

(Call: 20.000 Ac.)
VLB of Texas
to
William Arthur Moorman, III
7-5-1989 1100/295

McCOWN
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TxBPLS Firm No.: 10072600

(BASE OF BEARINGS)

32.623 Acres

of which approximately 1.333 acres lie within
the occupied limits of County Road No. 1207

(Call: 32.623 Ac.)
Davalin E. Gunter, et ux
to
Karla J. Baker, et vir
7-13-2005 1731/78

Main House

Hunting Cabin

POND

JAMES COOK SURVEY
ABSTRACT NO. 160

J. M. MUSQUEZ SURVEY
ABSTRACT NO. 37

(Call: 2.057 Ac.)
Steve Helm
to
Riviera Leoncia
10-5-2000 1474/841

(Call: 27.892 Ac.)
VLB of Texas
to
Roger D. Key
2-28-2005 1706/92

(Call: 28.32 Ac.)
Michael Tugwell, et ux
to
John Cole Emerson, et ux
5-1-2015 2270/494

(Call: 2.8232 Ac.)
Danny Ed Carroll
to
Lymell Carter
8-19-2005 1735/908

(Call: 3.317 Ac.)
Leo Carter
to
Alvin M. Carter, et al
6-23-1989 1098/597

PLAT OF SURVEY
made for **JOSEPH G. CARLEY**
showing

32.623 Acres and Improvements
@ 2422 FM 2962 S., RUSK, TX 75785
lying and situated in the
JAMES COOK SURVEY, A-160
CHEROKEE COUNTY, TEXAS

Bearings are based on local coordinates from a previous survey made by McCown Surveying Company (Tim H. McCown, RPLS #4080), dated July 13, 2005 (Job No. 05-131) made of 32.623 acres (now recorded in Volume 1731, Page 78, O.R.C.C.T.), and applied to the North Line of the same, a bearing of N88°17'25"E, between 3/8" steel rods (found).

See Metes and Bounds description prepared even date.

Easements were not researched and surveyor was not furnished with a current title report on subject tract, therefore, this tract is subject to such facts as an accurate and current title search may disclose as to easements, ownership, rights-of-way, restrictions, etc. If this plat is not signed in red ink and if the seal is not in crimped form, then it can be assumed that the same has been altered and no longer valid.
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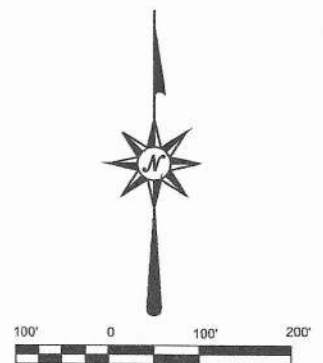
I, Tim H. McCown, Registered Professional Land Surveyor, do hereby certify this plat to reflect an actual survey made on the ground under my supervision during the month of July, 2017, and to the best of my knowledge does truly represent the results of the same, the lines and dimensions of said property, and the type, location and dimensions of improvements being as indicated by the plat.

There are no visible and apparent encroachments, conflicts, protrusions, intrusions, or easements, except as shown, if any.

GIVEN UNDER MY HAND & SEAL, this the 5th day of July, 2017.

By: *Tim H. McCown*
Tim H. McCown
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4080

Book: G-57/21
Job: 17-063



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SURVEYING COMPANY
Established 1985

FIELD NOTE DESCRIPTION
of survey made for
Joseph G. Carley, Buyer
32.623 Acres
2422 FM 2962 S., Rusk, Texas 75785
JAMES COOK SURVEY, A-160
Cherokee County, Texas
G-57/21 17-063

BEING 32.623 acres lying and situated in the **JAMES COOK SURVEY, ABSTRACT NO. 160, Cherokee County, Texas**, and being all of that certain called 32.623 acre tract as described in a Deed from Davalin E. Gunter and Angela Gunter to Karla J. Baker and Steven W. Baker, dated July 13, 2005 and recorded in Volume 1731, Page 078 of the Official Records, Cherokee County, Texas, said **32.623 acres** being more particularly described as follows: (SEE PLAT)

BEGINNING at a 3/8" steel rod (found) for corner in the West Right-of-Way Line of F. M. Highway No. 2962 at the Northeast corner of the above described called 32.623 acre tract, same being the Southeast corner of that certain called 20.000 acre tract as described in a Deed from the VLB of Texas to William Arthur Moorman, III, dated July 5, 1989 and recorded in Volume 1100, Page 295 of the Land Records, Cherokee County, Texas, from which a 9" creosoted fence corner post bears North 38° West, for 1.60 feet;

