

FIELD NOTES

# PLAT OF SURVEY

4.992 ACRES OF LAND  
THE KERENS PRIDE TRACT

M. AUTREY SURVEY  
ABSTRACT NO. 13

NAVARRO COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the City of Kerens in the M. Autrey Survey Abstract No. 13 Navarro County, Texas and being a called 5.00 acre tract of land as described in Deed to Kerens Pride, LLC., recorded as Document No. 2020 134 of the Deed Records of Navarro County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a point at the northwesterly corner of the said Kerens Pride tract, the northeasterly corner of a called 3.00 acre tract of land as described in Deed to Prosperity Bank recorded as Document No. 2009 8473 of the Deed Records of Navarro County, Texas and in the southerly line of State Highway No. 31 from which a 5/8" iron rod found (yellow cap) bears N 09° 55' 52" W, 0.26 feet and a 3/4" iron rod found bears S 80° 11' 33" W, 334.50 feet;

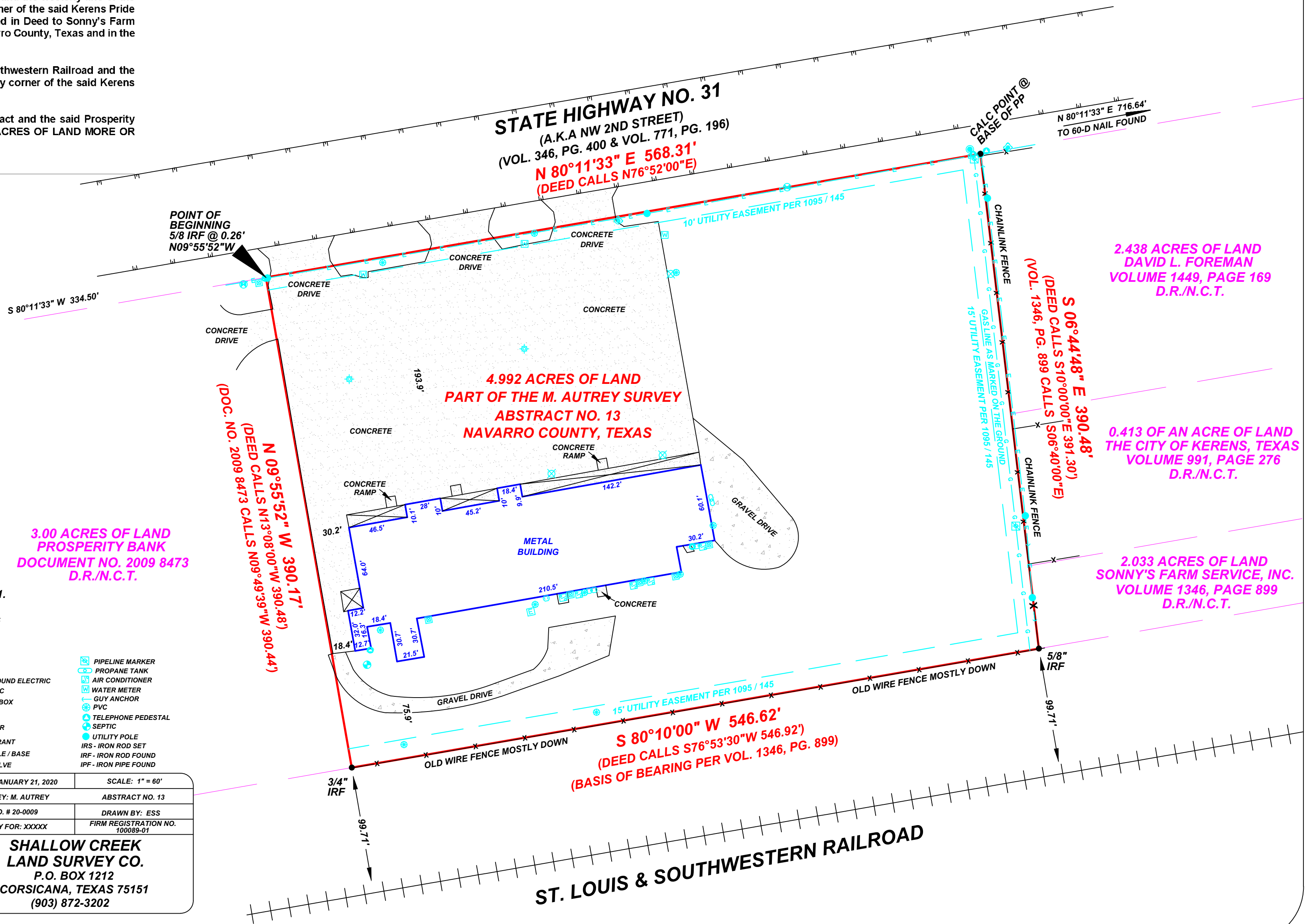
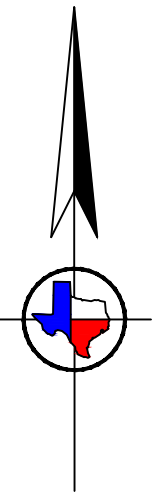
THENCE, N 80° 11' 33" E, along the northerly line of the said Kerens Pride tract and the southerly line of said State Highway No. 31 568.31 feet to a point at the base of a power pole for the northeasterly corner of the said Kerens Pride tract and the northwesterly corner of a called 2.438 acre tract of land as described in Deed to David L. Foreman recorded in Volume 1449, Page 169 of the Deed Records of Navarro County, Texas from which a 60-D nail found bears N 80° 11' 33" E, 716.64 feet;

