

PLAT OF SURVEY

FIELD NOTES

12.64 ACRES OF LAND
THE CHASTEEN TRACT

R. B. LONGBOTHAM SURVEY
ABSTRACT NO. 16

FREESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the R. B. Longbotham Survey Abstract No. 16 Freestone County, Texas and being all of a called 12.57 acre tract of land as described in Deed to Ronnie Chasteen and Karen Chasteen recorded in Volume 1357, Page 739 of the Officials 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") at the southeasterly corner of the said Chasteen tract, the northeasterly corner of a called 1.992 acre tract of land as described in Deed to Lauren M. Harris recorded as Instrument No. 2302090 of the Official Records of Freestone County, Texas, and in the westerly line of State Highway No. 14 from which a 3/8 iron rod found bears N 78° 25' 52" W 0.60 feet, and a concrete monument found bears S 14° 15' 26" W, 776.46 feet;

THENCE, N 78° 25' 52" W, along the northerly line of the said Harris tract 396.67 feet to a 1/2" iron rod found at the northwesterly corner of the said Harris tract for an ell corner in the southerly line of the said Chasteen tract;

THENCE, S 16° 14' 29" W, along the westerly line of the said Harris tract 258.01 feet to a 1/2" iron rod found at the southwesterly corner of the said Harris tract and in the northerly line of a called 21.10 acre tract of land described in Deed to Eric Samford and wife, Caroline Samford recorded in Volume 1503, Page 835 of the Official Records of Freestone County, Texas from which a 5/8 iron rod found bears S 89° 36' 19" E, 417.46 feet;

THENCE, S 89° 18' 56" W along the common line of the said Chasteen tract and the said Samford tract 504.38 feet to a 2" iron pipe found (bent) at the southwesterly corner of the said Chasteen tract, the northwesterly corner of the said Samford tract and being in the easterly line of a called 132.794 acre tract of land described in Deed to Lisa C. Muratta recorded as Instrument No. 1900459 of the Official Records of Freestone County, Texas;

THENCE, N 00° 56' 21" W, along the common line of the said Chasteen tract and the said Muratta tract 666.10 feet to a 6" cedar fence corner post for the occupied northwesterly corner of the said Chasteen tract and in the southerly line of a called 4.22 acre tract of land described in Deed to Robert Neel McDonald recorded as Instrument No. 2401329 of the Official Records of Freestone County, Texas;

THENCE, N 89° 43' 55" E, along the common line of the said Chasteen tract and the said McDonald tract 722.70 feet to a 2" iron pipe found (bent) at the northwesterly corner of a called 1.03 acre tract of land described in Deed to Tim W. Crowell recorded as Instrument No. 2003313 of the Official Records of Freestone County, Texas and being in the southerly line of a called 1.16 acre Jack H. Williams tract of land;

THENCE, S 12° 26' 37" W, along the westerly line of the said Crowell tract 114.85 feet to a 3" pipe fence corner post at the occupied southwesterly corner of the said Crowell tract and an ell corner in the northerly line of the said Chasteen tract;

THENCE, N 89° 56' 48" E, along the southerly line of the said Crowell tract 406.36 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the northwesterly corner of the said Chasteen tract, the southeasterly corner of the said Crowell tract and near westerly line of said State Highway No. 14 from which a 1/2" iron rod found bears S 89° 56' 48" W, 10.08 feet;

THENCE, S 14° 13' 02" W, along the easterly line of the said Chasteen tract passing a 1/2" iron rod set (red cap "Shallow Creek") in the westerly line of said State Highway No. 14 at 126.93 feet and continuing a total distance of 207.84 feet to a 1/2" iron rod set (red cap "Shallow Creek");

THENCE, S 30° 57' 13" W, along the common line of the said Chasteen tract and said State Highway No. 14 104.56 feet to a concrete monument found;

THENCE, S 14° 15' 26" W, continuing along the common line of the said Chasteen tract and said State Highway No. 14 95.21 feet to the POINT OF BEGINNING and CONTAINING 12.64 ACRES OF LAND MORE OR LESS.

