

## KNIFFIN SURVEYORS

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**August 18, 2016**

### **FIELD NOTES FOR 13.848 ACRES J. T. COOK SURVEY, ABSTRACT NO. 11 CHEROKEE COUNTY, TEXAS**

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All that certain tract or parcel of land, being 13.848 acres situated in the J. T. Cook Survey, Abstract No. 11, Cherokee County, Texas, being all of that certain called 13.769 acre tract as described in a deed from Charles Dixon Spivey and wife Olive Vivier Spivey et al to Eddie Lamurel Spivey et al, dated March 4, 1992 and recorded in Volume 1178, Page 749 in the Official Records of Cherokee County, Texas (also known as Parcel 2 of the Spivey Estate division). Said 13.848 acre tract being more completely described as follows, to-wit:

Bearing orientation is to the south line of the above mentioned 13.769 acre tract.

**BEGINNING** at a 1/2" iron rod (found) for the southwest corner of the herein described 13.848 acre tract, same being the northwest corner of a certain called 13.769 acre tract described in a deed to Rose Lee Spivey Sutton and recorded in Volume 1178, Page 720 (also known as Parcel 3 of the Spivey Estate division), being in the east line of a certain called 28.7 acre tract described in a deed to Michael James Goff recorded in Volume 2169, Page 444, a 1/2" iron rod (found) for the southwest corner of the Rose Lee Spivey Sutton tract bears South 00 degrees 04 minutes 13 seconds West, 246.38 feet;

**THENCE** North 00 degrees 13 minutes 16 seconds East, with the east line of said Goff tract and the west line of said Eddie Spivey 13.769 are tract, a distance of 363.73 feet to a 1" iron pipe (found) in a creek for the northwest corner of the herein described tract;

**THENCE** the following courses and distances along said creek:

South 48 degrees 39 minutes 42 seconds East, 14.73 feet;  
North 84 degrees 25 minutes 06 seconds East, 131.75 feet;  
South 05 degrees 58 minutes 05 seconds West, 81.77 feet;  
South 52 degrees 04 minutes 57 seconds East, 50.62 feet;  
South 84 degrees 46 minutes 00 seconds East, 55.38 feet;  
South 67 degrees 13 minutes 40 seconds East, 107.40 feet;  
South 79 degrees 04 minutes 20 seconds East, 51.86 feet;  
North 49 degrees 39 minutes 07 seconds East, 27.60 feet;  
North 79 degrees 30 minutes 29 seconds East, 41.39 feet;  
South 72 degrees 46 minutes 47 seconds East, 79.35 feet;  
North 40 degrees 07 minutes 52 seconds East, 68.30 feet;  
North 42 degrees 41 minutes 38 seconds West, 75.92 feet;  
North 25 degrees 48 minutes 16 seconds East, 26.30 feet;  
North 74 degrees 10 minutes 49 seconds East, 34.02 feet;  
North 64 degrees 25 minutes 37 seconds East, 48.40 feet;  
South 81 degrees 21 minutes 39 seconds East, 42.41 feet;

Field Notes For 13.848 Acres  
J. T. Cook Survey, Abstract No. 11  
Cherokee County, Texas

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South 00 degrees 38 minutes 49 seconds West, 23.43 feet;

South 49 degrees 13 minutes 17 seconds East, 73.42 feet;

South 55 degrees 08 minutes 55 seconds East, 53.95 feet;

South 88 degrees 37 minutes 34 seconds East, 20.75 feet;

South 01 degree 22 minutes 26 seconds West, 16.54 feet to a 1/2" iron rod (found) for an angle point in the north line of the above mentioned Eddie Spivey 13.769 acre tract, being the south line of a certain called 13.769 acre tract described in a deed to Alberta Naomi Spivey Hall recorded in Volume 1178, Page 788 (also known as Parcel 1 of the Spivey Estate division);

**THENCE** South 89 degrees 58 minutes 03 seconds East, with said north line, at 1635.74 feet pass a 1/2" iron rod (found) for reference, continue a total distance of 1667.74 feet to a point in County Road 2404 for the northeast corner of the herein described tract, same being the southeast corner of the Alberta Naomi Spivey Hall tract;


**THENCE** South 00 degrees 02 minutes 02 seconds West, with said County Road 2404 and the east line of the Eddie Spivey 13.769 acre tract, a distance of 235.15 feet to a point in County Road 2404 for the southeast corner of the herein described tract, same being the northeast corner of the above mentioned Rose Lee Spivey Sutton tract;

**THENCE** West, with the south line of said Eddie Spivey 13.769 acre tract, at 39.80 feet pass a 1/2" iron rod (found) for reference, continue a total distance of 2427.50 feet to the **POINT OF BEGINNING** and containing 13.848 acres of land.

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I, Cruse B. Sudduth, Registered Professional Land Surveyor No. 5308, do hereby certify that the above Field Notes were prepared from an actual survey made on the ground during the month of August, 2016, and do accompany a plat of even date.

Given under my hand & seal, this the 18th day of August, 2016.

  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5308  
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