

PLAT OF SURVEY

1.73 ACRES OF LAND THE OLIVER TRACT

CITY OF
WORTHAM

FREESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the City of Wortham R. Longbotham Survey Abstract No. 16 Freestone County, Texas, and being part of Division 8, Subdivision 10 as shown by Plat of Re-Revised Map of Wortham recorded in Cabinet A, Envelope 8B, of the Plat records of Freestone County, Texas and being further described as a called 1.70 acre tract of land as described in Deed to K. W. Oliver and wife, Catherine Oliver recorded in Volume 874, Page 549 of the Official Records of Freestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a point for the northwesterly corner of the said Oliver tract, the southwesterly corner of a called 1.562 acre tract of land as described in Deed to Glenn C. Nesmith and spouse, Karen R. Nesmith recorded in Volume 1307, Page 796 of the Official Records of Freestone County, Texas, in the easterly line of North Avenue D and in the westerly line of said Division 8, Subdivision 10 from which a 1/2" iron rod found bears S 77° 40' 13" E 2.29 feet;

THENCE, S 77° 40' 13" E, along the common line of the said Oliver tract and the said Nesmith tract 321.56 feet to a point for the northeasterly corner of the said Oliver tract, the southeasterly corner of the said Nesmith tract and being in the westerly line of a called 1.528 acre tract of land as described in Deed to Hudene Graham Recorded in Volume 757, Page 683 of the Official Records of Freestone County, Texas from which a 3" pipe fence corner post bears S 50° 27'21" W, 0.72 feet and a 1/2" iron rod found bears N 11° 02' 43" E, 214.54 feet;

THENCE, S 11° 02' 43" W, along the common line of the said Oliver tract and the said Graham tract 232.20 feet to a 1/2" iron rod found at the southeasterly corner of the said Oliver tract and being in the northerly line of a called 20 foot alley as shown by Plat of the F. D. Wright Addition recorded in Volume 76, Page 40 of the Deed records of Freestone County, Texas;

THENCE, N 78° 14' 04" W, along the southerly line of the said Oliver tract and the said 20 foot alley 323.38 feet to a point for the southwesterly corner of the said Oliver tract, in the easterly line of said North Avenue D and being in the westerly line of the said Division 8, Subdivision 10 from which a T-Post found bears S 78° 14' 04" E, 3.92 feet;

THENCE, N 11° 30' 00" E, along the easterly line of said North Avenue D and the westerly line of said Division 8, Subdivision 10 235.35 feet to the POINT OF BEGINNING and CONTAINING 1.73 ACRES OF LAND MORE OR LESS.

***BASIS OF BEARINGS: ASSUMED N 11° 30' 00" E, ALONG THE CENTERLINE OF RAIL ROAD**

ADDRESS: 110 N. AVENUE D WORTHAM, TEXAS 76693

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



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. 20220232 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 Sanford

Eric Sterling Samford, Registered Professional Land Surveyor No. 5885

DATE: JUNE 2, 2022

SCALE: 1" = 50'