THENCE, S 06° 44' 48" E, along the easterly line of the said Kerens Pride tract and the westerly line of the said Foreman tract 390.48 feet to a 5/8" iron rod found at the southeasterly corner of the said Kerens Pride tract, the southwesterly corner of a called 2.033 acre tract of land as described in Deed to Sonny's Farm Services, Inc., recorded in Volume 1346, Page 899 of the Deed Records of Navarro County, Texas and in the northerly line of the St. Louis & Southwestern Railroad;

THENCE, S 80° 10' 00" W, along the common line of the said St. Louis & Southwestern Railroad and the said Kerens Pride tract 546.62 feet to a 3/4" iron rod found at the southwesterly corner of the said Kerens Pride tract and the southeasterly corner of the said Prosperity Bank tract;

THENCE, N 09° 55' 52" W, along the common line of the said Kerens Pride tract and the said Prosperity Bank tract 390.17 feet to the POINT OF BEGINNING and CONTAINING 4.992 ACRES OF LAND MORE OR LESS.

\*BASIS OF BEARINGS: per Vol. 1346, Pg. 899



ADDRESS: 1001 NW 2ND STREET KERENS, TEXAS

This tract is subject to a blanket easement to Lone Star Gas Company recorded in Vol. 331, Pg. 576.

This tract is subject to blanket easements to Texas Power & Light Co., recorded in Vol. 379, Pg. 243, Vol. 389, Pg. 84, Vol. 434, Pg. 583, Vol. 447, Pg. 143, Vol. 449, Pg. 59, Vol. 455, Pg. 193 and Vol. 489, Pg. 211.

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

3.00 ACRES OF LAND  
PROSPERITY BANK  
DOCUMENT NO. 2009 8473  
D.R./N.C.T.

2.438 ACRES OF LAND  
DAVID L. FOREMAN  
VOLUME 1449, PAGE 169  
D.R./N.C.T.

0.413 OF AN ACRE OF LAND  
THE CITY OF KERENS, TEXAS  
VOLUME 991, PAGE 276  
D.R./N.C.T.

2.033 ACRES OF LAND  
SONNY'S FARM SERVICE, INC.  
VOLUME 1346, PAGE 899  
D.R./N.C.T.



- UNDERGROUND ELECTRIC
- FIBEROPTIC
- ELECTRIC BOX
- MANHOLE
- GAS METER
- FIRE HYDRANT
- LIGHT POLE / BASE
- WATER VALVE
- PIPELINE MARKER
- PROpane TANK
- AIR CONDITIONER
- WATER METER
- GUY ANCHOR
- PVC
- TELEPHONE PEDESTAL
- SEPTIC
- UTILITY POLE
- IRS - IRON ROD SET
- IRF - IRON ROD FOUND
- IPF - IRON PIPE FOUND

DATE: JANUARY 21, 2020	SCALE: 1" = 60'
SURVEY: M. AUTREY	ABSTRACT NO. 13
W. O. # 20-0009	DRAWN BY: ESS
SURVEY FOR: XXXXX	FIRM REGISTRATION NO. 100059-01
<b>SHALLOW CREEK LAND SURVEY CO.</b> P.O. BOX 1212 CORSICANA, TEXAS 75151 (903) 872-3202	

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 January 2020 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