PLAT OF SURVEY

FIELD NOTES

25.19 ACRES OF LAND
PART OF THE BURKHARDT TRACT

E. MITCHELL SURVEY A-372
W. BLOODWORTH SURVEY A-75
W. ELLIOTT SURVEY A-187

LIMESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the E. Mitchell Survey Abstract No. 372, W. Bloodworth Survey Abstract No. 75 and the W. Elliott Survey Abstract No. 187 Limestone County, Texas and being part of a called 30.19 acre tract of land as described in Deed to Joseph Burkhardt and wife, Kaylee Burkhardt recorded as Document No. 20193062 of the Deed Records of Limestone 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 northerly corner of the said Burkhardt tract, a northeasterly corner of a called 43.39 acre Jay Presley Gatlin tract of land and in the southwesterly line of Farm to Market Road No. 1365;

THENCE, S 60° 45' 00" E, along the northeasterly line of the said Burkhardt tract and the southwesterly line of said Farm to Market Road No. 1365 41.47 feet to a 1/2" iron rod set (red cap "Shallow Creek") at the beginning of a curve to the right, having a radius of 2232.00 feet, an angle of 1° 10' 21" and a chord that bears S 60° 09' 53" E, 45.68 feet;

THENCE, along said curve to the right 45.68 feet to a 1/2" iron rod set (red cap "Shallow Creek") for a northeasterly corner of this tract;

THENCE, through the said Burkhardt tract as follows: S 00° 11' 19" W, 399.86 feet to a 14" Pecan Tree fence corner, S 53° 25' 54" E, 460.84 feet to a 5" wood fence corner post, S 21° 16' 58" E, 23.34 feet to a 5" wood fence corner post and N 69° 43' 32" E, 301.45 feet to a 1/2" iron rod set (red cap "Shallow Creek") for another northeasterly corner of this tract, in the northeasterly line of the said Burkhardt tract, in the southwesterly line of said Farm to Market Road No. 1365 and at the beginning of a curve to the right, having a radius of 2232.00 feet, an angle of 26° 31' 50" and a chord that bears S 23° 24' 21" E, 1024.31 feet;

THENCE, along said curve to the right 1033.51 feet to a 1/2" iron rod set (red cap "Shallow Creek");

THENCE, S 10° 42' 00" E, continuing along the northeasterly line of the said Burkhardt tract and said Farm to Market Road No. 1365 179.66 feet to a 1/2" iron rod found at the southeasterly corner of the said Burkhardt tract and a northeasterly corner of a called 43.39 acre Jay Presley Gatlin tract of land;

THENCE, N 86° 42' 00" W, along the southerly line of the said Burkhardt tract 990.94 feet to a 1/2" iron rod found at the southwesterly corner of the said Burkhardt tract and in the northeasterly line of a called 74.24 acre Jay Presley Gatlin tract of land;

THENCE, N 39° 16' 45" W, along the southwesterly line of the said Burkhardt tract 267.05 feet to a 1/2" iron pipe found at the southerly corner of a called 8.50 acre Jay Presley Gatlin tract of land;

THENCE, along the westerly line of the said Burkhardt tract as follows: N 00° 27' 23" E, 1014.33 feet to a 1/2" iron rod found at an ell corner in the westerly line of the said Burkhardt tract, S 88° 24' 44" W, 27.39 feet to a 1/2" iron rod found at another ell corner in the westerly line of the said Burkhardt tract and N 00° 11' 19" E, 473.96 feet to the POINT OF BEGINNING and CONTAINING 25.19 ACRES OF LAND MORE OR LESS.