*BASIS OF BEARINGS: ASSUMED

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

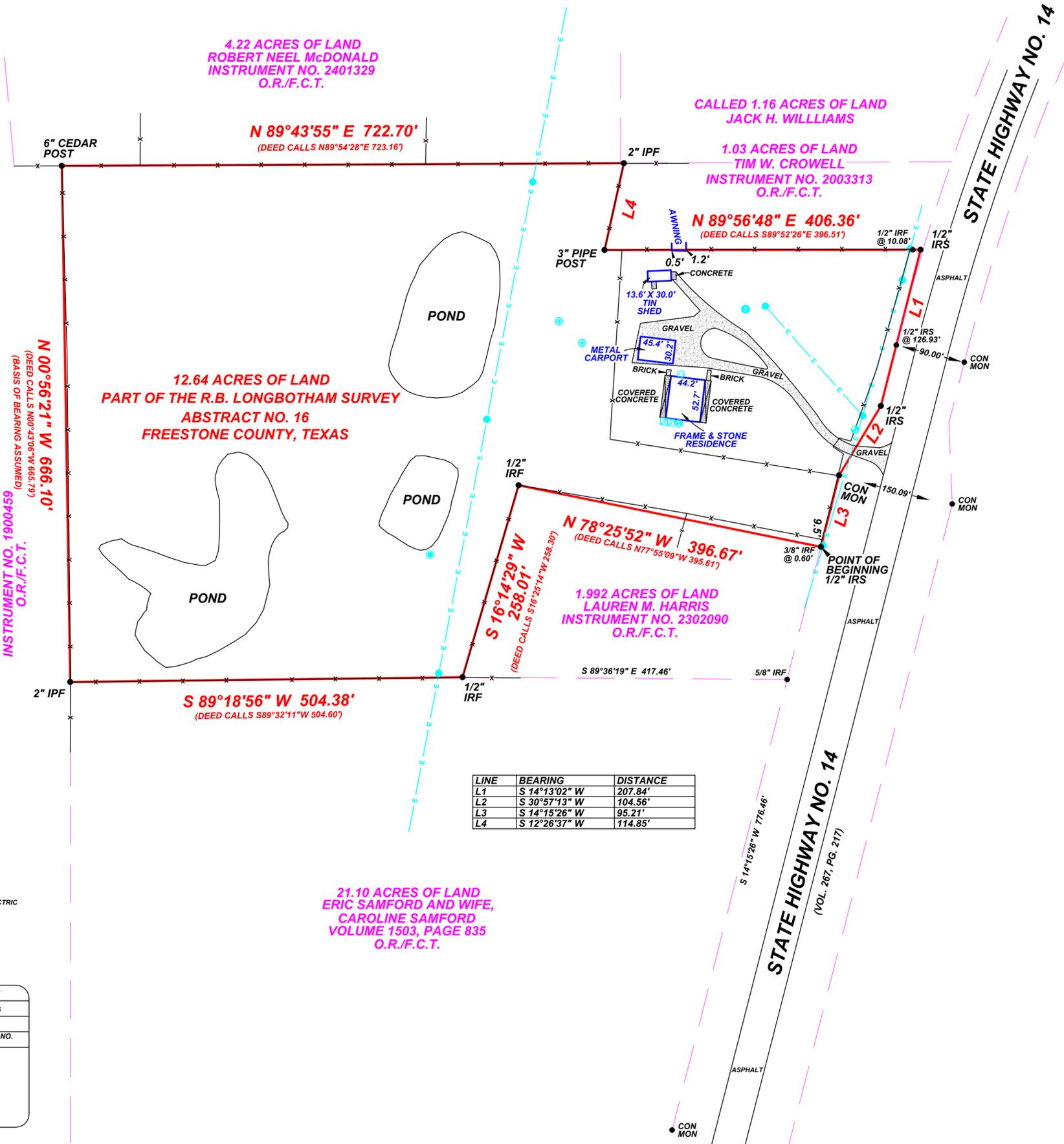


- TEMP. POWER POLE
- WELL
- UNDERGROUND ELECTRIC
- PROPANE
- AIR CONDITIONER
- PVC
- BURIED CABLE SIGN
- UTILITY POLE
- IRS - IRON ROD SET
- IRF - IRON ROD FOUND
- IPF - IRON PIPE FOUND

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 March 2024 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 Samford
Eric Sterling Samford, Registered Professional Land Surveyor No. 5885

DATE: MARCH 03, 2024	SCALE: 1" = 100'
SURVEY: R. B. LONGBOTHAM	ABSTRACT NO. 16
W. O. # 25-0036	DRAWN BY: WTF
SURVEY FOR: CHASTEEN	FIRM REGISTRATION NO. 100089-01
SHALLOW CREEK LAND SURVEY CO.	
P.O. BOX 1212 CORSICANA, TEXAS 75151 (903) 872-3202	



LINE	BEARING	DISTANCE
L1	S 14°13'02" W	207.84'
L2	S 30°57'13" W	104.56'
L3	S 14°15'26" W	95.21'
L4	S 12°26'37" W	114.85'

