RESOLUTION CANCELLING AND ABANDONING
A PORTION OF MAIN STREET
City of Kirvin,
a defunct City in Freestone County, Texas

STATE OF TEXAS

COUNTY OF FREESTONE

RESOLUTION

WHEREAS the City of Kirvin was an entity properly organized under the Laws of the State of Texas;

WHEREAS the City of Kirvin designated a portion of land of the City of Kirvin, an unincorporated entity as: (1) MAIN STREET;

WHEREAS said Streets were never built, maintained, nor utilized;

WHEREAS the City of Kirvin did not follow laws and procedures to maintain its status as a City under the Laws of the State of Texas;

WHEREAS as a result thereof, the Roads and Streets of the City of Kirvin now belong to Freestone County;

WHEREAS Freestone County desires to abandon the aforementioned strip of land as reflected on Exhibit "A" (Field Notes of the .21 of an Acre of Land Part of Main Street) and Exhibit "B" (the Plat of Survey of said .21 of an Acre of Land Part of Main Street) to this resolution;

WHEREAS the only property owner affected by the closing or abandoning said street or real property is J.W. ALLEN and MANDY ALLEN;

WHEREAS said Owner(s) do not object and consent to the closing and/or abandoning of said street as reflected in on Exhibit "A" and Exhibit "B";

AS A RESULT, BE IT RESOLVED by the Commissioners of Freestone County, Texas, that the strip of land formerly known as A PORTION OF MAIN STREET, City of Kirvin, as reflected on Exhibit "A" and Exhibit "B" to this resolution are hereby closed, abandoned, vacated and in all things reverted and restored to its correct and current owner, namely J.W. ALLEN and MANDY ALLEN.

COMMISSIONERS COURT FREESTONE COUNTY, TEXAS

FILED FOR RECORD
At 1 ,o'clock P M

JAN 14 2026

RENEE GREGORY
Clerk County Court, Freestone County, Texas
By

FREESTONE COUNTY

Commissioner, Precinct Number One

Commissioner, Precinct Number Two

Commissioner, Precinct Number Three

Commissioner, Precinct Number Four

County Judge

KAREN ELIZABETH MOORE
NOTARY PUBLIC
STATE OF TEXAS
ID # 134807529
My Comm. Expires 03-14-2028

FIELD NOTES

0.21 OF AN ACRE OF LAND
PART OF MAIN STREET

J. BARBEE SURVEY
ABSTRACT NO. 89

FREESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the City of Kirven in the J. Barbee Survey Abstract No. 89 Freestone County, Texas and being part of the unimproved portion of Main Street between Division No. 1 and Division No. 2 as shown by Plat of the City of Kirven recorded in Cabinet A, Envelope 4B of the Plat 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 intersection of the northerly line of said Main Street with the westerly line of Farm to Market Road No. 1449 at a southeasterly corner of a called 10.000 acre tract of land as described in Deed to J.W. Allen and wife, Mandy Allen recorded in Volume 725, Page 424 of the Official Records of Freestone County, Texas from which a 1/2" iron rod found (bent) bears N 00° 40' 44" E, 332.57 feet;

THENCE, S 00° 40' 44" W, along the westerly line of said Farm to Market Road No. 1449 79.87 feet to a 2" pipe fence corner post in the southerly line of Main Street and at the northeasterly corner of Lot 1 of said Division No. 2 of the City of Kirven;

THENCE, S 89° 40' 16" W, along the southerly line of the said Main Street 113.67 feet to a 1/2" iron rod found for a southeasterly corner of the said Allen tract and the southwesterly corner of this tract from which a 1/2" iron rod found bears S 89° 40' 16" W, 91.68 feet;

THENCE, with the common line of said Main Street and the said Allen Tract as follows: N 02° 51' 53" W, 79.99 feet to a 1/2" iron rod set (red cap "Shallow Creek") at an ell corner of the said Allen tract and N 89° 41' 50" E, 118.61 feet to the POINT OF BEGINNING and CONTAINING 0.21 OF AN ACRE OF LAND MORE OR LESS.

***BASIS OF BEARINGS: per westerly line of Vol. 1420, Pg. 517**

FIELD NOTES

3.67 ACRES OF LAND
PART OF THE ALLEN TRACT

J. CADWELL SURVEY ABSTRACT NO. 155
J. BARBEE SURVEY ABSTRACT NO. 89

FREESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the City of Kirven in the J. Cadwell Survey Abstract No. 155 and in the J. Barbee Survey Abstract No. 89 Freestone County, Texas and being part of a called 10.000 acre tract of land as described in Deed to J.W. Allen and wife, Mandy Allen recorded in Volume 725, Page 424 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 (bent) at the northeasterly corner of the said Allen tract and at the intersection of the southerly line of Freestone County Road No. 1022 with the westerly line of Farm to Market Road No. 1449;

