

FIELD NOTES

5.01 ACRES OF LAND  
THE COOKSEY TRACT

THE J. KORN SURVEY ABSTRACT NO. 15  
THE M.R. PALACIOS SURVEY NO. 20

FREESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the J. Korn Survey Abstract No. 15 and the M.R. Palacios Survey Abstract No. 20 Freestone County, Texas and being a called 4.996 acre tract of land as described in Deed to Paul Cooksey and Diana Cooksey recorded as Instrument No. 2200139 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 at the southwesterly corner of the said Cooksey tract, the southeasterly corner of a called 15.000 acre tract of land as described in Deed to Aldessa Bass recorded in Volume 1402, Page 835 of the Official Records of Freestone County, Texas and in the northerly line of Freestone County Road No. 540 (40' R.O.W. per Instrument No. 2200139) from which a 1/2" iron rod found bears S 89° 07' 48" W, 698.21 feet;

THENCE, N 17° 10' 07" W, along the common line of the said Cooksey tract and the said 15.000 acre Bass tract 413.97 feet to a 3/8" iron rod found in a dirt drive at the northwesterly corner of the said Cooksey tract and the southwesterly corner of a called 15.09 acre tract of land as described in deed to LaCharles Bass and Glenda Bass recorded in Volume 1280, Page 501 of the Official Records of Freestone County, Texas from which a 1/2" iron rod found bears N 17° 10' 15" W, 613.80 feet;

THENCE, N 89° 11' 10" E, along the northerly line of the said Cooksey tract and the southerly line of the said 15.09 acre Bass tract 549.59 feet to a 1/2" iron rod (red cap "Shallow Creek") at the northeasterly corner of the said Cooksey tract, the southeasterly corner of the said 15.09 acre Bass tract and in the westerly line of a called 19.153 acre tract of land as described in deed to Paul David Williams recorded in Volume 1733, Page 215 of the Official Records of Freestone County, Texas;

THENCE, S 17° 09' 55" E, along the common line of the said Cooksey tract and the said Williams tract 414.71 feet to a t-post found (up 1.5 feet) at the southeasterly corner of the said Cooksey tract, the southwesterly corner of the said Williams tract and in the northerly line of said Freestone County Road No. 540;

THENCE, S 89° 15' 38" W, along the northerly line of the said Freestone County Road No. 540 and the southerly line of the said Cooksey tract 549.77 feet to the POINT OF BEGINNING and CONTAINING 5.01 ACRES OF LAND MORE OR LESS.

\*BASIS OF BEARINGS: per easterly line of 15.000 acre Bass tract Vol. 1402, Pg. 835

ADDRESS: 363 FCR 540 FAIRFIELD, TEXAS

THE J. KORN SURVEY  
ABSTRACT NO. 15  
FREESTONE COUNTY, TEXAS



1/2" IRF

S 89°07'48" W 698.21'

- PIPELINE MARKER
- ELECTRIC BOX
- ANTENNA
- ⊕ TEMP. POWER POLE
- ⊕ WATER METER
- ⊕ UTILITY POLE
- IRS - IRON ROD SET
- IRF - IRON ROD FOUND
- IPF - IRON PIPE FOUND

