

# PLAT OF SURVEY



FIELD NOTES  
3.82 ACRES OF LAND  
PART OF THE ROACH TRACT

J.Y. AGUILERA SURVEY  
ABSTRACT NO. 2

TRACT 1  
FREESTONE COUNTY, TEXAS  
Being all of that certain lot, tract or parcel of land located in the J.Y. Aguilera Survey Abstract No. 2 Freestone County, Texas and being part of a called 20.69 acre tract of land as described in Deed to Dennis G. Roach, Jr., and wife, Laura Roach recorded in Volume 1632, Page 122 of the Official Records of Freestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a t-post found (up 2 feet) at the southerly corner of the said Roach tract, the easterly corner of a called 30.345 acre tract of land as described in Deed to Norma Jean McKnight recorded in Volume 1738, Page 728 of the Official Records of Freestone County, Texas, in the northwesterly line of a called 23.934 acre tract of land as described in Deed to Joe R. Pelayo, Jr., and wife, Krista L. Pelayo recorded in Volume 1734, Page 454 of the Official Records of Freestone County, Texas and in a southwesterly line of Private Road No. 247 (Volume 1632, Pg. 122 & Vol. 1734, Pg. 454);

THENCE, N 32° 22' 13" W, along the southwesterly line of said Private Road No. 247 and the southwesterly line of the said Roach tract 384.83 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the westerly corner of this tract from which a 3/4" iron pipe found at the westerly corner of the said Roach tract bears N 32° 22' 13" W, 20.01 feet;

THENCE, through the said Roach tract as follows: N 59° 00' 00" E, 402.78 feet to a 1/2" iron rod set (red cap "Shallow Creek") in a dirt drive for the northerly corner of this tract, S 38° 19' 21" E, 340.36 feet to a 1/2" iron rod set (red cap "Shallow Creek") in another dirt drive and S 59° 00' 00" E, 55.00 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the easterly corner of this tract, in the southeasterly line of said Roach tract, in the northwesterly line of a called 22.972 acre tract of land as described in Deed to Tammy Christensen and Shawn Christensen recorded in Volume 1719, Page 816 of the Official Records of Freestone County, Texas and in a northwesterly line of said Private Road No. 247 from which a 3/4" iron rod found bears N 58° 43' 05" E, 15.00 feet;

THENCE, S 58° 43' 05" W, along the southeasterly line of the said Roach tract 435.67 feet to the POINT OF BEGINNING and CONTAINING 3.82 ACRES OF LAND MORE OR LESS.

\*BASIS OF BEARINGS: per northwesterly line of Vol. 1632, Pg. 122

FIELD NOTES

10.16 ACRES OF LAND  
PART OF THE ROACH TRACT

J.Y. AGUILERA SURVEY  
ABSTRACT NO. 2

TRACT 2  
FREESTONE COUNTY, TEXAS  
Being all of that certain lot, tract or parcel of land located in the J.Y. Aguilera Survey Abstract No. 2 Freestone County, Texas and being part of a called 20.69 acre tract of land as described in Deed to Dennis G. Roach, Jr., and wife, Laura Roach recorded in Volume 1632, Page 122 of the Official Records of Freestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 3/4" iron pipe found at the westerly corner of the said Roach tract, the southerly corner of a called 20.69 acre tract of land as described in Deed to Raborn L. Reader, Jr., and Loretta A. Reader recorded as Instrument No. 2401167 of the Official Records of Freestone County, Texas, in the northwesterly line a called 30.345 acre tract of land as described in Deed to Norma Jean McKnight recorded in Volume 1738, Page 728 of the Official Records of Freestone County, Texas and in a southwesterly line of Private Road No. 247 (Volume 1632, Pg. 122 & Vol. 1734, Pg. 454) from which a t-post found (up 1 foot) bears N 31° 35' 37" W, 422.10 feet;

THENCE, N 59° 00' 00" E, along the northwesterly line of the said Roach tract and the southeasterly line of the said Reader tract 802.52 feet to a 1/2" iron rod set (red cap "Shallow Creek") for a northwesterly corner of this tract from which a 3/4" iron pipe found at the northerly corner of the said Roach tract bears N 59° 00' 00" E, 1360.78 feet;

