S 00° 26' 53" E, 568.72 feet;

THENCE, S 89° 14' 19" W, with the southerly line of the said 15.244 acre Walston tract and the northerly line of the said Layne tract passing a 1/2" iron rod found at 515.57 feet at the southwesterly corner of the said 15.244 acre Walston tract and the southeasterly corner of the said 15.677 acre Walston tract, passing another 1/2" iron rod found at 1045.45 feet for the southwesterly corner of the said 15.677 acre Walston tract and the southeasterly corner of the said 15.41 acre Robinson tract and continuing a total distance of 1565.76 feet to a 1/2" iron rod found for the southwesterly corner of this tract, at the southwesterly corner of the said 15.41 acre Robinson tract, the northwesterly corner of the said Layne tract and in the easterly line of Freestone County Road No. 974 from which a 1/2" iron rod found bears S 00° 40' 37" E, 568.53 feet;

THENCE, N 00° 15' 55" W, along the westerly line of the said 15.41 acre Robinson tract and the easterly line of said Freestone County Road No. 974 473.20 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the northwesterly corner of this tract from which a 1/2" iron rod found bears N 00° 15' 55" W, 376.71 feet;

THENCE, N 89° 14' 19" E, through the said 15.41 acre Robinson tract, the said 15.677 acre Walston tract and the said 15.244 acre Walston tract 1564.25 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the northeasterly corner of this tract, in the easterly line of the said 15.244 acre Walston tract and in the westerly line of the said Alderman tract;

THENCE, S 00° 26' 53" E, along the common line of the said 15.244 acre Walston tract and the said Alderman tract 473.19 feet to the POINT OF BEGINNING and CONTAINING 17.00 ACRES OF LAND MORE OR LESS.

*BASIS OF BEARINGS: Assumed

This tract is subject to a blanket easement to Navarro County Electric Coop., recorded in Vol. 1212, Pg. 531.

This tract is subject to blanket easements to Pt. Enterprise Water Supply Corp., recorded in Vol. 1259, Pg. 532, Vol. 1259, Pg. 534 and Vol. 1259, Pg. 536.



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 2022 and all corners are as shown hereon. This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Land Surveying. This survey was performed in connection with the transaction described in G.F. No. 20220220 of Freestone County Title Company. 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.

Eric Sterling Samford
Eric Sterling Samford, Registered Professional Land Surveyor No. 5885

FIELD NOTES

13.52 ACRES OF LAND
PART OF THE ROBINSON TRACT

TRACT 2
FREESTONE COUNTY, TEXAS

F. CABLER SURVEY
ABSTRACT NO. 113

Being all of that certain lot, tract or parcel of land located in the F. Cabler Survey Abstract No. 113 Freestone County, Texas and being part of a called 15.677 acre tract of land and part of a called 15.244 acre tract of land as described in Deed to James H. Walston and wife, Mildred B. Walston recorded in Volume 495, Page 140 of the Deed Records of Freestone County, Texas and part of a called 15.41 acre tract of land as described in Deed to John L. Robinson recorded in Volume 768, Page 617 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") for the northeasterly corner of this tract, in the easterly line of the said 15.244 acre Walston tract and in the westerly line of a called 156.03 acre tract of land as described in Deed to Joe Roger Alderman recorded in Volume 1699, Page 155 of the Official Records of Freestone County, Texas from which a 1/2" iron rod found at the northeasterly corner of the said 15.244 acre Walston tract bears N 00° 26' 53" W, 422.52 feet;

THENCE, S 00° 26' 53" E, along the common line of the said 15.244 acre Walston tract and the said Alderman tract 376.70 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the southeasterly corner of this tract;

THENCE, S 89° 14' 19" W, through the said 15.244 acre Walston tract, the said 15.677 acre Walston tract and the said 15.41 acre Robinson tract 1564.25 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the southwesterly corner of this tract, in the westerly line of the said 15.41 acre Robinson tract and in the easterly line of Freestone County Road No. 974 from which a 1/2" iron rod found bears S 00° 15' 55" E, 473.20 feet;

THENCE, N 00° 15' 55" W, along the westerly line of the said 15.41 acre Robinson tract and the easterly line of the westerly line of the said 15.41 acre Robinson tract for the northwesterly corner of this tract;

THENCE, N 89° 14' 19" E, through the said 15.41 acre Robinson tract, the said 15.677 acre Walston tract and the said 15.244 acre Walston tract 1563.05 feet to the POINT OF BEGINNING and CONTAINING 13.52 ACRES OF LAND MORE OR LESS.

*BASIS OF BEARINGS: Assumed

BURIED CABLE SIGN
TELEPHONE PEDESTAL
UTILITY POLE
IRS - IRON ROD SET
IRF - IRON ROD FOUND
IPF - IRON PIPE FOUND

DATE: JUNE 3, 2022	SCALE: 1" = 200'
SURVEY: F. CABLER	ABSTRACT NO. 113
W. O. # 22-0098	DRAWN BY: BSW
PUR: DUNNAHOE	FIRM REGISTRATION NO. 100089-01
SHALLOW CREEK LAND SURVEY CO. P.O. BOX 1212 CORSICANA, TEXAS 75151 (903) 872-3202	