THENCE with the West Right-of-Way Line of said Highway No. 2962 along a 2,814.80' radius curve to the right (chord bears South 17° 57' 52" West, 334.99 feet), for an arc distance of 335.19 feet to a 4" x 4" concrete monument (found) for corner at the P.T. of said curve;

THENCE South 21° 16' 54" West, continuing with the West Right-of-Way Line of said Highway No. 2962, at 691.43 feet pass a 3/8" steel rod (found), and at a total distance of 849.17 feet to a 4" x 4" concrete monument (found) for corner at the P.C. of curve to the left;

THENCE continuing with the West Right-of-Way Line of said Highway No. 2962 along a 2,914.80' radius curve to the left (chord bears South 14° 43' 56" West, 665.69 feet), for an arc distance of 667.15 feet to a 4" x 4" concrete monument (found) at angle corner of the same;

THENCE South 40° 26' 40" West, continuing with the West Right-of-Way Line of said Highway No. 2962, for a distance of 91.80 feet to a 4" x 4" concrete monument (found) for another angle corner of the same;

THENCE South 06° 31' 04" West, continuing with the West Right-of-Way Line of said Highway No. 2962, for a distance of 51.36 feet to a 4" x 4" concrete monument (found) for corner at the Southeast corner of said called 32.623 acre tract, same being the Northeast corner of that certain called 2.057 acre tract as described in Deed from Steve Helm to Rivera Leoncia, dated October 5, 2000 and recorded in Volume 1474, Page 841 of the Official Records, Cherokee County, Texas, also being on the south margin of County Road No. 1207 in proximity to the south line of said James Cook Survey and the north line of the J. M. Musquez Survey, A-37;

THENCE North 85° 53' 58" West, with the South Boundary Line of said called 32.623 acre tract and with the North Boundary Line of said called 2.057 acre tract along the south margin of said County Road, at a distance of 392.40 feet pass a 3/8" steel rod (found) at the Northwest corner of said called 2.057 acre tract and the upper Northeast corner of that certain called 27.892 acre tract as described in Contract of Sale & Purchase from the VLB of Texas to Roger D. Key, filed February 28, 2005 and recorded in Volume 1706, Page 092 of the Official Records, Cherokee County, Texas, and at a total distance of 537.20 feet to a railroad spike (found @ t-post) for corner at the Southwest corner of said called 32.623 acre tract at a common corner with said called 27.892 acre tract, also being in the East Boundary Line of that certain called 28.32 acre tract as described in a Deed from Michael Tugwell, et ux, to John Cole Emerson, et ux, dated May 1, 2015 and recorded in Volume 2270, Page 494 of said Official Records, also being southwest of a turn to the north of said County Road No. 1207;

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(Pg. 2 of 2 – 32.623 Ac.)

THENCE North 11° 50' 31" East, with the West Boundary Line of said called 32.623 acre tract and with the East Line of said called 28.32 acre tract along the west side of said County Road No. 1207, for a distance of 410.29 feet to a 1" iron pipe (found buried) for a common angle corner of the same in the west ditch of said County Road;

THENCE North 02° 15' 51" East, continuing with the West Boundary Line of said called 32.623 acre tract crossing said County Road No. 1207, for a distance of 407.96 feet to a 3/8" steel rod (found) for angle corner, also being northeast of a turn to the west of said County Road;

THENCE with the West Boundary Line fence of said called 32.623 acre tract as follows: North 01° 34' 32" West, at a distance of 48.70 feet pass a 3/8" steel rod (found), and continuing for a total distance of 466.52 feet; North 00° 59' 16" West, for a distance of 245.66 feet; and North 02° 05' 47" West, for a distance of 282.13 feet to a 3/8" steel rod (found) for corner at the Northwest corner of said called 32.623 acre tract at fence corner, same being the Southwest corner of said called 20.000 acre tract (1100/295);

THENCE North 88° 17' 25" East, with the North Boundary Line of said called 32.623 acre tract and the south line of said called 20.000 acre tract along a wire fence, for a distance of 1,109.58 feet to the **PLACE OF BEGINNING**, and containing **32.623 acres** of land, of which approx. 1.333 acres lie within the occupied limits of said County Road No. 1207.

I, Tim H. McCown, RPLS No. 4080, do hereby state that this description was prepared from an actual on the ground survey made by me in the month of July, 2005, and as per my field check of the same in the month of July, 2017, does truly reflect the conditions as they exist.

The bearings recited herein are based on a previous survey made by me of said 32.623 acres, dated July 13, 2005, now recorded in Volume 1731, Page 078 of said Official Records, a call of North 88° 17' 25" East for the NBL of the same found monumented as called for on the ground.

See Plat of Survey prepared even date for further information.

Tim H. McCown, RPLS
Reg. Professional Land Surveyor No. 4080
July 5, 2017

