



Scale: 1" = 200'

JOHN COOK SURVEY
A-185

Gina Suzette Gonzalez
Leticia Anne Treadway
Co-Trustees of the Exempt Trust
Called Residue of 79.612 Acres
Vol. 2111, Pg. 344
O.R.C.C.T.

HIRAM WALKER SURVEY
A-885

PETER MOORE SURVEY
A-580

Thomas P. Markel
and Sallye Markel, Trustees of the
Thomas And Sallye Markel Living Trust
Called 97.08 Acres
Vol. 2621, Pg. 841
O.R.C.C.T.

Kurtis Kostan
and Carli Kostan
Called 14.077 Acres
Tract Two
Vol. 2649, Pg. 313
D.R.C.C.T.

Kurtis Kostan
and Carli Kostan
Called 14.077 Acres
Tract One
Vol. 2649, Pg. 313
O.R.C.C.T.

GREENBERRY STOKES SURVEY
A-772

34.057 ACRES
(±0.200 Acre Within C.R. 3805)

Rex Lee Smith, Trustee of
Rex Lee Smith Family Living Trust
Part of Called 50.89 Acres
Vol. 2627, Pg. 584
O.R.C.C.T.
(Second Tract)
(Vol. 1914, Pg. 185)
(D.R.C.C.T.)

Harold M. Lewis
and Jocie Lewis
Called 10.003 Acres
Vol. 1118, Pg. 56
L.R.C.C.T.

Mark D. Smith
Called 11.544 Acres
Vol. 852, Pg. 740
D.R.C.C.T.

Karel Kay West
Called 7.041 Acres
Vol. 1913, Pg. 189
O.R.C.C.T.

Karel Kay West
Called Residue of 12.44 Acres
Vol. 875, Pg. 581
D.R.C.C.T.

Robert Scacci
Called 8.221 Acres
Vol. 1260, Pg. 338
O.R.C.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N86°25'37"E	11.62'
CALL		12.34'
L2	N02°34'51"E	151.78'

NOTES:

FIELDNOTES ACCOMPANY THIS PLAT.

RODS SHOWN HEREON AS SET ARE 1/2-INCH IRON RODS WITH YELLOW PLASTIC CAP STAMPED "ELS SURVEYING".

BASIS OF BEARINGS:

REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203) NAD83 (2011) AS DERIVED FROM GPS OBSERVATIONS.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PROPERTY LIES WITHIN THE BOUNDS OF UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48073C0175D DATED JANUARY 6, 2011.

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE RESOURCES GUARANTY COMPANY TITLE COMMITMENT G.F. NO. 65557CSL.

EASEMENT/RIGHT OF WAY TO RAYBURN COUNTY ELECTRIC COOP. RECORDED IN VOL. 1181, PG. 440 DRCCT. AFFECTS SUBJECT TRACT AS SHOWN HEREON.

I, CONNOR G. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THAT IT IS BASED ON AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON JULY 5-6, 2022, AND THAT THERE ARE NO VISIBLE OR APPARENT DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, OR RIGHTS-OF-WAY EXCEPT AS SHOWN HEREON, AND THAT THE SUBJECT TRACT HAS ACCESS TO AND FROM AN EXISTING ROADWAY (C.R. 3805).

CONNOR G. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6366



Revisions	Project:
	MORTGAGE LOAN SURVEY 34.057 ACRE TRACT GREENBERRY STOKES SURVEY A-772 CHEROKEE COUNTY, TEXAS
	Date: 7/14/2022 G:\2022\428931\BOUNDARY\C-8931BNDY2-A
Page 1 of 1	ELS SURVEYING & MAPPING INC. 21072 FM 2493 Bullard, Texas 75757 (903) 581-7759 www.elsurveying.com TBPELS Firm No. 100327-00
Checked By C.G.B.	200' 100' 0 200' 1" = 200'