PART OF SUBDIVISION 10, DIVISION 8

W. O. # 22-0106

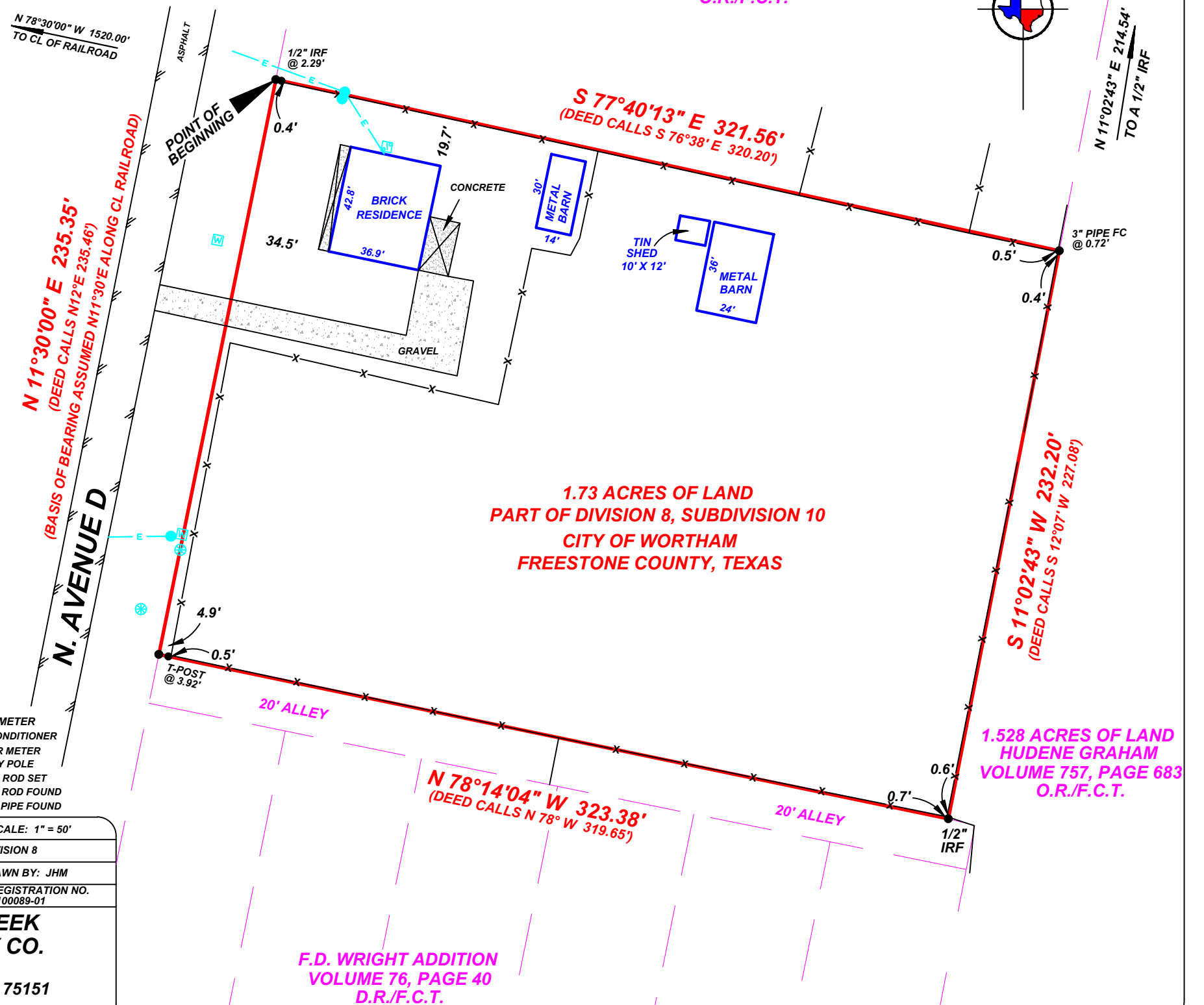
DRAWN BY: JHM

PUR: SHIPLEY

FIRM REGISTRATION NO.
100089-01

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

-  PVC
-  GAS METER
-  AIR CONDITIONER
-  WATER METER
-  UTILITY POLE
- IRS - IRON ROD SET
- IRF - IRON ROD FOUND
- IPF - IRON PIPE FOUND



FIELD NOTES

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BEGINNING at a point for the northwesterly corner of the said Oliver tract, the southwest corner of a called 1.562 acre tract of land as described in Deed to Glenn C. Nesmith and spouse, Karen R. Nesmith recorded in Volume 1307, Page 796 of the Official Records of Freestone County, Texas, in the easterly line of North Avenue D and in the westerly line of said Division 8, Subdivision 10 from which a 1/2" iron rod found bears S 77° 40' 13" E 2.29 feet;

THENCE, S 77° 40' 13" E, along the common line of the said Oliver tract and the said Nesmith tract 321.56 feet to a point for the northeasterly corner of the said Oliver tract, the southeasterly corner of the said Nesmith tract and being in the westerly line of a called 1.528 acre tract of land as described in Deed to Hudene Graham Recorded in Volume 757, Page 683 of the Official Records of Freestone County, Texas from which a 3" pipe fence corner post bears S 50° 27'21" W, 0.72 feet and a 1/2" iron rod found bears N 11° 02' 43" E, 214.54 feet;

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