THENCE, through the said Roach tract as follows: S 31° 00' 00" E, 202.88 feet to a 1/2" iron rod set (red cap "Shallow Creek") and N 59° 00' 00" E, 1361.95 feet to a 1/2" iron rod set (red cap "Shallow Creek") in the northwesterly line of the said Roach tract and the southwesterly line of a called 166.093 acre tract of land as described in Deed to Sara Pearson Wirtz recorded in Volume 705, Page 74 of the Official Records of Freestone County, Texas;

THENCE, S 31° 19' 55" E, along the northeasterly line of the said Roach tract and the southwesterly line of the said Wirtz tract 202.88 feet to a 1/2" iron rod set (red cap "Shallow Creek") at the easterly corner of the said Roach tract and the northerly corner of a called 38.616 acre tract of land as described in Deed to Sara R. Smith recorded in Volume 781, Page 467 of the Official Records of Freestone County, Texas;

THENCE, S 58° 47' 31" W, along the southeasterly line of the said Roach tract and the northwesterly line of the said Smith tract 1282.62 feet to a 1/2" iron rod found at the westerly corner of the said Smith tract and the northerly corner of a called 23.343 acre tract of land as described in Deed to James Tonn and Jerry Tonn recorded in Volume 1544, Page 821 of the Official Records of Freestone County, Texas;

THENCE, S 58° 43' 05" W, along the southeasterly line of the said Roach tract and the northwesterly line of the said Tonn tract 437.46 feet to a 1/2" iron rod set (red cap "Shallow Creek") in a dirt drive for the southerly corner of this tract, in the northwesterly line of a called 22.972 acre tract of land as described in Deed to Tammy Christensen and Shawn Christensen recorded in Volume 1719, Page 816 of the Deed Records of Freestone County, Texas and in a northwesterly line of said Private Road No. 247 from which a 3/4" iron rod found bears N 58° 43' 05" E, 15.00 feet;

THENCE, through the said Roach tract as follows: N 29° 53' 49" W, 55.00 feet to a 1/2" iron rod set (red cap "Shallow Creek") in said dirt drive, N 38° 19' 21" W, 340.36 feet to a 1/2" iron rod set (red cap "Shallow Creek") in another dirt drive and S 59° 00' 00" E, 402.78 feet to a 1/2" iron rod set (red cap "Shallow Creek") in the southwesterly line of the said Roach tract, in the northwesterly line of the said McKnight tract and in a southwesterly line of said Private Road No. 247 from which a t-post found (up 2 feet) at the southerly corner of the said Roach tract bears S 32° 22' 13" W, 20.01 feet;

THENCE, N 32° 22' 13" W, along the southwesterly line of the said Roach tract 20.01 feet to the POINT OF BEGINNING and CONTAINING 10.16 ACRES OF LAND MORE OR LESS.

\*BASIS OF BEARINGS: per northwesterly line of Vol. 1632, Pg. 122

FIELD NOTES

6.34 ACRES OF LAND  
PART OF THE ROACH TRACT

J.Y. AGUILERA SURVEY  
ABSTRACT NO. 2

TRACT 3  
FREESTONE COUNTY, TEXAS  
Being all of that certain lot, tract or parcel of land located in the J.Y. Aguilera Survey Abstract No. 2 Freestone County, Texas and being part of a called 20.69 acre tract of land as described in Deed to Dennis G. Roach, Jr., and wife, Laura Roach recorded in Volume 1632, Page 122 of the Official Records of Freestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 3/4" iron pipe found at the northerly corner of the said Roach tract, the easterly corner of a called 20.69 acre tract of land as described in Deed to Raborn L. Reader, Jr., and Loretta A. Reader recorded as Instrument No. 2401167 of the Official Records of Freestone County, Texas and in the southwesterly line of a called 166.093 acre tract of land as described in Deed to Sara Pearson Wirtz recorded in Volume 703, Page 74 of the Official Records of Freestone County, Texas;

THENCE, S 31° 19' 55" E, along the northeasterly line of the said Roach tract and the southwesterly line of the said Wirtz tract 202.88 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the easterly corner of this tract;

THENCE, through the said Roach tract as follows: S 59° 00' 00" W, 1361.95 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the southerly corner of this tract and N 31° 00' 00" W, 202.88 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the westerly corner of this tract in the northwesterly line of the said Roach tract and the southeasterly line of the said Reader tract from which a 3/4" iron pipe found at the westerly corner of the said Roach tract bears S 59° 00' 00" W, 802.52 feet;

THENCE, N 59° 00' 00" E, along the northwesterly line of the said Roach tract and the southeasterly line of the said Reader tract 1360.78 feet to the POINT OF BEGINNING and CONTAINING 6.34 ACRES OF LAND MORE OR LESS.