*BASIS OF BEARINGS: DOCUMENT NO. 20193062

ASPHALT
POINT OF BEGINNING
1/2" IRF
C.M.
L1
C1
1/2" IRS
1/2" IRS
APPROXIMATE LOCATION OF SURVEY LINE
N 00°11'19" E 473.96'
(DEED CALLS N 00°11'11" E 474.01')
S 00°11'19" W 399.86'
THE W. ELLIOTT SURVEY
ABSTRACT NO. 187
CALLED
43.39 ACRES OF LAND
JAY PRESLEY GATLIN
THE W. BLOODWORTH SURVEY
ABSTRACT NO. 75
14" PECAN TREE
APPROXIMATE LOCATION OF SURVEY LINE
APPROXIMATE LOCATION OF SURVEY LINE
1/2" IRF
L3
1/2" IRF
S 53°25'54" E 460.84'
REMAINDER OF
30.19 ACRES OF LAND
JOSEPH BURKHARDT AND
WIFE KAYLEE BURKHARDT
DOCUMENT NO. 20193062
D.R./L.C.T.
ASPHALT
LCR 498
1/2"
IRS
L2
N 69°43'32" E 301.45'
5" WOOD
FC POST
5" WOOD
FC POST
CALLED
8.50 ACRES OF LAND
JAY PRESLEY GATLIN
TRACT 2
25.19 ACRES OF LAND
PART OF THE E. MITCHELL SURVEY
ABSTRACT NO. 372 AND
PART OF THE W. BLOODWORTH SURVEY
ABSTRACT NO. 75 AND
PART OF THE W. ELLIOTT SURVEY
ABSTRACT NO. 187
LIMESTONE COUNTY, TEXAS
THE E. MOORE SURVEY
ABSTRACT NO. 735
N 00°27'23" E 1014.33'
(DEED CALLS N 00°29'09" E 1014.42')
OLD FENCE LINE (MOSTLY DOWN)
OLD FENCE LINE (MOSTLY DOWN)
POND
C2
100' X 250'
TXDOT
EASEMENT
VOL. 456, PG. 599
FARM TO MARKET ROAD NO. 1365
(VOL. 456, PG. 604)
APPROXIMATE LOCATION OF SURVEY LINE
1/2" IPF
CALLED
74.24 ACRES OF LAND
JAY PRESLEY GATLIN
N 39°16'45" W 267.05'
(DEED CALLS N 39°17'51" W 267.57')
THE E. MITCHELL SURVEY
ABSTRACT NO. 372
1/2"
IRS
(DEED CALLS S 10°42'31" E 179.65')
S 10°42'00" E
179.66'
THE A. VARELA SURVEY
ABSTRACT NO. 29
1/2" IRF
N 86°42'00" W 990.94'
(DEED CALLS N 86°43'34" W 991.00')
1/2" IRF
C.M.

CABLE BOX
ELECTRIC BOX
AIR CONDITIONER
WATER METER
GUY ANCHOR
PVC
TELEPHONE PEDESTAL
BURIED CABLE SIGN
UTILITY POLE
IRS - IRON ROD SET
IRF - IRON ROD FOUND
IPF - IRON PIPE FOUND

STATE OF TEXAS
REGISTERED
ERIC STERLING SAMFORD
5885
PROFESSIONAL
LAND SURVEYOR

This tract is subject to a blanket easement Point Enterprise Water Supply Corp. recorded in Volume 540, Page 179.

CALLED
43.39 ACRES OF LAND
JAY PRESLEY GATLIN

LINE	BEARING	DISTANCE
L1	S 60°45'00" E	41.47'
L2	S 21°16'58" E	23.34'
L3	S 88°24'44" W	27.39'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2232.00'	45.68'	45.68'	S 60°09'53" E	1°10'21"
C2	2232.00'	1033.51'	1024.31'	S 23°24'21" E	26°31'50"

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 May 2023 and all corners are as shown hereon. This 9survey 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. 23040064 of First Title of Limestone County. 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 Sterling Samford, Registered Professional Land Surveyor No. 5885

DATE: MAY 16, 2023	SCALE: 1" = 100'
SURVEY: E. MITCHELL, A-372 W. BLOODWORTH, A-75 W. ELLIOTT A-187	
W. O. # 23-0080	DRAWN BY: ESS
PUR: SANTAMARIA	FIRM REGISTRATION NO. 100089-01

SHALLOW CREEK LAND SURVEY CO.
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