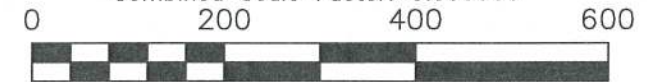


**J. H. Dendy Survey
Abstract No. 219**

At Point of Beginning (POB)
Angle of Convergence: 02°35'56"
Combined Scale Factor: 0.999961



Oliver Lund Survey
Abstract No. 506

Tr. 2, 120 Ac.
Rusty Sherman et al, Trustees
to
Sherman Brothers Properties, LLC
Dec. 30, 2016
2359/345
Fence

Point of Beginning (POB)
Fnd. 3/4" Galv. Iron Pipe
North: 10650707.237
East: 3863850.995
(Call E-3733.33)

LINE	BEARING	DISTANCE
L1	N 73°05'40" W	98.26'
L2	N 68°26'43" W	51.31'
L3	N 61°15'03" W	49.65'
L4	N 54°07'03" W	90.08'
L5	N 50°20'40" W	124.69'
L6	N 55°27'25" W	112.55'
L7	N 62°35'31" W	280.29'

13.40 Acres Surveyed

± 0.89 acres within County Road No. 2112

**John Williams Survey
Abstract No. 905
Cherokee County, Texas**

PLAT

SHOWING A BOUNDARY SURVEY OF 13.40 ACRES OF LAND IN THE JOHN WILLIAMS SURVEY, ABSTRACT No. 905, CHEROKEE COUNTY, TEXAS, AND BEING A PART OF THAT 557.0 ACRES FROM RON & NICOLE ROBICHAUX, TRUSTEES, TO DIAMOND M CATTLE & EXOTICS, LP ON JANUARY 21, 2021 AND RECORDED IN VOLUME 2595, PAGE 664 OF THE OFFICIAL RECORDS OF CHEROKEE COUNTY, TEXAS.

For: Mark Butler; Scale: 1" = 200';
Job No. 2-2024-20; F. Book: 191/63

NOTES: Surveyor did not abstract tracts for easements or ownership. Bearings are based on the Texas Coordinate System of 1983, Texas Central Zone per GPS observations. All coordinates are U.S. Survey Feet, NAD83(2010) Epoch 2010.0000 per static GPS observations and an OPUS solution through the NGS website. At the Point of Beginning (POB), the angle of convergence is 02°35'56" and the combined scale factor is 0.999961. To get geodetic bearings, rotate the bearings shown hereon, clockwise, by the angle of convergence. All distances are grid and to get surface distances, divide the distances shown hereon by the combined scale factor. w/cap = a plastic cap marked Affiliated Surveyors. Fnd. 60d = Found 60d Nail with a stainless steel washer marked Affiliated Surveyors in the Center of County Road No. 2112. All bearings and distances noted in () are deed calls whether noted as call or not. Note the power lines shown hereon. There are buried utilities along the margins of the County Road No. 2112. Acreage within the county roads is approximate. Note the fences shown hereon and their distances from the property line. Note the protrusion of the lean-to attached to the metal shed into this tract from the Hassell tract shown hereon. This division is not subject to the Cherokee County, Texas Subdivision Ordinance under subsection "L" of the Exception to the Plat section of said Ordinance. See Written Description.

557.0 Ac.
Ron & Nicole Robichaux, Trustees
to
Diamond M Cattle & Exotics, LP
Jan. 21, 2021
2595/664

Tr. 1B, 4.44 Ac.
Quincy Yawn et ux
to
David Yawn
Aug. 24, 1999
1434/689

I, Kristopher Morgan do hereby state that this plat represents a boundary survey made on the ground for Mark Butler, and that there are no conflicts, protrusions, or intrusions, except as shown hereon, and that in accordance with the information and the instructions furnished me, same correctly represents the facts as found at the time of the survey. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM. IF THIS PLAT IS NOT SIGNED IN PALE BLUE INK AND THE SEAL PRESENT IN CRIMPED FORM, IT SHOULD BE CONSIDERED AN UNLICENSED COPY AND PRESUMED TO CONTAIN ALTERED OR UNAUTHORIZED MATERIAL.

Kristopher Morgan
Kristopher Morgan
R.P.L.S. No. 5655
February 7, 2024



Prepared By:
Affiliated Surveyors, Inc.
P.O. Box 838
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Firm No. 10018300
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