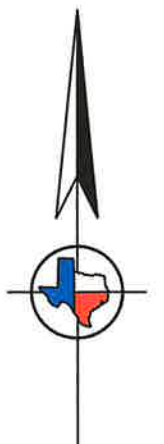
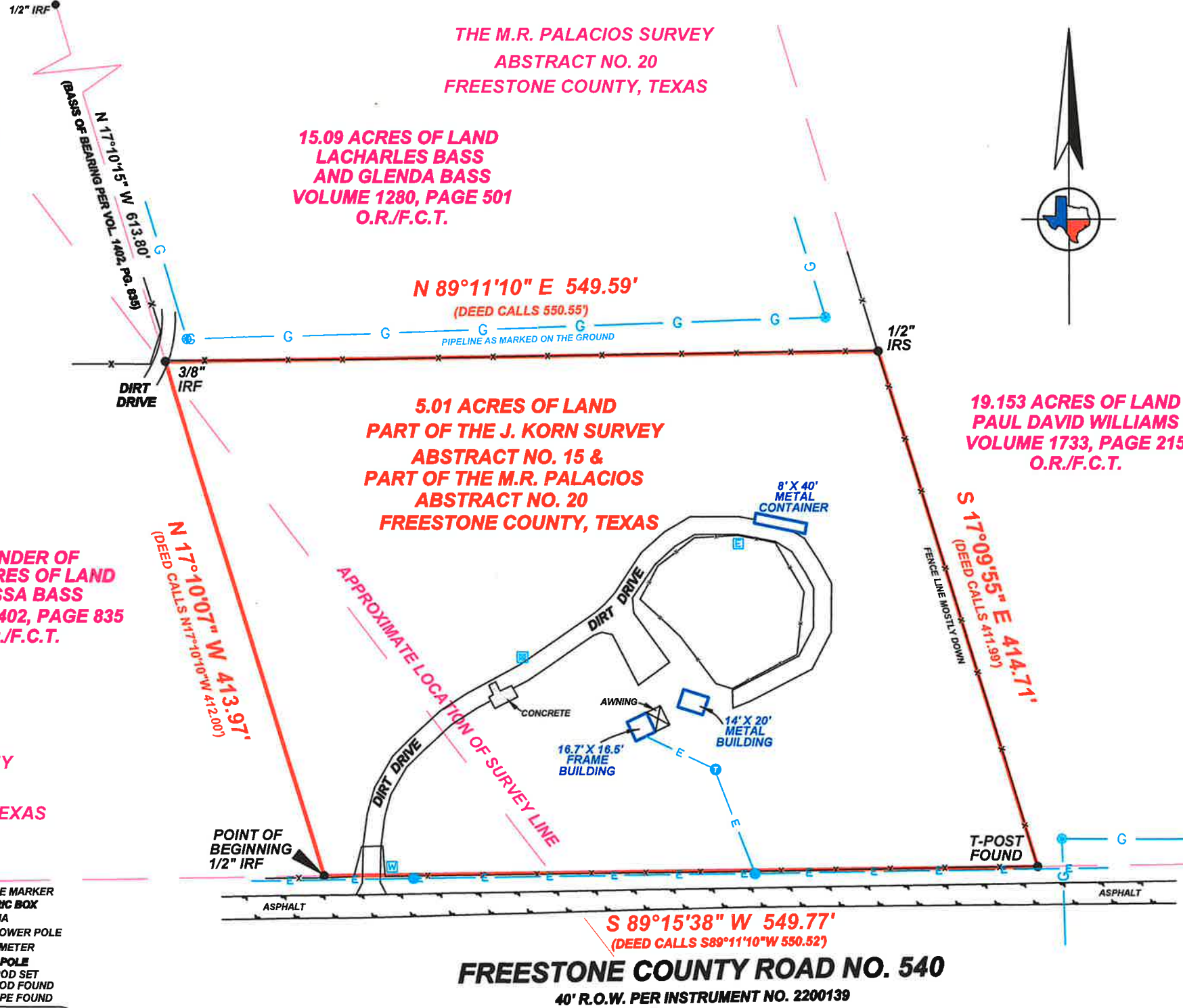
I, Eric Sterling Samford, R.P.L.S. 5885, do hereby certify that the plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision during the month of August 2022 and all corners are as shown hereon. Use of this survey for any other purpose or by 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: AUGUST 16, 2022	SCALE: 1" = 100'
SURVEY: J. KORN A-15 & M.R. PALACIOS A-20	
W. O. # 22-0173	DRAWN BY: ESS
SURVEY FOR: COOKSEY	FIRM REGISTRATION NO. 100089-01

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

# PLAT OF SURVEY



THE M.R. PALACIOS SURVEY  
ABSTRACT NO. 20  
FREESTONE COUNTY, TEXAS

15.09 ACRES OF LAND  
LACHARLES BASS  
AND GLENDA BASS  
VOLUME 1280, PAGE 501  
O.R./F.C.T.

5.01 ACRES OF LAND  
PART OF THE J. KORN SURVEY  
ABSTRACT NO. 15 &  
PART OF THE M.R. PALACIOS  
ABSTRACT NO. 20  
FREESTONE COUNTY, TEXAS

REMAINDER OF  
15.000 ACRES OF LAND  
ALDESSA BASS  
VOLUME 1402, PAGE 835  
O.R./F.C.T.

19.153 ACRES OF LAND  
PAUL DAVID WILLIAMS  
VOLUME 1733, PAGE 215  
O.R./F.C.T.

FREESTONE COUNTY ROAD NO. 540  
40' R.O.W. PER INSTRUMENT NO. 2200139