

# PLAT OF SURVEY

PART OF THE M. DE CANTUN SURVEY  
ABSTRACT NO. 7  
FREESTONE COUNTY, TEXAS



**FREESTONE COUNTY ROAD NO. 930**  
S 76°33'36" E 583.11'  
(BASIS OF BEARING PER VOL. 1014, PG. 292)

POINT OF BEGINNING  
5/8" IRF

POINT OF BEGINNING  
1/2" IRF

312.91'  
(DEED CALLS 312.65')

270.20'  
(DEED CALLS 270.50')

S 76°33'36" E 383.64'  
1/2" IRF

159.4'

73.7'

24.4'

31'

67'

24.4'

31'

67'

24.4'

31'

67'

24.4'

31'

67'

24.4'

31'

67'

24.4'

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67'

24.4'

31'

67'

24.4'

31'

67'

**TRACT 1**  
8.22 ACRES OF LAND

**TRACT 2**  
10.01 ACRES OF LAND

8.220 ACRES OF LAND  
WILLIAM ERNEST GEMENDEN  
VOLUME 1014, PAGE 292  
O.R./F.C.T.

10.00 ACRES OF LAND  
WILLIAM ERNEST GEMENDEN  
VOLUME 1014, PAGE 292  
O.R./F.C.T.

8.229 ACRES OF LAND  
BENNIE McNUTT  
VOLUME 1447, PAGE 302  
O.R./F.C.T.

N 06°52'23" E 1626.93'  
(DEED CALLS N06°59'42" E 1625.18')

S 13°19'00" W 1615.86'  
(DEED CALLS S13°26'00" W 1616.04')

N 13°19'00" E 1615.86'  
(DEED CALLS N13°26'00" E 1616.04')

S 13°10'32" W 1613.08'  
(DEED CALLS S13°20'00" W 1608.42')

20.00 ACRES OF LAND  
RUSSELL CRAIG LONIS, SR. AND  
WIFE, DEBORAH LEE LONIS  
VOLUME 1730, PAGE 328  
O.R./F.C.T.

N 76°44'03" W 130.32'  
(DEED CALLS N77°46'22" W 130.50')

N 77°09'02" W 269.97'  
(DEED CALLS S77°46'22" E 270.50')

S 76°32'20" E 199.31'

184.150 ACRES OF LAND  
AJWT PROPERTIES, LLC  
DOCUMENT NO. 2300469  
O.R./F.C.T.



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 April 2015 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 O.R. No. 35433 of Holdings Title & Abstract. 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*  
Eric Sterling Samford, Registered Professional Land Surveyor No. 5885

**FIELD NOTES**

8.22 ACRES OF LAND  
THE GEMENDEN TRACT

**TRACT 1**  
FREESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the M. De Cantun Survey Abstract No. 7 Freestone County, Texas and being a called 8.220 acre tract of land as described in Deed to William Ernest Gemenden recorded in Volume 1014, Page 292 of the Official Records of Freestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod found at the northwesterly corner of the called 8.220 acre Gemenden tract, the northeasterly corner of a called 8.229 acre tract of land as described in Deed to Bennie McNutt recorded in Volume 1447, Page 302 of the Official Records of Freestone County, Texas, and in the southerly line of Freestone County Road No. 930;

**THENCE**, S 76° 33' 36" E, along the southerly line of said Freestone County Road No. 930 and the northerly line of the said 8.220 acre Gemenden tract 312.91 feet to a 1/2" iron rod found at the northeasterly corner of the said 8.220 acre Gemenden tract and the northwesterly corner of a called 10.00 acre tract of land described in Deed to William Ernest Gemenden recorded in Volume 1014, Page 292 of the Official Records of Freestone County, Texas from which a 1/2" iron rod set (red cap "Shallow Creek") for the northeasterly corner of the said 10.00 acre Gemenden tract bears S 76° 33' 36" E, 270.20 feet;

**THENCE**, S 13° 19' 00" W, along the common line of the said 8.220 acre Gemenden tract and the said 10.00 acre Gemenden tract 1615.86 feet to a 1/2" iron rod found at the southeasterly corner of the said 8.220 acre Gemenden tract, the southwesterly corner of the said 10.00 acre Gemenden tract and in a northerly line of a called 184.150 acre tract of land described in Deed to AJWT Properties, LLC, recorded in Document No. 2300469 of the Official Records of Freestone County, Texas from which a 1-post found at the southeasterly corner of the said 10.00 acre Gemenden tract bears S 77° 09' 02" E, 269.97 feet;

**THENCE**, N 76° 44' 03" W, along the southerly line of the said 8.220 acre Gemenden tract and a northerly line of the said AJWT Properties tract 130.32 feet to a 5/8" iron rod found at the southeasterly corner of the said 8.220 acre Gemenden tract and the southeasterly corner of the said McNutt tract from which a 1-post found bears N 76° 59' 24" W, 130.70 feet;

**THENCE**, N 06° 52' 23" E, along the common line of the said 8.220 acre Gemenden tract and the said McNutt tract 1626.93 feet to the POINT OF BEGINNING and CONTAINING 8.22 ACRES OF LAND MORE OR LESS.

