

PLAT OF SURVEY

0.494 OF AN ACRE OF LAND
LOT 3 BLOCK 1032

R. LEACH SURVEY
ABSTRACT NO. 6

CITY OF CORSICANA
NAVARRO COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the City of Corsicana in the R. Leach Survey Abstract No. 6 Navarro County, Texas and being called Lot 3 Block 1032 (Tract II) as described in Deed to Eric Samford and wife, Caroline Samford recorded as Document No. 2009 1745 of the Deed Records of Navarro County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 5/8" iron rod found at the westerly corner of said Lot 3, the northerly corner of the residue of a called 4.6596 acre tract of land as described in Deed to Gustavo Munoz, Jr., and Maria Del Carmen Arteaga recorded in Document No. 2009 119 of the Deed Records of Navarro County, Texas, and in the southeasterly line of Hardy Avenue;

THENCE, N 55° 04' 30" E, along the southeasterly line of said Hardy Avenue and the northwesterly line of said Lot 3 111.93 feet to a 1/2" iron rod set (red cap "Shallow Creek") to replace a 1/2" iron pipe found disturbed at the northerly corner of said Lot 3 and the westerly corner of called Lot 4 Block 1032 (Tract I) as described in Deed to Eric Samford and wife, Caroline Samford recorded as Document No. 2009 1745 of the Deed Records of Navarro County, Texas from which a 5/8" iron rod found (set by me in 2007) bears N 55° 06' 00" E 64.81 feet;

THENCE, S 30° 00' 00" E, along the common line of said Lot 3 and said Lot 4 190.01 feet to a 1/2" iron pipe found at the southerly corner of said Lot 4 and an ell corner in a northwesterly line of the residue of the said Munoz tract;

THENCE, S 37° 37' 58" E, along the common line of said Lot 3 and the residue of the said Munoz tract 18.19 feet to a 1/2" iron pipe found at the easterly corner of said Lot 3 and another ell corner of the residue of the said Munoz tract;

THENCE, S 57° 14' 24" W, along the southeasterly line of said Lot 3 99.92 feet to a 1/2" iron pipe found at the southerly corner of said Lot 3 and another ell corner of the residue of the said Munoz tract;

THENCE, N 33° 58' 42" W, along the southwesterly line of said Lot 3 203.74 feet to the POINT OF BEGINNING and CONTAINING 0.494 OF AN ACRE OF LAND MORE OR LESS.

*BASIS OF BEARINGS: per Document No. 2009 1745



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

WATER METER
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 Sterling Samford, Registered Professional Land Surveyor No. 5885

DATE: JULY 3, 2023	SCALE: 1" = 30'
SURVEY:	ABSTRACT NO.
W. O. # 23-0093	DRAWN BY: ESS
SURVEY FOR: SAMFORD	FIRM REGISTRATION NO. 100089-01
SHALLOW CREEK LAND SURVEY CO. P.O. BOX 1212 CORSICANA, TEXAS 75151 (903) 872-3202	