\*BASIS OF BEARINGS: per northwesterly line of Vol. 1632, Pg. 122

FIELD NOTES  
0.368 OF AN ACRE OF LAND  
OVER & ACROSS THE ROACH TRACT

J.Y. AGUILERA SURVEY  
ABSTRACT NO. 2

EASEMENT TRACT 1  
FREESTONE COUNTY, TEXAS  
Being a 20 foot easement land located in the J.Y. Aguilera Survey Abstract No. 2 Freestone County, Texas and being over and across a called 20.69 acre tract of land as described in Deed to Dennis G. Roach, Jr., and wife, Laura Roach recorded in Volume 1632, Page 122 of the Official Records of Freestone County, Texas. Said 20 foot easement being more particularly described as follows:

BEGINNING at a 3/4" iron pipe found at the westerly corner of the said Roach tract, the southerly corner of a called 20.69 acre Tract One as described in Deed to Raborn L. Reader, Jr., and Loretta A. Reader recorded as Instrument No. 2401167 of the Official Records of Freestone County, Texas, in the northwesterly line a called 30.345 acre tract of land as described in Deed to Norma Jean McKnight recorded in Volume 1738, Page 728 of the Official Records of Freestone County, Texas and in a southwesterly line of Private Road No. 247 (Volume 1632, Pg. 122 & Vol. 1734, Pg. 454) from which a t-post found (up 1 foot) bears N 31° 35' 37" W, 422.10 feet;

THENCE, N 59° 00' 00" E, along the northwesterly line of the said Roach tract and the southeasterly line of the said Reader tract 802.52 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the northerly corner of this easement tract from which a 3/4" iron pipe found at the northerly corner of the said Roach tract bears N 59° 00' 00" E, 1360.78 feet;

THENCE, over and across the said Roach tract as follows: S 31° 00' 00" E, 20.00 feet to a point for corner and S 59° 00' 00" W, 802.04 feet to a 1/2" iron rod set (red cap "Shallow Creek") in the southwesterly line of the said Roach tract, in the northeasterly line of the said McKnight tract and in a southwesterly line of said Private Road No. 247 from which a t-post found (up 2 feet) at the southerly corner of the said Roach tract bears S 32° 22' 13" W, 20.01 feet;

THENCE, N 32° 22' 13" W, along the southwesterly line of the said Roach tract 20.01 feet to the POINT OF BEGINNING and CONTAINING 0.368 OF AN ACRE OF LAND MORE OR LESS.

\*BASIS OF BEARINGS: per northwesterly line of Vol. 1632, Pg. 122

FIELD NOTES

0.052 OF AN ACRE OF LAND  
OVER & ACROSS THE ROACH TRACT

J.Y. AGUILERA SURVEY  
ABSTRACT NO. 2

EASEMENT TRACT 2  
FREESTONE COUNTY, TEXAS  
Being a 20 foot easement land located in the J.Y. Aguilera Survey Abstract No. 2 Freestone County, Texas and being over and across a called 20.69 acre tract of land as described in Deed to Dennis G. Roach, Jr., and wife, Laura Roach recorded in Volume 1632, Page 122 of the Official Records of Freestone County, Texas. Said 20 foot easement being 10 foot either side of the following described centerline:

BEGINNING at a 1/2" iron rod set (red cap "Shallow Creek") in a dirt drive, in the northwesterly line of a called 22.972 acre tract of land as described in Deed to Tammy Christensen and Shawn Christensen recorded in Volume 1719, Page 816 of the Deed Records of Freestone County, Texas and in a northwesterly line of said Private Road No. 247 from which a 3/4" iron rod found bears N 58° 43' 05" E, 15.00 feet and a t-post found (up 2 feet) at the southerly corner of the said Roach tract bears S 58° 43' 05" W, 435.67 feet;

THENCE, over and across the said Roach tract as follows: N 29° 53' 49" W, 55.00 feet to a 1/2" iron rod set (red cap "Shallow Creek") and N 38° 19' 21" W, 60.00 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the POINT OF TERMINATION of this easement and CONTAINING 0.052 OF AN ACRE OF LAND MORE OR LESS.

