

FIELDNOTE DESCRIPTION

34.057 Acre Tract
Greenberry Stokes Survey, A-772
Cherokee County, Texas
Job No. 428931, Map No. C-8931BNDRY2-A, July 14, 2022
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FIELDNOTES to all that certain tract or parcel of land being 34.057 acres, located in the Greenberry Stokes Survey, A-772 in Cherokee County, Texas, and being out of and a part of the called 50.89 acre tract referenced in a Special Warranty Deed from Rex Lee Smith to Rex Lee Smith Family Living Trust, dated July 2, 2021 and recorded in Volume 2627, Page 584 of the Official Records of Cherokee County, Texas (ORCCT) (said called 50.89 acre tract being described as Second Tract in Volume 1914, Page 185 ORCCT). Said 34.057 acre tract more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of the herein described tract, same being the northeast corner of said called 50.89 acre tract, same being the northwest corner of a called 14.077 acre tract described as Tract One in a General Warranty Deed from Linda Gwin to Kurtis Kostan and Carli Kostan, dated October 4, 2021 and recorded in Volume 2649, Page 313 ORCCT, same being located in the south line of a called 97.08 acre tract described in a Warranty Deed from Claude Dotson, Jr. and Faye Dotson to Thomas P. Markel and Sallye Markel, Trustees of the Thomas and Sallye Markel Living Trust, dated June 3, 2021 and recorded in Volume 2621, Page 841 ORCCT, from which a 1/2-inch iron rod with cap (Warren 4038) found for the southeast corner of said called 97.08 acre tract bears North 86°25'37" East a distance of 11.62 feet;

THENCE South 02°42'40" East a distance of **614.12 feet** along the common line of said called 50.89 acre tract and said called 14.077 acre tract to a 1/2-inch iron rod with cap (ELS Surveying) set for the southeast corner of the herein described tract;

THENCE South 87°17'20" West a distance of **2524.75 feet** across said called 50.89 acre tract to a mag nail set in the centerline of County Road 3805 for the southwest corner of the herein described tract;

THENCE along the centerline of said County Road 3805 as follows:

North 02°34'51" East a distance of **151.78 feet** to a mag nail set for an angle corner;

North 04°50'22" East a distance of **429.78 feet** to a mag nail set for the northwest corner of the herein described tract, from which a 1/2-inch iron rod with cap (CSC 5980) found bears South 86°25'37" West a distance of 29.84 feet and a 1/2-inch iron rod with cap (ELS Surveying) set for reference bears North 86°25'37" East a distance of 18.00 feet;

THENCE North 86°25'37" East a distance of **2454.55 feet** along the north line of said called 50.89 acre tract and partially along the south line of said called 97.08 acre tract to the **POINT OF BEGINNING** and containing **a total of 34.057 acres** of which approximately 0.200 of an acre lies within County Road 3805.

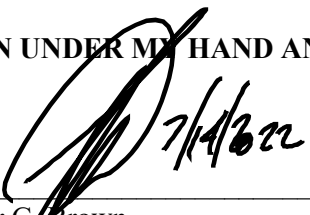
Basis of Bearings is referenced to the Texas State Plane Coordinate System, Texas Central Zone (4203) NAD83 (2011) as derived from GPS observations.


A plat accompanies these field notes.

Iron rods described herein as set are 1/2-inch iron rods with yellow plastic cap stamped "ELS Surveying".

I, Connor G. Brown, Registered Professional Land Surveyor, do hereby certify these field notes to be written from an actual on the ground survey made under my direction and supervision during July 2022.

GIVEN UNDER MY HAND AND SEAL, this the 14th day of July, 2022.



Connor G. Brown
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