THENCE, S 00° 40' 44" W, along the westerly line of said Farm to Market Road No. 1449 and the easterly line of the said Allen tract 332.57 feet to a 1/2" iron rod found at the southeasterly corner of the said Allen tract and in the northerly line of Main Street (80 foot unimproved right of way);

THENCE, with the common line of said Main Street and the said Allen Tract as follows: S 89° 41' 50" W, 118.61 feet to a 1/2" iron rod set (red cap "Shallow Creek") and S 02° 51' 53" E, 79.99 feet to a 1/2" iron rod found at the northwesterly corner of Lot 1 of Division No. 2 as shown by Plat of the City of Kirven recorded in Cabinet A, Envelope 4B of the Plat Records of Freestone County, Texas and in the northerly line of a called 6.54 acre tract of land as described in Deed to DLM Family Investments L.P., recorded in Volume 1559, Page 891 of the Official Records of Freestone County, Texas;

THENCE, along the southerly line of the said Allen tract as follows: S 89° 40' 16" W, 91.68 feet to a 1/2" iron rod found and S 65° 53' 46" W, 270.00 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the southerly corner of this tract from which a 5/8" iron rod set (red cap "Shallow Creek" set by me in 2018) bears S 65° 53' 46" W, 252.84 feet;

THENCE, through the said Allen tract as follows: N 05° 07' 18" E, 377.80 feet to a 1/2" iron rod set (red cap "Shallow Creek") at the base of a 8" pipe fence corner post, S 71° 50' 34" E, 5.71 feet to a 2" pipe fence corner post, S 38° 23' 53" E, 11.63 feet to a 2" pipe fence corner post and N 56° 42' 16" E, 293.87 feet to a 1/2" iron rod set (red cap "Shallow Creek") at an angle point in the northerly line of the said Allen tract and the southerly line of said Freestone County Road No. 1022 from which a 1/2" iron rod found bears N 44° 59' 27" W, 343.65 feet;

THENCE, S 89° 00' 16" E, along the southerly line of said Freestone County Road No. 1022 and the northerly line of the said Allen tract 164.70 feet to the POINT OF BEGINNING and CONTAINING 3.67 ACRES OF LAND MORE OR LESS.

*BASIS OF BEARINGS: per westerly line of Vol. 1420, Pg. 817

FIELD NOTES

0.21 OF AN ACRE OF LAND
PART OF MAIN STREET

J. BARBEE SURVEY
ABSTRACT NO. 89

FREESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the City of Kirven in the J. Barbee Survey Abstract No. 89 Freestone County, Texas and being part of the unimproved portion of Main Street between Division No. 1 and Division No. 2 as shown by Plat of the City of Kirven recorded in Cabinet A, Envelope 4B of the Plat 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 intersection of the northerly line of said Main Street with the westerly line of Farm to Market Road No. 1449 at a southeasterly corner of a called 10.000 acre tract of land as described in Deed to J.W. Allen and wife, Mandy Allen recorded in Volume 73, Page 424 of the Official Records of Freestone County, Texas from which a 1/2" iron rod found (bent) bears N 00° 40' 44" E, 332.57 feet;

THENCE, S 00° 40' 44" W, along the westerly line of said Farm to Market Road No. 1449 79.87 feet to a 2" pipe fence corner post in the southerly line of Main Street and at the northeasterly corner of Lot 1 of said Division No. 2 of the City of Kirven;

THENCE, S 89° 40' 16" W, along the southerly line of the said Main Street 113.67 feet to a 1/2" iron rod found for a southeasterly corner of the said Allen tract and the southwesterly corner of this tract from which a 1/2" iron rod found bears S 89° 40' 16" W, 91.68 feet;

THENCE, with the common line of said Main Street and the said Allen Tract as follows: N 02° 51' 53" W, 79.99 feet to a 1/2" iron rod set (red cap "Shallow Creek") at an ell corner of the said Allen tract and N 89° 41' 50" E, 118.61 feet to the POINT OF BEGINNING and CONTAINING 0.21 OF AN ACRE OF LAND MORE OR LESS.

*BASIS OF BEARINGS: per westerly line of Vol. 1420, Pg. 817

STATE OF TEXAS
REGISTERED
ERIC STERLING SAMFORD
5885
PROFESSIONAL
LAND SURVEYOR

FILED FOR RECORD
At 1 o'clock P M
JAN 14 2026
RENEE GREGORY
Clerk County Court Freestone County Texas
By

I, Eric Sterling Samford, R.P.L.S. 5885, do hereby certify that this plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision during the month of December 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 risks 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: DECEMBER 29, 2025	SCALE: 1" = 80'
SURVEY: J. CADWELL A-155 & J. BARBEE A-89	
W. O. # 26-0218	DRAWN BY: ESS
SURVEY FOR: BROUSSARD	FIRM REGISTRATION NO. 100689-01

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

PLAT OF SURVEY