\*BASIS OF BEARINGS: per northerly line of Vol. 1014, Pg. 292

**FIELD NOTES**

10.01 ACRES OF LAND  
THE GEMENDEN TRACT

**TRACT 2**  
FREESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the M. De Cantun Survey Abstract No. 7 Freestone County, Texas and being a called 10.00 acre tract of land as described in Deed to William Ernest Gemenden recorded in Volume 1014, Page 292 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 set (red cap "Shallow Creek") at the northwesterly corner of the said 10.00 acre Gemenden tract, the northwesterly corner of a called 20.00 acre tract of land as described in Deed to Russell Craig Lonis, Sr., and wife, Deborah Lee Lonis recorded in Volume 1730, Page 328 of the Official Records of Freestone County, Texas, and in the southerly line of Freestone County Road No. 930 from which a 1/2" iron rod found bears S 76° 33' 36" E, 383.64 feet;

**THENCE**, S 13° 19' 32" W, along the common line of the said 10.00 acre Gemenden tract and the said Lonis tract 1613.08 feet to a 1-post found at the southeasterly corner of the said 10.00 acre Gemenden tract, the southwesterly corner of the said Lonis tract and being in a northerly line of a called 184.150 acre tract of land described in Deed to AJWT Properties, LLC, recorded in Document No. 2300469 of the Official Records of Freestone County, Texas from which a 3/8" iron rod found bears S 76° 32' 20" E, 199.31 feet;

**THENCE**, N 77° 09' 02" W, along the southerly line of the said 10.00 acre Gemenden tract and a northerly line of the said AJWT Properties tract 269.97 feet to a 1/2" iron rod found at the southwesterly corner of the said 10.00 acre Gemenden tract and being the southeasterly corner of a called 8.220 acre tract of land described in Deed to William Ernest Gemenden recorded in Volume 1014, Page 292 of the Official Records of Freestone County, Texas from which a 5/8" iron rod found at the southeasterly corner of the said 8.220 acre Gemenden tract bears N 76° 44' 03" W, 130.32 feet;

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**THENCE**, S 76° 33' 36" E, along the southerly line of said Freestone County Road No. 930 and the northerly line of the said 10.00 acre Gemenden tract and said 270.20 feet to the POINT OF BEGINNING and CONTAINING 10.01 ACRES OF LAND MORE OR LESS.

\*BASIS OF BEARINGS: per Vol. 1014, Pg. 292

ADDRESS: 930 & 931 FCR 930 TEAGUE, TEXAS

This tract is subject to blanket easement to Humphrey's Pure Oil Company recorded in Vol. 73, Pg. 556.

This tract is subject to blanket easement to Lone Star Gas Company recorded in Vol. 95, Pg. 130.

This tract is subject to blanket easement to Point Enterprise Water Supply Corp., recorded in Vol. 1200, Pg. 888.

- 1 AIR CONDITIONER
- 2 WATER METER
- 3 SEPTIC
- 4 TELEPHONE PEDESTAL
- 5 UTILITY POLE
- 6 IRS - IRON ROD SET
- 7 IRF - IRON ROD FOUND
- 8 IRP - IRON PIPE FOUND

DATE: APRIL 17, 2015	SCALE: 1" = 100'
SURVEY: M. DE CANTUN	ABSTRACT NO. 7
W. O. # 15-0584	DRAWN BY: WTF
PUR: REYNOLDS	FIRM REGISTRATION NO. 100583-01
<b>SHALLOW CREEK LAND SURVEY CO.</b> P.O. BOX 1212 CORSICANA, TEXAS 75151 (903) 872-3202	

FIELD NOTES

8.22 ACRES OF LAND  
THE GEMENDEN TRACT

M. DE CANTUN SURVEY  
ABSTRACT NO. 7

TRACT 1  
FREESTONE COUNTY, TEXAS

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THENCE, N 76° 44' 03" W, along the southerly line of the said 8.220 acre Gemenden tract and a northerly line of the said AJWT Properties tract 130.32 feet to a 5/8 iron rod found for the southwesterly corner of the said 8.220 acre Gemenden tract and the southeasterly corner of the said McNutt tract from which a t-post found bears N 76° 55' 24" W, 130.70 feet;

THENCE, N 06° 52' 23" E, along the common line of the said 8.220 acre Gemenden tract and the said McNutt tract 1626.93 feet to the POINT OF BEGINNING and CONTAINING 8.22 ACRES OF LAND MORE OR LESS.

\*BASIS OF BEARINGS: per northerly line of Vol. 1014, Pg. 292

FIELD NOTES

10.01 ACRES OF LAND  
THE GEMENDEN TRACT

M. DE CANTUN SURVEY  
ABSTRACT NO. 7

TRACT 2  
FREESTONE COUNTY, TEXAS

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THENCE, S 76° 33' 36" E, along the southerly line of said Freestone County Road No. 930 and the northerly line of the said 10.00 acre Gemenden tract and said 270.20 feet to the POINT OF BEGINNING and CONTAINING 10.01 ACRES OF LAND MORE OR LESS.

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