\*BASIS OF BEARINGS: per northwesterly line of Vol. 1632, Pg. 122

T-POST FOUND

TRACT FOUR  
EASEMENT TRACT  
1.055 ACRES OF LAND  
RABORN L. READER, JR., AND  
LORETTA A. READER  
INSTRUMENT NO. 2401167  
O.R./F.C.T.

TRACT ONE  
20.69 ACRES OF LAND  
RABORN L. READER, JR., AND  
LORETTA A. READER  
INSTRUMENT NO. 2401167  
O.R./F.C.T.

TRACT TWO  
10.16 ACRES OF LAND  
PART OF THE J.Y. AGUILERA SURVEY  
ABSTRACT NO. 2  
FREESTONE COUNTY, TEXAS

TRACT THREE  
6.34 ACRES OF LAND  
PART OF THE J.Y. AGUILERA SURVEY  
ABSTRACT NO. 2  
FREESTONE COUNTY, TEXAS

TRACT ONE  
20.69 ACRES OF LAND  
NORMA JEAN MCKNIGHT  
VOLUME 1738, PAGE 728  
O.R./F.C.T.

TRACT TWO  
10.16 ACRES OF LAND  
SARA R. SMITH  
VOLUME 781, PAGE 467  
O.R./F.C.T.

TRACT THREE  
6.34 ACRES OF LAND  
JAMES TONN AND  
JERRY TONN  
VOLUME 1544, PAGE 821  
O.R./F.C.T.

TRACT ONE  
20.69 ACRES OF LAND  
RABORN L. READER, JR., AND  
LORETTA A. READER  
INSTRUMENT NO. 2401167  
O.R./F.C.T.

TRACT TWO  
10.16 ACRES OF LAND  
PART OF THE J.Y. AGUILERA SURVEY  
ABSTRACT NO. 2  
FREESTONE COUNTY, TEXAS

TRACT THREE  
6.34 ACRES OF LAND  
PART OF THE J.Y. AGUILERA SURVEY  
ABSTRACT NO. 2  
FREESTONE COUNTY, TEXAS

TRACT FOUR  
EASEMENT TRACT  
1.055 ACRES OF LAND  
RABORN L. READER, JR., AND  
LORETTA A. READER  
INSTRUMENT NO. 2401167  
O.R./F.C.T.

TRACT FIVE  
3.82 ACRES OF LAND  
PART OF THE J.Y. AGUILERA SURVEY  
ABSTRACT NO. 2  
FREESTONE COUNTY, TEXAS

TRACT SIX  
30.345 ACRES OF LAND  
NORMA JEAN MCKNIGHT  
VOLUME 1738, PAGE 728  
O.R./F.C.T.

TRACT SEVEN  
23.934 ACRES OF LAND  
JOE R. PELAYO, JR., AND  
WIFE, KRISTA L. PELAYO  
VOLUME 1734, PAGE 454  
O.R./F.C.T.

TRACT EIGHT  
22.972 ACRES OF LAND  
TAMMY CHRISTENSEN AND  
SHAWN CHRISTENSEN  
VOLUME 1719, PAGE 816  
O.R./F.C.T.

TRACT NINE  
23.343 ACRES OF LAND  
JAMES TONN AND  
JERRY TONN  
VOLUME 1544, PAGE 821  
O.R./F.C.T.

TRACT TEN  
165.093 ACRES OF LAND  
SARA PEARSON WIRTZ  
VOLUME 703, PAGE 74  
O.R./F.C.T.

LINE	BEARING	DISTANCE
L1	S 29°53'49" E	55.00'
L2	N 32°22'13" W	20.01'



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 2025 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*  
Eric Sterling Samford, Registered Professional Land Surveyor No. 5885

DATE: OCTOBER 22, 2025 SCALE: 1" = 100'  
SURVEY: J.Y. AGUILERA ABSTRACT NO. 2  
W. O. # 25-0183 DRAWN BY: ESS  
SURVEY FOR: ROACH / HORN FIRM REGISTRATION NO. 100089-01  
**SHALLOW CREEK  
LAND SURVEY CO.**  
P.O. BOX 1212  
CORSICANA, TEXAS 75151  
(903) 872-3202